

#109



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

REVISED 9/28/05

Comp # 3 - 8/17/07

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

DRB Application No.: 07DRB-70006 (SBP)  
Project Name: UNIVERSITY OF PHOENIX  
Agent: CLAUDIO VIGIL ARCHITECTS

Project # 1005498  
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/30/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): 3 Copies of Site Plan  
Change The Title to Site Development Plan for B.P.  
OK

- 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

1005498

No. of Lots:  
Nearest Major Streets

FIGURE 12

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

University of Phoenix  
Pasadena

CPN 741082

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

THIS AGREEMENT is made this 10<sup>th</sup> day of August, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and UOP Albuquerque, Limited Partnership ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Texas limited partnership, whose address is PO Box 12007, El Paso, Texas 79913 whose telephone number is (915) 217-2271, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 10-A, Block 3 Tract A, Unit B, North Albuquerque Acres, recorded on 6/7/2007 in the records of the Bernalillo County Clerk at Book 2007C, pages 157 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Mart-Nair Investments, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as University of Phoenix describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15<sup>th</sup> of July 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 741082.

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



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

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

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

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

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

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

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

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by N/A, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction.

If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

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

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

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

Type of Financial Guaranty: Letter of Credit #88535133  
Amount: \$ 574,040.29 Name of Financial Institution or Surety  
providing Guaranty: State National Bank  
Date City first able to call Guaranty: July 15, 2008  
Construction Completion Deadline: July 15, 2008  
If Guaranty other than a Bond, last day City able to call Guaranty:  
September 15, 2008  
Additional Information: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER: UOP Albuquerque,  
Limited Partnership,  
By L & M Asset Management, Inc.,  
General Partner

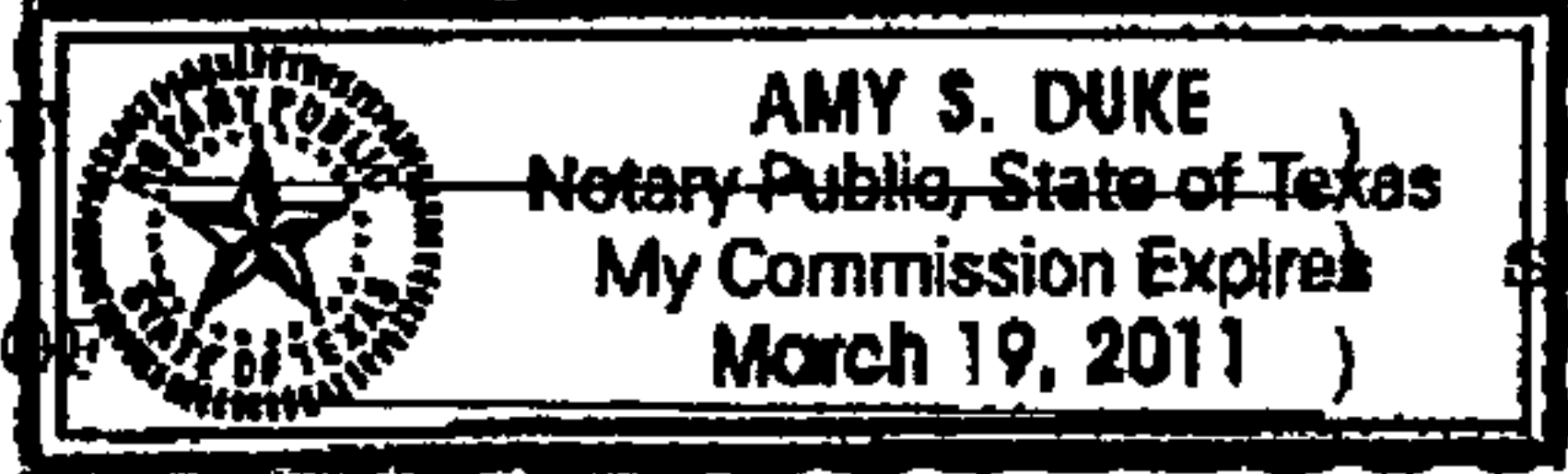
CITY OF ALBUQUERQUE

By [Signature]: Chris Carameros  
Name: Chris Carameros  
Title: President, L & M Asset Mgmt, Inc.  
Dated: 7/30/07

[Signature]  
City Engineer  
Dated: 8-10-07

ye elator K  
8-2-07

SUBDIVIDER'S NOTARY

STATE OF TEXAS )  
COUNTY OF EL PASO ) SS.  


This instrument was acknowledged before me on 30 day of July, 2007 by [name of person:] Chris Carameros, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] L & M Asset Management, Inc., general partner of UOP Albuquerque, Limited Partnership.

[Signature]  
Notary Public

My Commission Expires:

3-19-2011

CITY'S NOTARY

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO) SS.

This instrument was acknowledged before me on 10 day of August, 2007 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:

7-5-2010

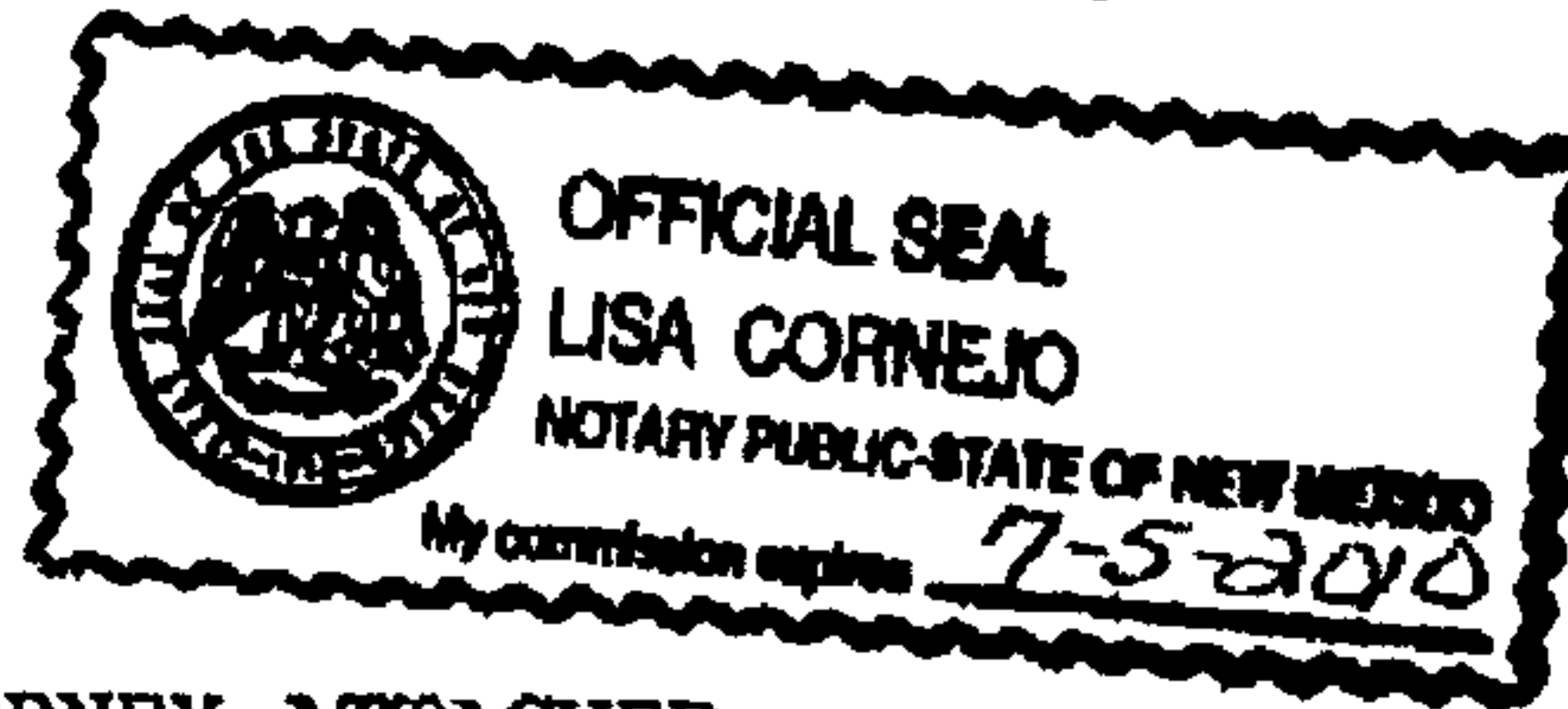


EXHIBIT A AND POWER OF ATTORNEY ATTACHED

# FINANCIAL GUARANTY AMOUNT

07/04/2007

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

Project Description:

Project ID #: 741082, University of Pheonix - Pasadena, Phase/Unit #: 1

Requested By: Billy Goolsby, P.E.

Approved estimate amount:		\$359,694.45
Contingency Amount:	10.00%	\$35,969.45
Subtotal:		\$395,663.90
NMGRT	6.875%	\$27,201.89
Subtotal:		\$422,865.79
Engineering Fee	6.60%	\$27,909.14
Testing Fee	2.00%	\$8,457.32
Subtotal:		\$459,232.23
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$574,040.29</u></b>

APPROVAL:

DATE:

*Stephen Woodall*

7-4-07

Notes: 10% contingency, If this site is located in a floodplain, than the FG will not be released until the LOMR is approved by FEMA.



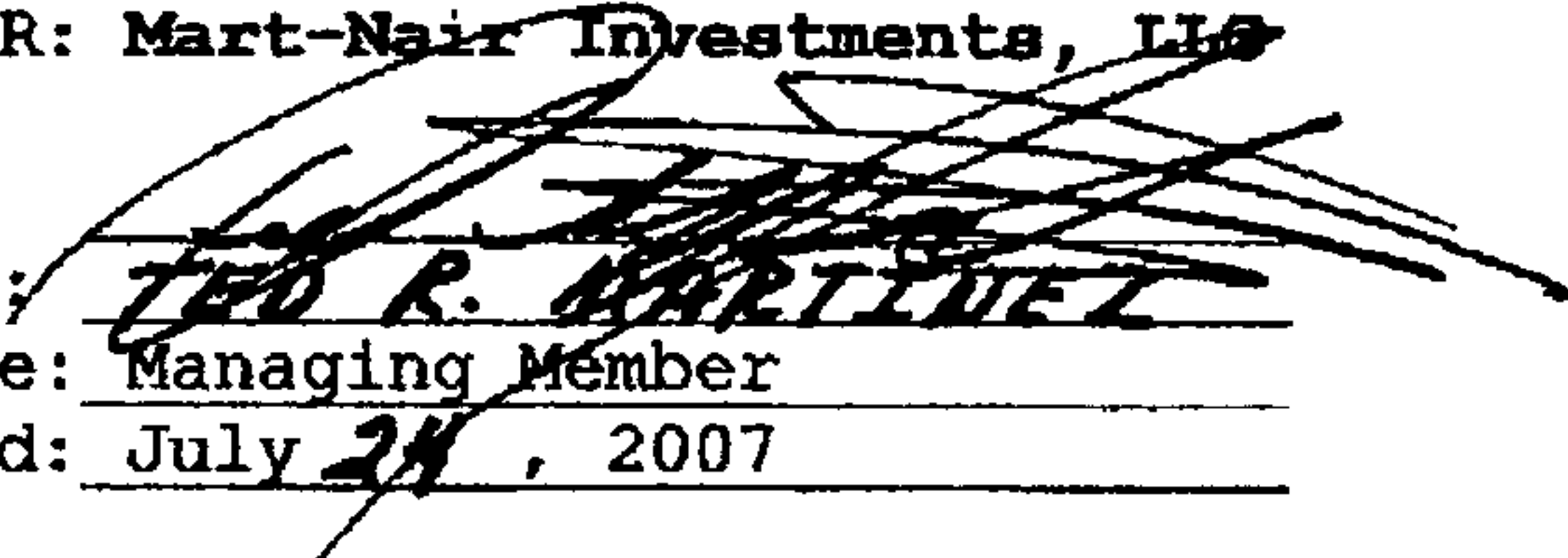
POWER OF ATTORNEY

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

**Mart-Nair Investments, LLC** a New Mexico Limited Liability Company ("Owner"), of address: Lot 10A, Block 3, Tract A, Unit B North Albuquerque Acres (Replat of Lots 10, 11, 12, and 13), hereby makes, constitutes and appoints **UOP Albuquerque, Limited Partnership** ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the **City of Albuquerque's** ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

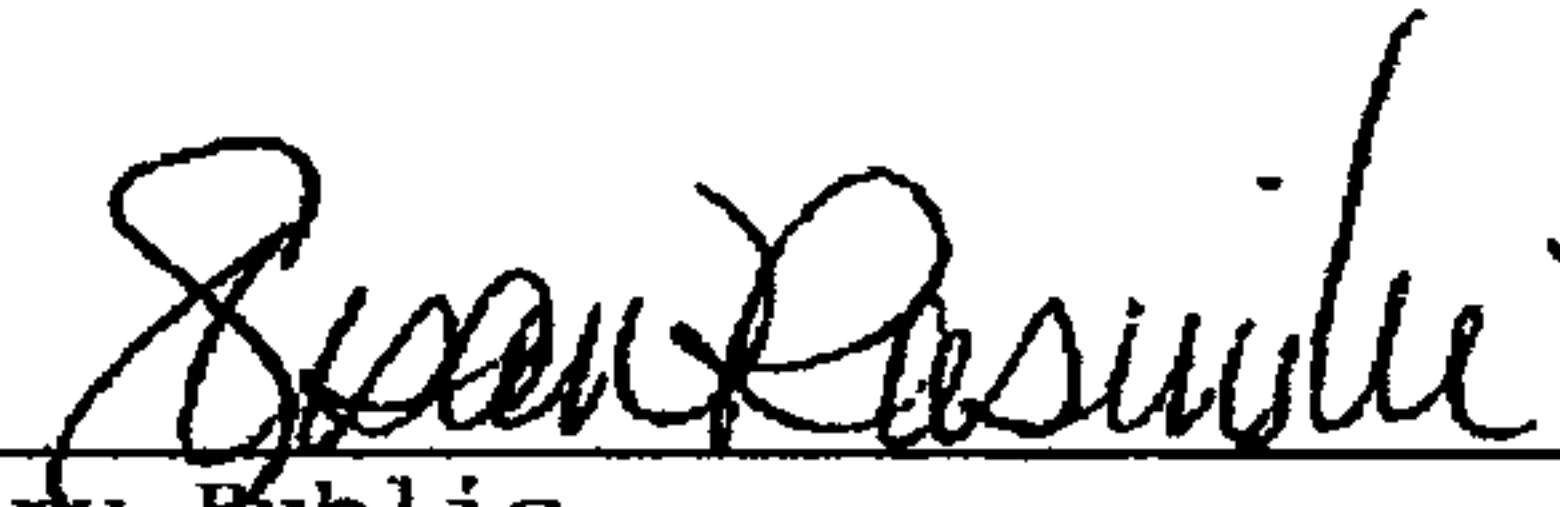
OWNER: ~~Mart-Nair Investments, LLC~~

By   
Name: TED R. MARTINEZ  
Title: Managing Member  
Dated: July 24, 2007

This Power of Attorney was acknowledged before me this 24th day of July, 2007 by **Ted R Martinez**, Managing Member of **Mart-Nair Investments, LLC** on behalf of the Owner.

My Commission Expires:

9-10-2008

  
Notary Public



OFFICIAL SEAL  
**SUSAN PASINICH**  
NOTARY PUBLIC - STATE OF NEW MEXICO

My commission expires 9-10-2008

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

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

(Per 9-4-05)

EXHIBIT "A"

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

UNIVERSITY OF PHOENIX

PROPOSED NAME OR ADDRESS FOR SITE DEVELOPMENT PLAN

Lots 10, 11, 12, 13 Block 3, N. Albuquerque Acres, Tract A, Unit B  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 5/30/07  
Date Site Plan Approved: 5/30/07  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No.: 1005449  
DRB Application No.: 999-008 01DRB-70006

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cost Engineer
		24'FE-40'FE	Major Local Pavement Section Std C&G - south side	Pasadena Ave	W Edge of E Drvwy	I-25 W Frontage Rd	/	/
		24' FE	Major Local Pavement Section Std C&G - south side	Pasadena Ave	West Prop Line	W Edge of E Drvwy	/	/
		6'	Concrete Sidewalk - south side	Pasadena Ave	West Prop Line	East Prop Line	/	/
		24' Wide	Temporary Asphalt Section Asphalt Curb - south side	Pasadena Ave	Exist Pymt @ West PL of Lot 4	West PL of Project Site (Lot 10)	/	/
		10"	WATER LINE	Pasadena Ave	West PL of Site	12' Shub @ I-25 Frontage Rd	/	/
		8'	SANITARY SEWER	Pasadena Ave	Existing SAS @ W PL of Lot 4	NE Corner of Project Site	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		Approval of Creditable Items:	City User Dept. Signature	Date
							Inspector	P.E.			

NOTES  
 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
 Street lights per City requirements.

1

2

3

AGENT / OWNER

Billy J. Goolsby  
 NAME (print)

Mark Goodwin & Associates, PA

FIRM  
 Signature - date  
 5/21/07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date  
 5/30/07

TRANSPORTATION DEVELOPMENT - date  
 5-30-07

UTILITY DEVELOPMENT - date  
 5/31/07

CITY ENGINEER - date  
 5-30-07

AMAFCA - date  
 5-30-07

PARKS & GENERAL RECREATION - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**STATE  
NATIONAL  
BANK**

**LETTER OF CREDIT**

July 16<sup>th</sup>, 2007

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 88535133

AMOUNT: \$574,040.29

Mr. Bruce J. Perlman, PhD  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Letter of Credit for: UOP Albuquerque LP.  
City of Albuquerque Project No 741082  
Project Name: University of Phoenix – Pasadena, Phase / Unit # 1

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of UOP Albuquerque LP, State National Bank, P O Box 24, Santa Teresa, NM has established an Irrevocable Letter of Credit in the sum of Five Hundred Seventy Four Thousand and Forty Dollars and Twenty Nine Cents (\$574,040.29) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires UOP Albuquerque LP, to provide for the installation of the improvements which must be constructed at University of Phoenix – Pasadena, City Project No. 741082. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and the Subdivider, which was recorded on 8-13, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA to NA, as amended ("Agreement"). *Drawn 2007116778*

A Draft or Drafts for any amount up to, but not in excess of Five Hundred Seventy Four Thousand and Forty Dollars and Twenty Nine Cents (\$574,040.29) is / are available on sight at State National Bank, P O Box 24, Santa Teresa NM 88008 between July 15, 2008 and September 15, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) UOP Albuquerque LP has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

We hereby agree with the drawer of the Draft(s) drawn under and in compliance with the terms of the credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between July 15, 2008 and September 15, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 88535133 of State National Bank, P O Box 24, Santa Teresa NM 88008, dated July 16<sup>th</sup>,

2007 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

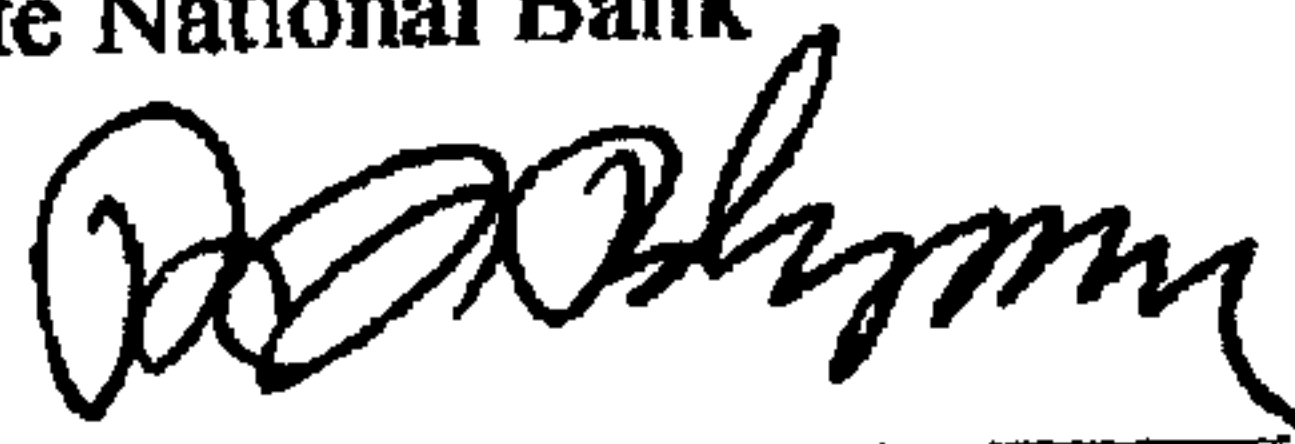
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of UOP Albuquerque LP failure to comply with the terms of the Agreement, and payment by Certified Check from State National Bank, P O Box 24, Santa Teresa, NM 88008 to the City of Albuquerque of 125% of the City's estimated cost of completion the improvements specified in the Agreement; or
3. Expiration of the date September 15, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, September 15, 2008.


This credit is subject to the Uniform Customs and Practices for Documentary Credits (1993 Revisions), International Chamber of Commerce Publication No. 500.

Very Truly Yours,  
State National Bank

By:   
 Robert S. Blymn  
 Senior Vice President  
 Santa Teresa Banking Center Manager

ACCEPTED:

CITY OF ALBUQUERQUE

By:   
 Bruce J. Perlman, PhD  
 Chief Administrative Officer

*Use 09/10/07*

Dated: 8-10-07

#107



completed  
6/8/07  
[Signature]

# 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-70001 (P&F)  
Project Name: UNIVERSITY OF PHOENIX  
Agent: SURV-TEK INC

Project # 1005498  
Phone No.: 897-3366

Project Number

1005498

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/30/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): Record  
\_\_\_\_\_  
\_\_\_\_\_

- 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.**

#10



# 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-70001 (P&F)  
Project Name: UNIVERSITY OF PHOENIX  
Agent: SURV-TEK INC

Project # 1005498  
Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/30/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): Record  
\_\_\_\_\_  
\_\_\_\_\_

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

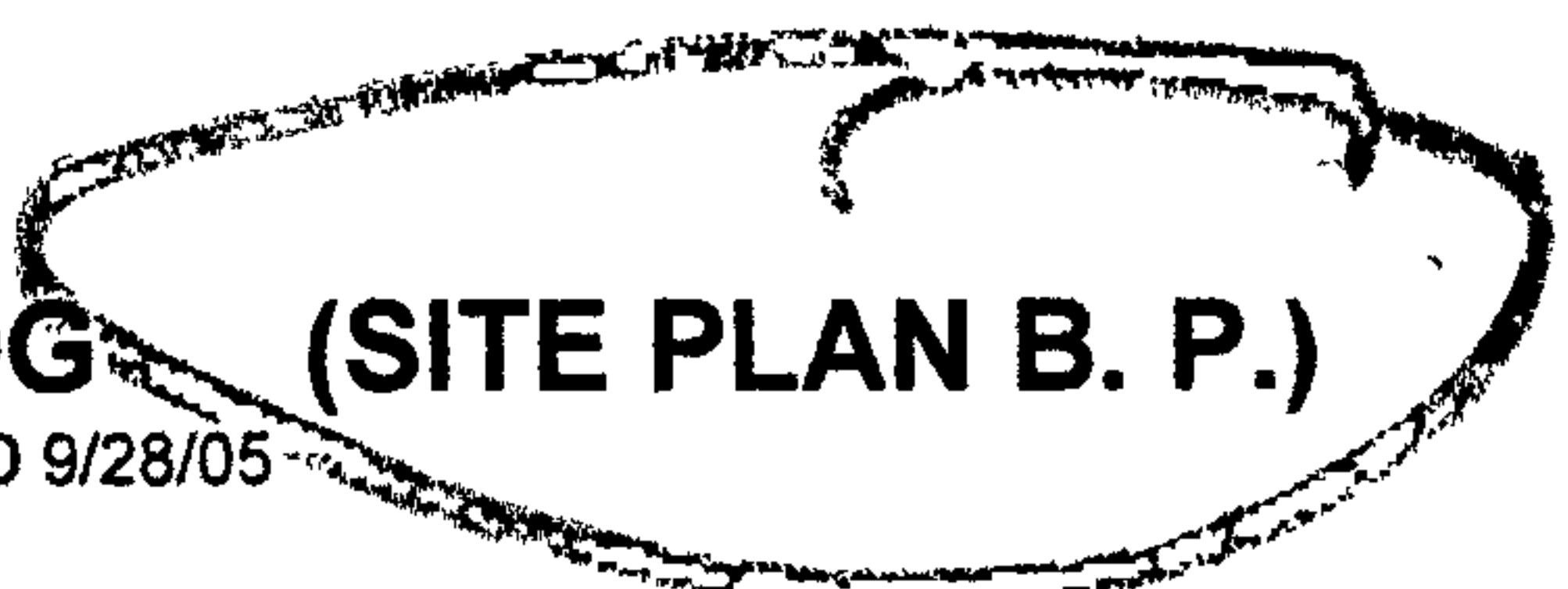
Project Number 1005498

#10



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

REVISED 9/28/05



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

DRB Application No.: 07DRB-70006 (SBP)  
Project Name: UNIVERSITY OF PHOENIX  
Agent: CLAUDIO VIGIL ARCHITECTS

Project # 1005498  
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/30/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): 3 Copies of Site Plan  
 change the title to Site Development Plan for B.P.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number

1005498





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 30, 2007

9:00 A.M.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: Noon

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

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

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

2. **Project # 1005539**  
07DRB-00580 Major-Vacation of Pub  
Right-of-Way

WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). [REF: 07DRB00561] (C-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

3. **Project # 1005540**  
07DRB-00578 Major-Vacation of Public  
Easements  
07DRB-00579 Major-Vacation of Pub  
Right-of-Way

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3**, zoned SU-2 SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and the PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 07DRB00562] (C-11 & D-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

4. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [*Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07, 04/11/07 & 05/02/07 & 5/30/07.*] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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

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

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

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). [Anna DiMambro, EPC Case Planner] [*Indef deferred from 5/30/07*] (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
  
- 6. Project# 1005239**  
07DRB-70009 EPC APPROVED SDP  
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) K-1, **GATEWAY INDUSTRIAL PARK**, zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 1.75 acre(s). [REF: 06EPC 01583] [Catalina Lehner, EPC Case Planner] (H-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS WITH PLAT 30 FEET AND MINOR SITE COMMENTS AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**
  
- 7. Project# 1005240**  
07DRB-70007 EPC APPROVED SDP  
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) H-1, **GATEWAY INDUSTRIAL PARK**, zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 2.575 acre(s). [Catalina Lehner, EPC Case Planner](H-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS, REMOVAL OF SIGNATURE BLOCK FROM UTILITY PLAN AND 3 COPIES OF THE SITE PLAN.**

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

GEORGE RAINHART ARCHITECTS agent(s) for SCM PROPERTY CO LLC request(s) the above action(s) for all or a portion of TRACT 16-A-1, PARADISE NORTH AND TRACT E-A-1, CRESTVIEW SUBDIVISION (to be known as **MCMAHON MARKETPLACE**) zoned SU-1 FOR C-1 PURPOSES, located on MCMAHON NW BETWEEN BANDELIER DR NW AND UNSER BLVD NW containing approximately 12.3 acre(s). [REF: 06EPC01706, 06EPC01705, 063PC01704] [**Catalina Lehner, EPC Case Planner**] [*Indef deferred from 5/30/07*] (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. ~~Project# 1005498~~  
07DRB-70006 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12 and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELGATED TO CITY ENGINEER FOR SIA AND PLANNING TO CHANGE THE TITLE TO SITE PLAN FOR BUILDING PERMIT AND 3 COPIES OF THE PLAN.**

07DRB-70001 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12, and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

MULLEN HELLER ARCHITECTURE agent(s) for FARM CREDIT OF NEW MEXICO request(s) the above action(s) for all or any portion of Tract(s) C-1-A, **NORTH GATEWAY SUBDIVISION**, zoned IP industrial park, located on BALLOON FIESTA PARKWAY NE between SAN MATEO NE and PAN AMERICAN FREEWAY containing approximately 2 acre(s). [REF:DRB-97-6] [Deferred from 5/16/07] (B-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN, FIRE MARSHAL STAMP, REVISED WORK ORDER SETS AND PLANNING FOR 3 COPIES OF THE PLAN.**

11. **Project # 1002455**  
06DRB-01648 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01649 Minor-SiteDev Plan  
BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] [**Carmen Marrone, EPC Case Planner**] [*Indef deferred from 11/29/06*] [*Indef deferred from 5/30/07*] (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70004 VACATION OF  
PRIVATE EASEMENT  
07DRB-70005 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Indef deferred from 5/30/07*] (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

GOLDEN ASSOCIATES LLC agent(s) for FIRST BAPTIST CHURCH request(s) the above action(s) for all or any portion of Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP uses with exceptions, located on PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 6 acre(s). [REF: 06EPC01711] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 5/23/07]* (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REPLAT, STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE PLAN.**

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

TIMOTHY OTT request(s) the above action(s) for all or any portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL, THE RANDOLPH BUILDING**, zoned IP, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [REF: 07DRB-00648] *[Deferred from 5/23/07]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-00206 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL THE RANDOLPH BUILDING** zoned IP industrial park zone, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07 & Indef deferred 3/7/07]* *[Deferred from 5/23/07]* (M-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. **Project# 1005182**  
07DRB-70014 AMENDMENT TO  
PRELIMINARY PLAT

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/6/07.**

15. **Project# 1004272**  
07DRB-70013 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-D-1, EL RANCHO GRANDE, UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D, located on GIBSON BLVD SW between DELGADO DR SW and 118<sup>TH</sup> ST SW containing approximately 2.9585 acre(s). [REF: 07DRB-00547, 07DRB-00548, 07DRB-00549, 07DRB-00550] (N-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

16. **Project# 1000572**  
07DRB-70008 MAJOR - FINAL PLAT  
APPROVAL

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) E, H, R, S & T, **THE PRESIDIO, UNIT 2**, zoned SU-1 PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS STREET NE containing approximately 4.3225 acre(s). [REF: 06DRB-01778, 06DRB-01779, 06DRB-01781] (K-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

17. **Project# 1004791**  
07DRB-70002 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for LOMAS JACK LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF GREVEY**, zoned C-1, located on LOMAS BLVD NE between WALKER DR NE and EUBANK BLVD NE containing approximately 1.226 acre(s). [REF: 06EPC-00413] (J-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1004565**  
06DRB-00908 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned SU-1 FOR PRD, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 8/2/06 & 8/16/06 & 8/30/06 & 9/6/06 & 9/13/06] (K-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

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

19. **Project# 1006500**  
07DRB-70010 SKETCH PLAT REVIEW  
AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS, UNITS 4 & 6**, zoned R-D, located on 118<sup>TH</sup> ST SW between AMOLE MESA AVE SW and COLOBEL AVE SW containing approximately 55.274 acre(s). (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 23, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 5/23/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005498**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Site Plan for Building Permit

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

An approved SIA with Financial Guarantee(s) is required prior to ~~plat~~<sup>site plan</sup> sign off by City Engineer.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:** <SIGNED IL>

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:** MAY 30, 2007

(B-18/D014)

#9

5498

### DXF Electronic Approval Form

DRB Project Case #: 1005498

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT B TRACT A BLOCK 3 LOT 10A

Surveyor: RUSS P HUGG

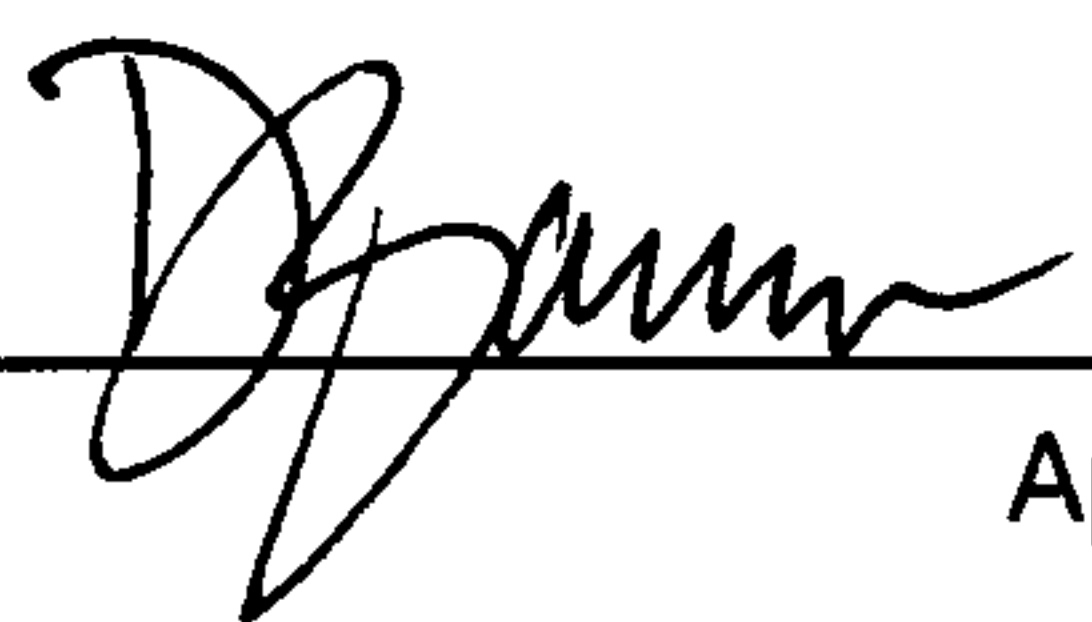
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 5/21/2007

Hard Copy Received: 5/21/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

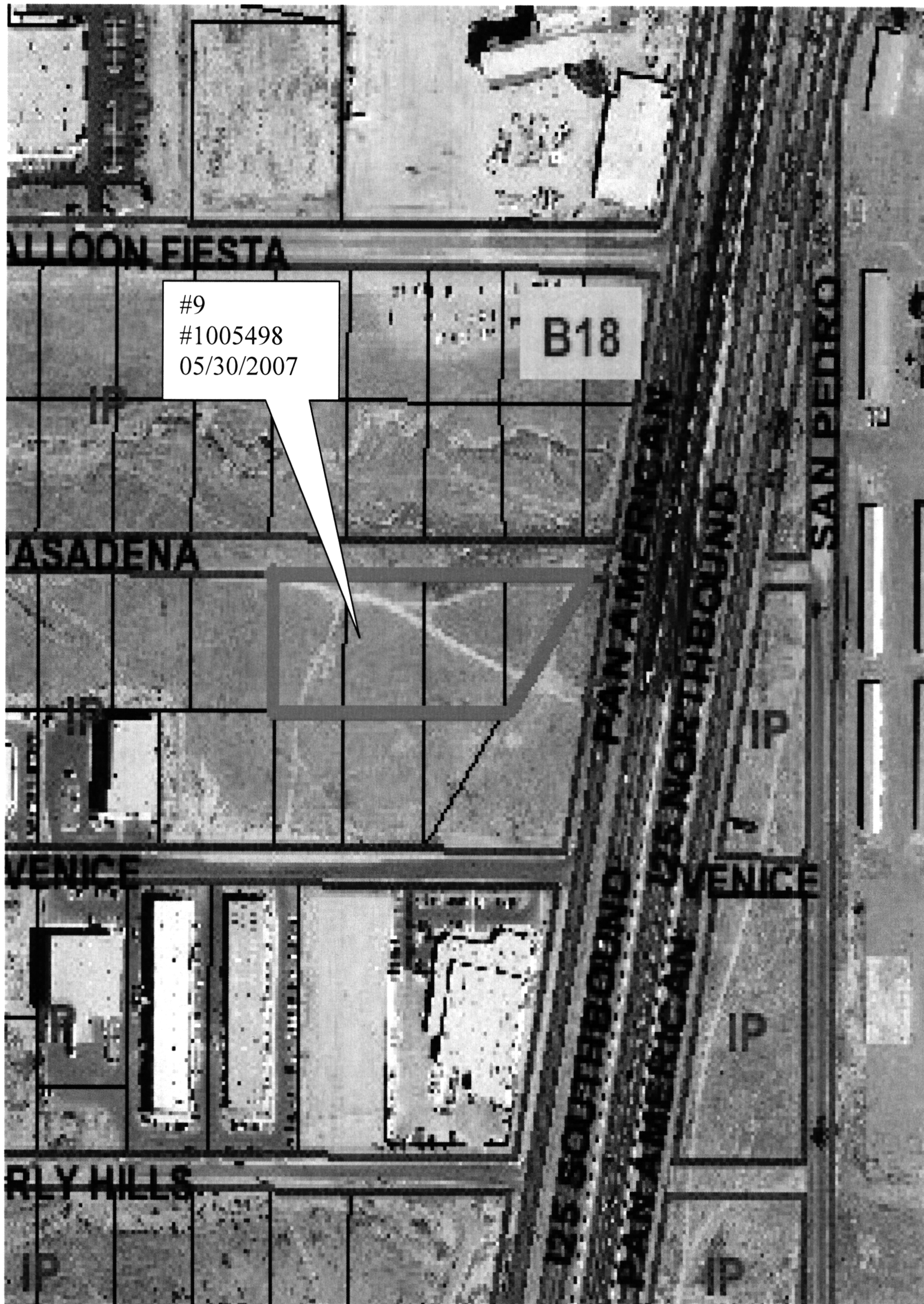
5-21-2007  
Date

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

\_\_\_\_\_  
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**AGIS Use Only**

Copied fc 5498 to agiscov on 5/21/2007 Contact person notified on 5/21/2007



#9  
#1005498  
05/30/2007

B18

ALLOON FIESTA

PASADENA

VENICE

RLY HILLS

PAN AMERICAN  
US NORTHBOUND

SAN PEDRO

VENICE

IP

IP

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IP

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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 18, 2007

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 10:35 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003973**  
07DRB-00365 Major-Preliminary Plat Approval  
07DRB-00366 Minor-Sidewalk Waiver  
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [Deferred from 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] [Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

3. **Project # 1005133**  
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). [Deferred from 3/28/07, 04/11/07 & 4/18/07](B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00352 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). [Deferred from 3/28/07, 04/11/07 & 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00486 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00487 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). [Carmen Marrone for Makita Hill, EPC Case Planner] [Deferred from 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

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

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

5. **Project # 1004387**  
07DRB-00334 Major-Vacation of Pub  
Right-of-Way  
07DRB-00335 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] [Deferred from 04/11/07, Indef defer

4/18/07] (J-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/18/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

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

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

6. **Project # 1000892**  
07DRB-00468 Minor-SiteDev Plan  
BldPermit/EPC

LEE GAMELSKY ARCHITECTS PC agent(s) for CHARLES BENZAQUEN request(s) the above action(s) for the portion of the south 100-feet of Lot(s) 47 & 48, Block(s) 10, **PEREA ADDITION**, zoned SU-2/TH located on TIJERAS NW between 12<sup>th</sup> ST NW and 13<sup>th</sup> ST NW containing approximately 1 acre(s). [Carol Toffaleti, EPC Case Planner] (J-13) **THE SITE PLAN FOR FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWINGS FOR SIDEWALKS IN PUBLIC RIGHT-OF-WAY AND LANDSCAPE MAINTENANCE AGREEMENT AND PLANNING FOR CAROL TOFFALETI'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1005049**  
07DRB-00488 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

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

8. **Project # 1001409**  
07DRB-00432 Minor-Extension of Preliminary Plat
- ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or any portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS UNIT 1**, zoned R-1 located on LOMAS BLVD NE between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 1 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02033, 04DRB01425, 05DRB00531, 06DRB00446] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**
9. **Project # 1002478**  
07DRB-00485 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MIKE JACOBS request(s) the above action(s) for all or any portion of Lot(s) 6 & 7, **BLUE SKY BUSINESS PARK**, zoned M-2, located on JACS LANE NE between the AMAFCA NORTH DIVERSION CHANNEL NE and NORTH I-25 NE containing approximately 5 acre(s).(D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**
10. **Project # 1004994**  
07DRB-00382 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). [Indef deferred from 4-4-07] (A-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**



11. **Project # 1005255**  
07DRB-00420 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 4/11/07 & 4/18/07]* (J-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1005498**  
07DRB-00462 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS agent(s) for L & M ASSET MANAGEMENT request(s) the above action(s) for all or any portion of Lot(s) 10-13, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP located on PASADENA NE between 1-25 NE and SAN MATEO NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005513**  
07DRB-00490 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC. agent(s) for FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or any portion of Lot(s) 2, **LAND OF ALBERT L MATTHEW**, zoned R-1, located on 12<sup>th</sup> ST NW between DON FRANCISCO NW and DON FRANCISCO PL NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005514**  
07DRB-00489 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for ARELLANO CORDERO request(s) the above action(s) for all or any portion of Lot(s) 11 & 12, Block(s) 7, **HUNING CASTLE ADDITION**, zoned R-1, located on LOS ALAMOS AVE SW between LAGUNA BLVD SW and 16<sup>th</sup> ST SW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 11, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 11, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 18, 2007  
DRB Comments**

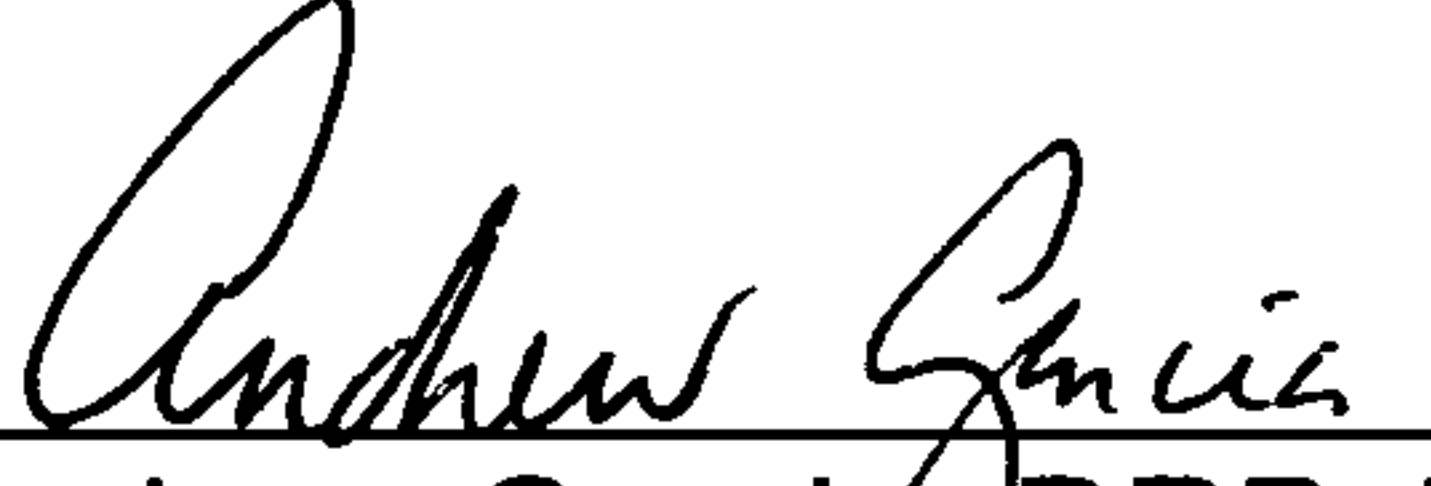
**ITEM # 12**

**PROJECT # 1005498            APPLICATION # 07-00462**

**RE: Lots 10-13, Block 3, Tract A, N.A.A./sketch**

The property is in the North I-25 Sector Plan.

A Site Development Plan and Landscape Plan are required for development.

  
\_\_\_\_\_  
Andrew Garcia, DRB Alternate  
924-3858    agarcia@cabq.gov



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005498**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.  
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

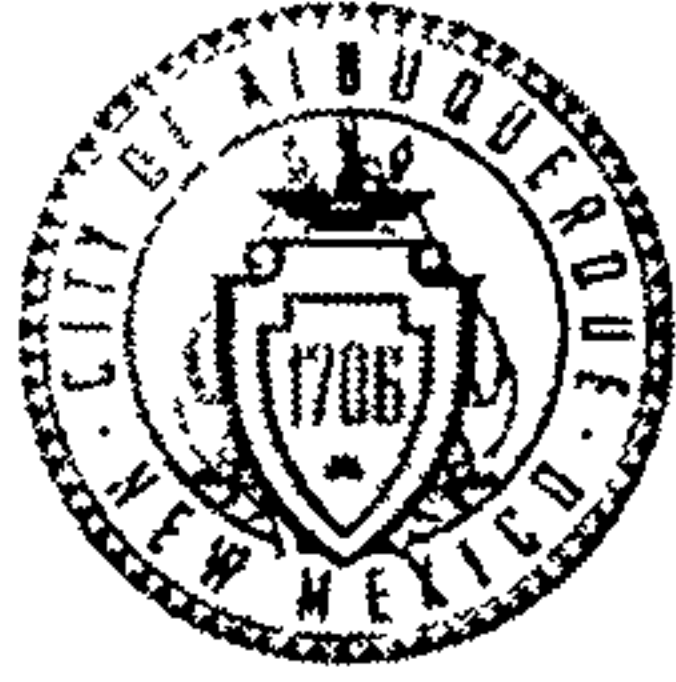
APPROVED \_\_\_; DENIED \_\_\_; DEFERRED *[Signature]* ; COMMENTS PROVIDED *discussal* ; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** APRIL 18, 2007

0



## **IMPACT FEES**

**Development Review Board 4/18/07**

**Project Number: 1005498**

**Agenda Item Number: 12**

**Site: North Albuquerque Acres Tract A Unit B**

**Tract: Lots 10-13, Block 3**

**Zoned: IP**

Platting these lots into a single lot will not require impact fees; however, Impact Fees will be required at the time a permit is issued for building on the site. Based on the site plan submitted, the estimated impact fees for this school are as follows:

1. Public Safety Facilities for the Eastside: \$3,456.00
2. Roadway Facilities for the I-25 Corridor: \$92,120.00
3. Drainage Facilities for the Far NE: \$26,234.56

Impact Fees are to be paid at the time of issuance of a building permit.

**JACK CLOUD**  
**IMPACT FEE ADMINISTRATOR**

## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
04/18/07	NO. ALBUQ. ACRES UNIT B 1005498	SKETCH	COMMENTS GIVEN

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

FIGURE 12

Date Submitted: 5/30/07  
 Date Site Plan Approved: 5/30/07  
 Date Preliminary Plat Approved: N/A  
 Date Preliminary Plat Expires: N/A  
 DRB Project No.: 1005498  
 DRB Application No.: 4095498 07DRB-70006

**ORIGINAL**

**INFRASTRUCTURE LIST**  
 (Rev. 9-05)  
**EXHIBIT "A"**  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
**UNIVERSITY OF PHOENIX**  
 PROPOSED NAME OF ~~LOT~~ AND/OR SITE DEVELOPMENT PLAN  
Lots 10, 11, 12, 13 Block 3, N. Albuquerque Acres, Tract A, Unit B  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

① 9/21/07

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			<b>PAVING</b>						
		24'FE-40'FE	Major Local Pavement Section Std C&G - south side	Pasadena Ave	W Edge of E Drwy	I-25 W Frontage Rd	/	/	/
		24' FE	Major Local Pavement Section Std C&G - south side	Pasadena Ave	West Prop Line	<del>W Edge of E Drwy</del> I-25 W. Frontage Rd	/	/	/
		6'	Concrete Sidewalk - south side	Pasadena Ave	West Prop Line	East Prop Line			
		24' Wide	Temporary Asphalt Section Asphalt Curb - south side	Pasadena Ave	Exist Pvmt @ West PL of Lot 4	West PL of Project Site (Lot 10)	/	/	/
			<b>WATER LINE</b>						
		10"	Water Line Incl. Apertenances	Pasadena Ave	West PL of Site	12" Stub @ I-25 Frontage Rd	/	/	/
			<b>SANITARY SEWER</b>						
		8"	Sanitary Sewer Incl. Apertenances	Pasadena Ave	Existing SAS @ W PL of Lot 4	NE Corner of of Project Site	/	/	/



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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

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

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Billy J. Goolsby  
NAME (print)

Mark Goodwin & Associates, PA  
FIRM

*Billy J. Goolsby* 5/21/07  
SIGNATURE - date

*J. Matson* 5/20/07  
DRB CHAIR - date

*[Signature]* 5-30-07  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 5/30/07  
UTILITY DEVELOPMENT - date

*[Signature]* 5-30-07  
CITY ENGINEER - date

*[Signature]* 5-30-07  
PARKS & GENERAL RECREATION - date

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

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
△	9/21/07	S Woodell	MM	T. Parumbumal

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

FIGURE 12

Date Submitted: 5/30/07  
 Date Site Plan Approved: 5/30/07  
 Date Preliminary Plat Approved: N/A  
 Date Preliminary Plat Expires: N/A  
 DRB Project No.: 1005498  
 DRB Application No.: 4005408 07DRB-70006

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-05)

EXHIBIT "A"

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

**UNIVERSITY OF PHOENIX**

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

**Lots 10, 11, 12, 13 Block 3, N. Albuquerque Acres, Tract A, Unit B**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	24'FE-40'FE	Major Local Pavement Section Std C&G - south side	Pasadena Ave	W Edge of E Drwy	I-25 W Frontage Rd	/	/	/
<input type="text"/>	<input type="text"/>	24' FE	Major Local Pavement Section Std C&G - south side	Pasadena Ave	West Prop Line	W Edge of E Drwy	/	/	/
		6'	Concrete Sidewalk - south side	Pasadena Ave	West Prop Line	East Prop Line			
<input type="text"/>	<input type="text"/>	24' Wide	Temporary Asphalt Section Asphalt Curb - south side	Pasadena Ave	Exist Pvmt @ West PL of Lot 4	West PL of Project Site (Lot 10)	/	/	/
<b>WATER LINE</b>									
<input type="text"/>	<input type="text"/>	10"	Water Line Incl. Apertenances	Pasadena Ave	West PL of Site	12" Stub @ I-25 Frontage Rd	/	/	/
<b>SANITARY SEWER</b>									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer Incl. Apertenances	Pasadena Ave	Existing SAS @ W PL of Lot 4	NE Corner of of Project Site	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

NOTES

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

Billy J. Goolsby  
NAME (print)

Mark Goodwin & Associates, PA  
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 5/20/07  
DRB CHAIR - date

*[Signature]* 5-30-07  
PARKS & GENERAL RECREATION - date

*[Signature]* 5-30-07  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 5/24/07  
UTILITY DEVELOPMENT - date

*[Signature]* 5-30-07  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

FIGURE 12

Date Submitted: 5/22/07  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: \_\_\_\_\_  
 DRB Application No.: 1005498

**ORIGINAL**

**INFRASTRUCTURE LIST**  
 (Rev. 9-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**UNIVERSITY OF PHOENIX**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lots 10, 11, 12, 13 Block 3, N. Albuquerque Acres, Tract A, Unit B**  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	24'FE-40'FE	Major Local Pavement Section Std C&G - south side	Pasadena Ave	W Edge of E Drwvy	I-25 W Frontage Rd	/	/	/
<input type="text"/>	<input type="text"/>	24' FE	Major Local Pavement Section Std C&G - south side	Pasadena Ave	West Prop Line	W Edge of E Drwvy	/	/	/
		6'	Concrete Sidewalk - south side	Pasadena Ave	West Prop Line	East Prop Line			
<input type="text"/>	<input type="text"/>	24' Wide	Temporary Asphalt Section Asphalt Curb - south side	Pasadena Ave	Exist Pvmt @ West PL of Lot 4	West PL of Project Site (Lot 10)	/	/	/
<b>WATER LINE</b>									
<input type="text"/>	<input type="text"/>	10"	Water Line Incl. Apertenances	Pasadena Ave	West PL of Site	12" Stub @ I-25 Frontage Rd	/	/	/
<b>SANITARY SEWER</b>									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer Incl. Apertenances	Pasadena Ave	Existing SAS @ W PL of Lot 4	NE Corner of of Project Site	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature      Date		City User Dept. Signature      Date	

**NOTES**

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Billy J. Goolsby**  
NAME (print)

**Mark Goodwin & Associates, PA**  
FIRM

*Billy J. Goolsby* 5/21/07  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & GENERAL RECREATION - date

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

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p><b>SUBDIVISION</b> <span style="float: right;"><b>S</b></span></p> <p>___ Major Subdivision action</p> <p>___ Minor Subdivision action</p> <p>___ Vacation <span style="float: right;"><b>V</b></span></p> <p>___ Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> <span style="float: right;"><b>P</b></span></p> <p>___ ...for Subdivision Purposes</p> <p><u>X</u> ...for Building Permit</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC) <span style="float: right;"><b>L</b></span></p>	<p style="text-align: center;">Supplemental form</p> <p><b>ZONING &amp; PLANNING</b> <span style="float: right;"><b>Z</b></span></p> <p>___ Annexation</p> <p>___ County Submittal</p> <p>___ EPC Submittal</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Sub Regs)</p> <p><b>APPEAL / PROTEST of...</b> <span style="float: right;"><b>A</b></span></p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	--

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

**APPLICANT INFORMATION:**

NAME: Mart Nair LLC, a New Mexico Limited Liability Company PHONE: 505-345-8651

ADDRESS: 7451 Pan American Freeway NE FAX: 505 345-8659

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: Ted and Anedina Martinez

AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113

ADDRESS: 1801 Rio Grande Blvd. N.W FAX: 505.842.1330

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cvarch@aol.com

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. TRACT A LOTS 10,11,12,13 Block: 3 Unit: B

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES TBR University of Phoenix

Current Zoning: IP Proposed zoning: IP

Zone Atlas page(s): B18 No. of existing lots: 4 No. of proposed lots: 1

Total area of site (acres): 3.0 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits?  Yes.  No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  no

UPC No. 101806519030020114 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Pasadena NE

Between: I-25 Frontage Road and San Mateo 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.): 1005498

Check-off if project was previously reviewed by Sketch Plat/Plan X or Pre-application Review Team . Date of review: 4/18/07

SIGNATURE Phil Robinson DATE 5/21/07

(Print) Phil Robinson Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>07DRB - 70006</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>May 30, 2007</u></p>	<p>Action</p> <p><u>SBP</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>P(3)</u></p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p><u>\$ 385.<sup>00</sup></u></p> <p><u>\$ 20.<sup>00</sup></u></p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 405.<sup>00</sup></u></p>
--	---	---	--	--

Andrew Gomez 5/22/07

Project # 1005498

**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
  - 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 *North 1-25 Sector Development Plan*
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Blue-line 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
  - Blue-line 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.

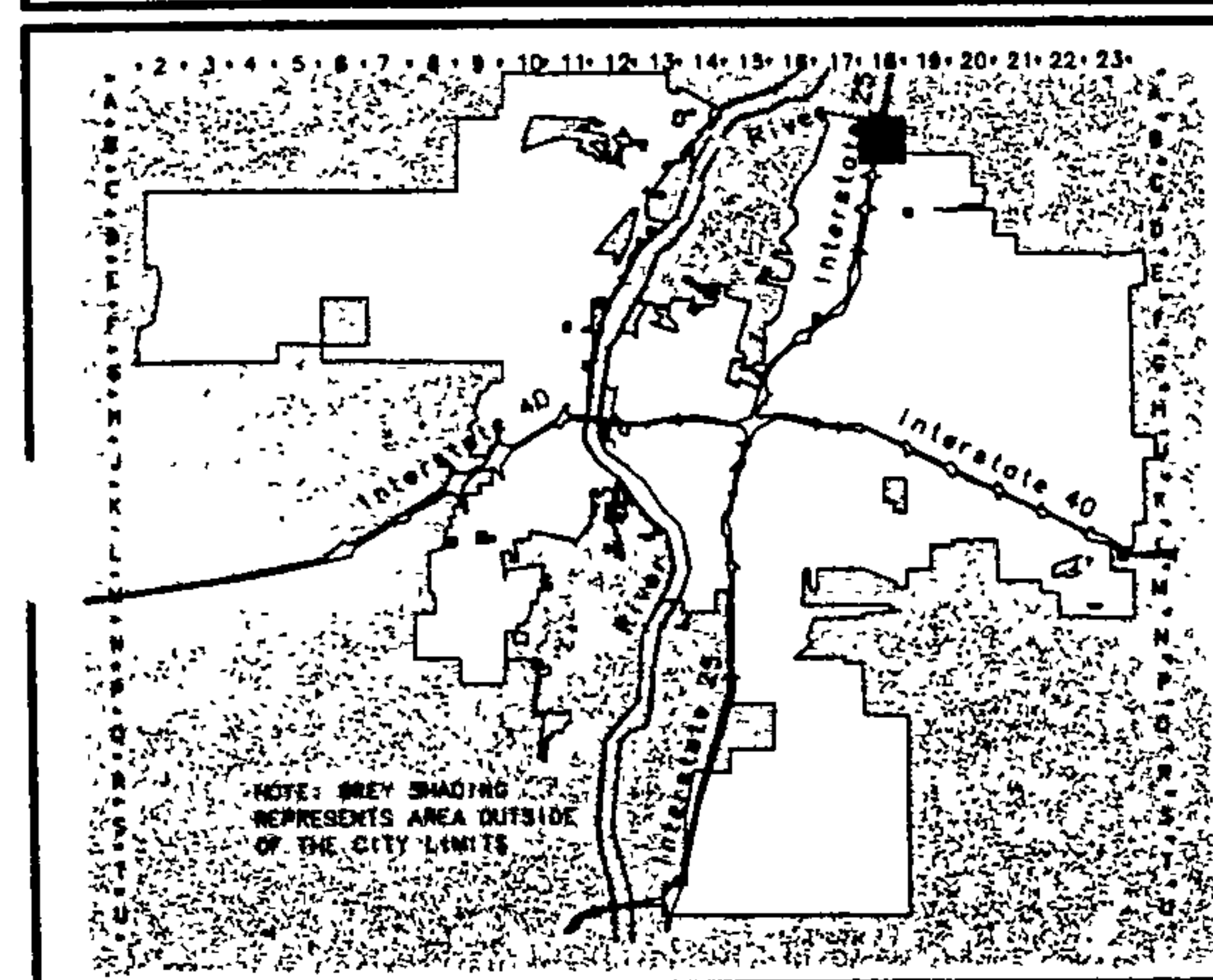
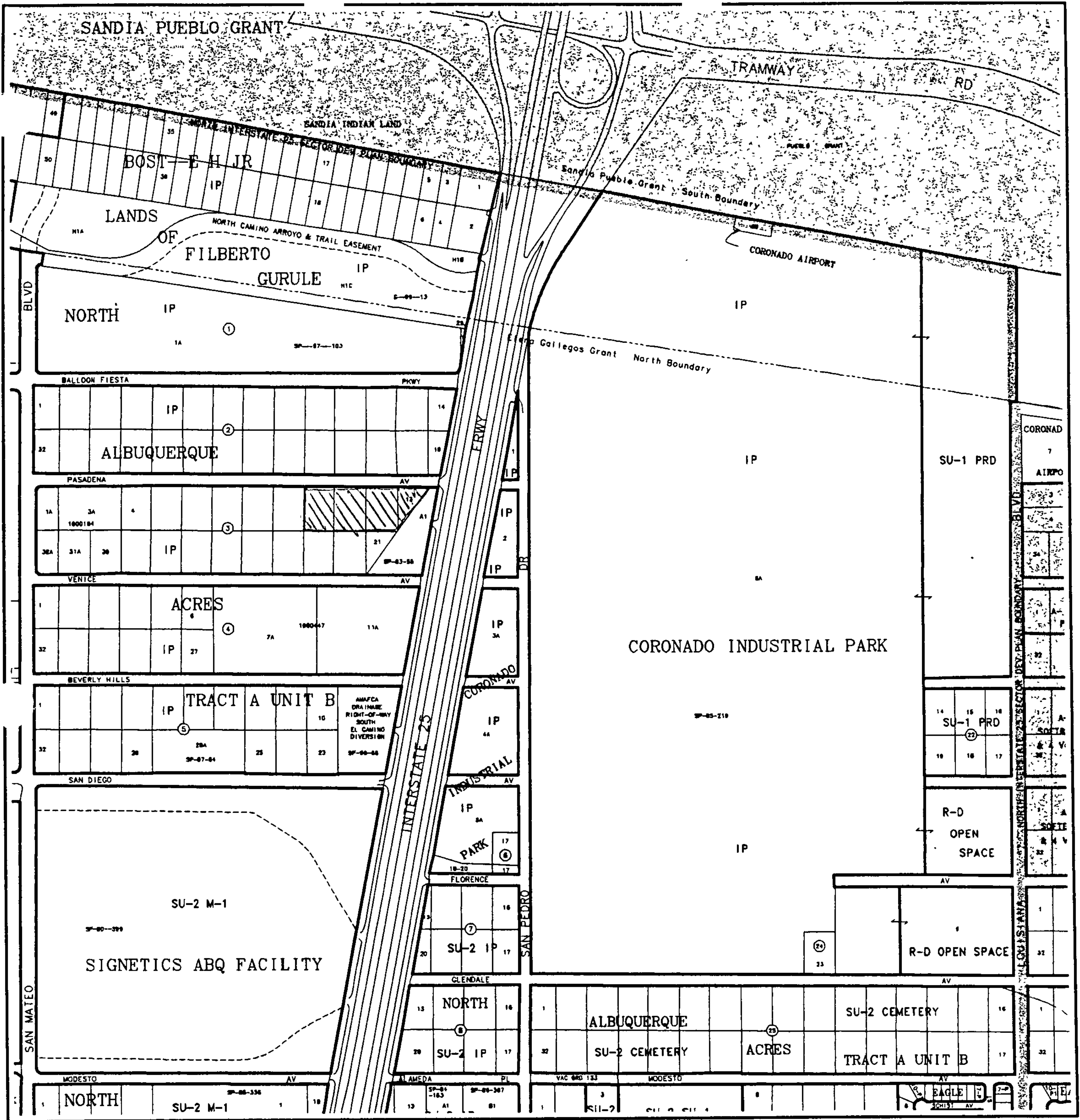
*Phil Robinson*  
 Applicant name (print)  
Phil Robinson  
 Applicant signature / date  
5/22



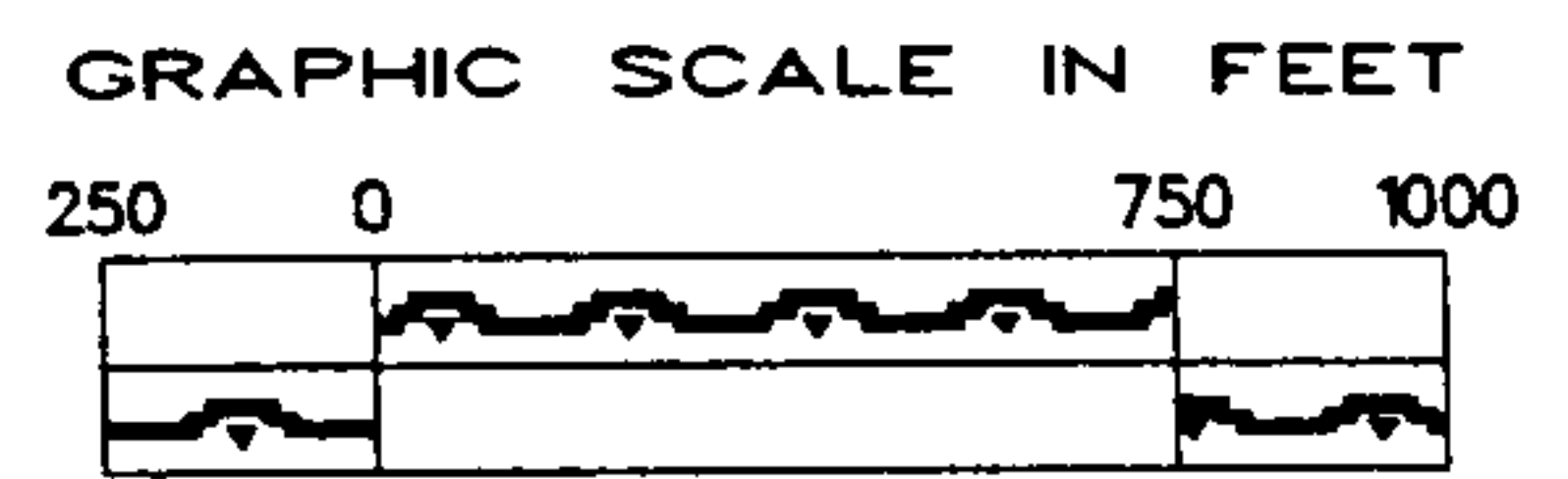
Form revised October 2004

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
07DRB - 70006

*Andrew...*  
 Planner signature / date  
5/22/07  
**Project #** 1005498



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000



Zone Atlas Page

**B-18-Z**

Map Amended through July 27, 2000





May 23, 2007

Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street, N.W.  
Albuquerque, NM 87102

**RE: DRB Site Plan for Building Permit**

To whom it may concern,

This application is for review of a site development plan for building permit sketch plan in accordance with the North I-25 Sector Development Plan.

We propose to combine four lots into one and build a two-story administration/classroom building for the University of Phoenix. Pasadena Ave. is not improved and infrastructure improvements will be a part of this application.

We believe the proposal is in compliance with the North I-25 Sector Development Plan design guidelines and provides the use and intentions desired by the original subdivision for this area.

Thank you for your consideration,  
Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Robinson', written over a horizontal line.

Philip Robinson, AIA  
Project Manager  
Claudio Vigil Architects, Agent

**MART-NAIR INVESTMENTS, LLC**

7451 Pan American Freeway NE  
Albuquerque, New Mexico 87109  
Tel: 505/345-8651  
Fax: 505/345-2597 or 345-8659

*May 21, 2007*

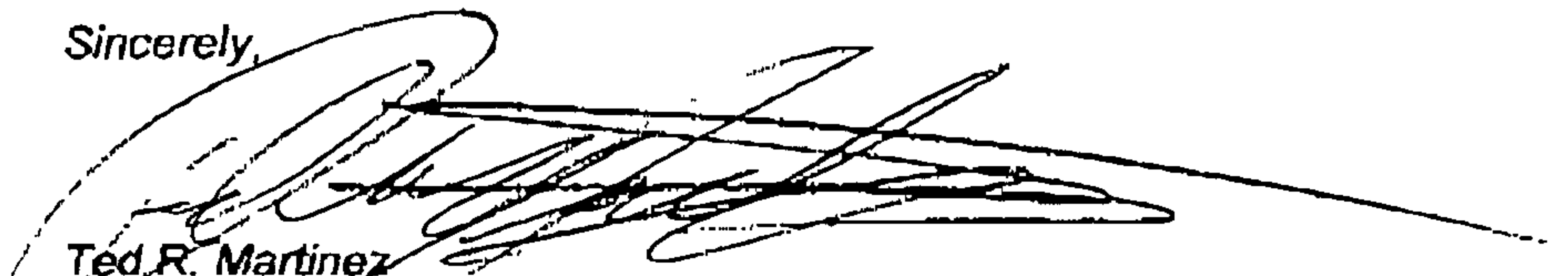
*To DRB chairperson:*

*I hereby authorize Claudio Vigil Architects and Surv-Tek Surveyors to act as my agents for the application for the following DRB actions on Lots 10, 11, 12, 13, North Albuquerque Acres, Tract A, Unit B:*

*Site Development Plan for Building Permit - Application for approval of site plan for the University of Phoenix Adult Vocational Facility.*

*Re-Plat - Application to combine the four lots into one.*

*Sincerely,*



Ted R. Martinez  
Managing Member

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

 5/23/07  
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

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

## Accompanying Material

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

## SHEET #1 - SITE PLAN

### A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  $\approx 3 \text{ ac. } 1" = 30'-0"$   
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100' [Other scales as approved by staff]
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## B. Proposed Development

### 1. Structural

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

*done or provided here*

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 140 provided: 283  
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 6  
provided: 8
  - ~~N/A~~ 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - ~~N/A~~ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - ~~N/A~~ 3. Location of traffic signs and signals related to the functioning of the proposal
  - ~~N/A~~ 4. Identify existing and proposed medians and median cuts
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - ~~N/A~~ 3. Bus facilities, including routes, bays and shelters existing or required

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## 4. Utilities

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

## B. Grading Information

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

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

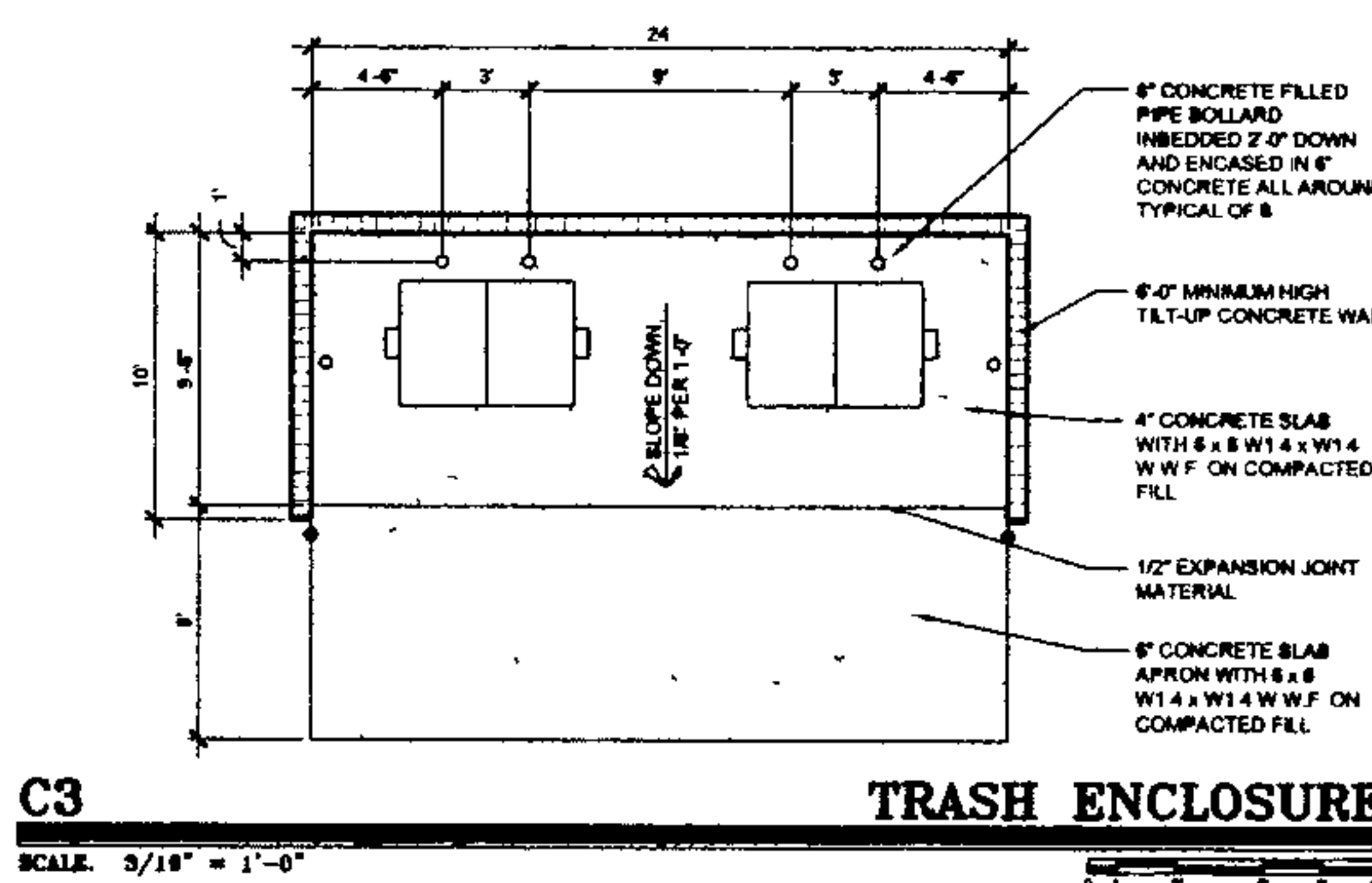
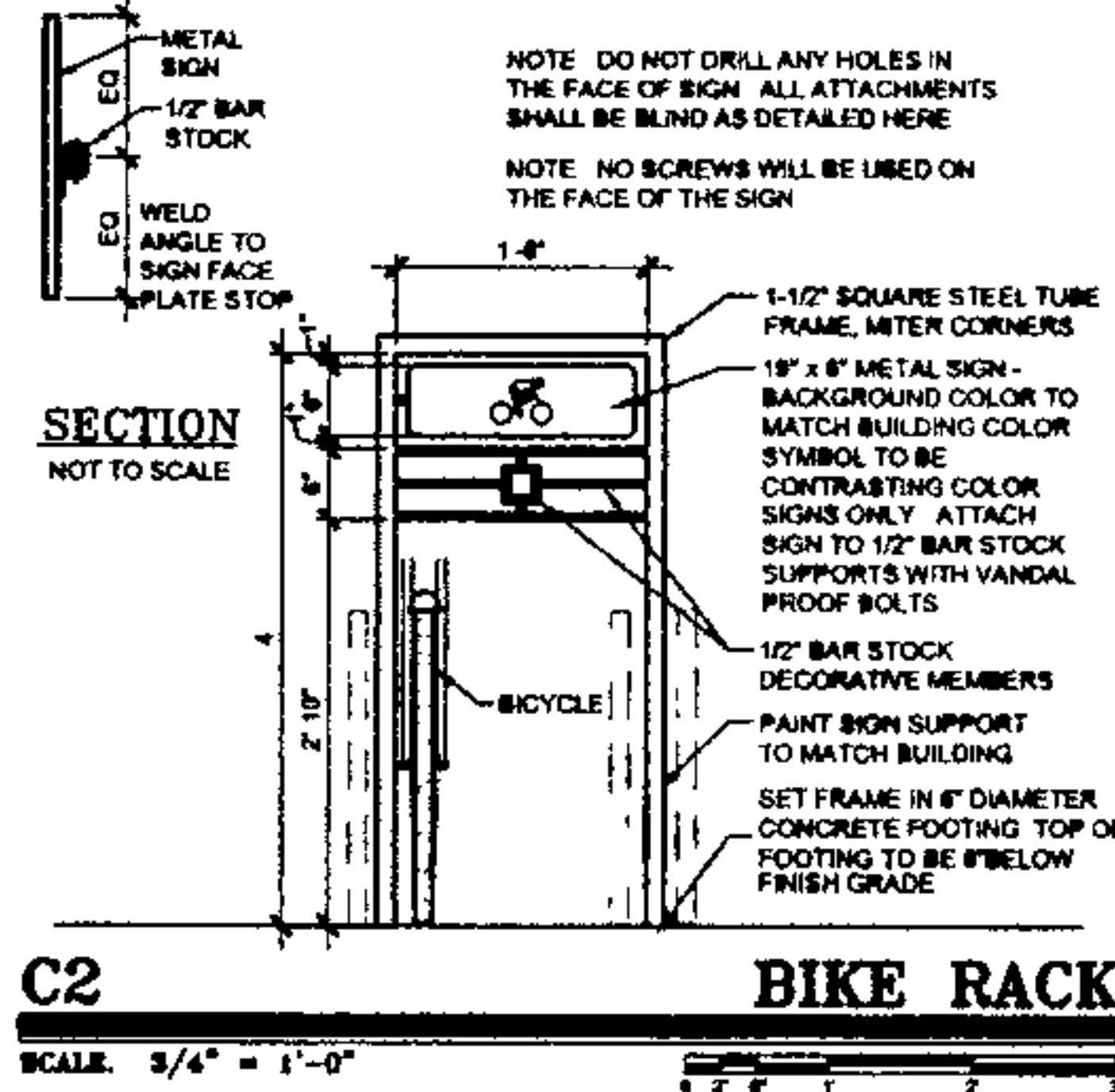
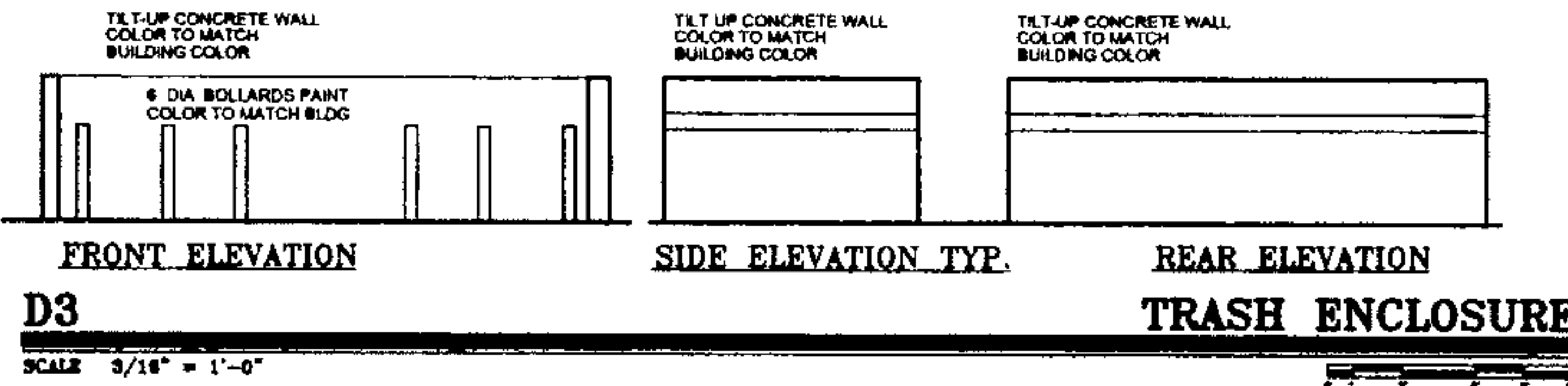
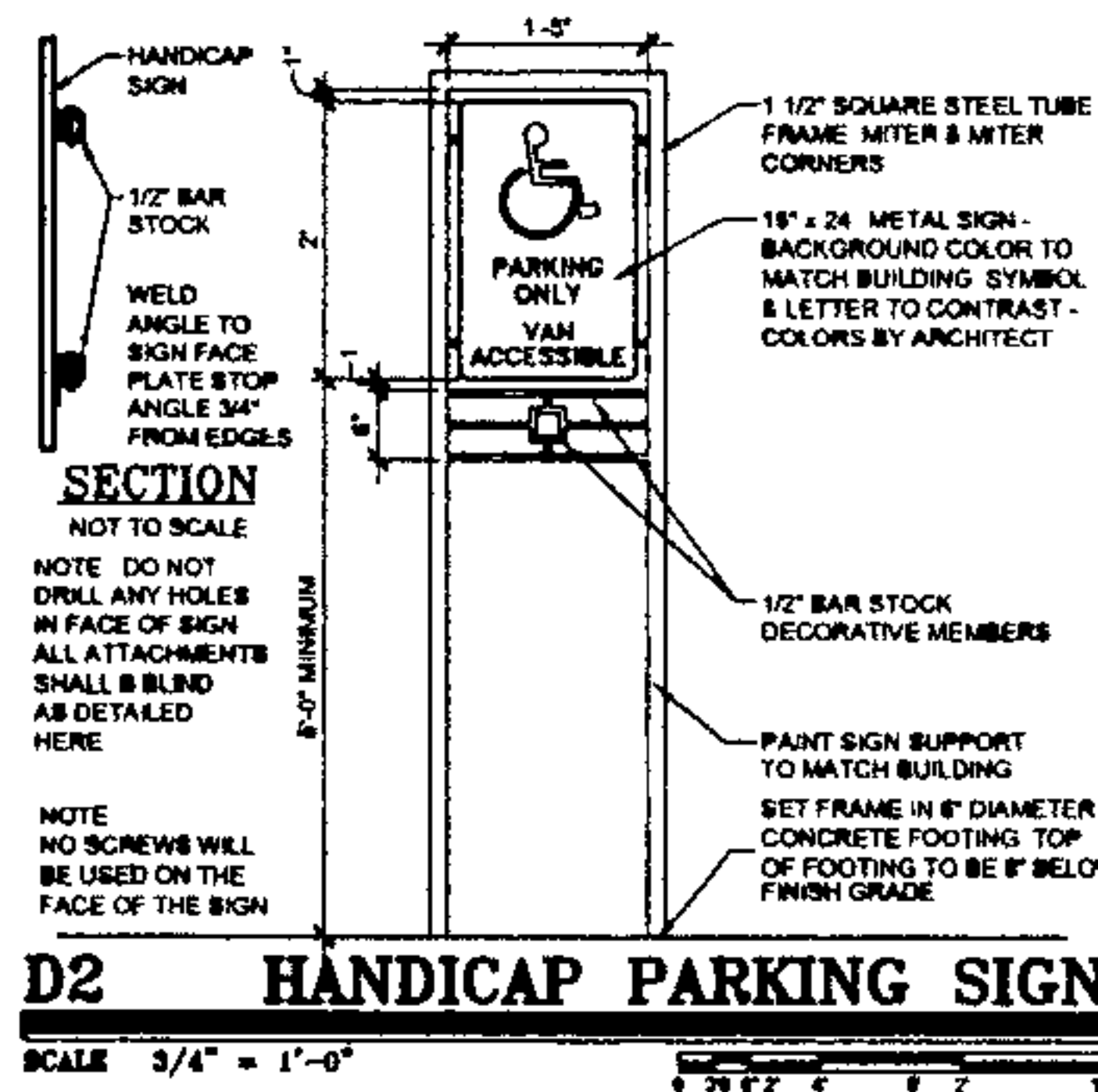
### A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and "common name" colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

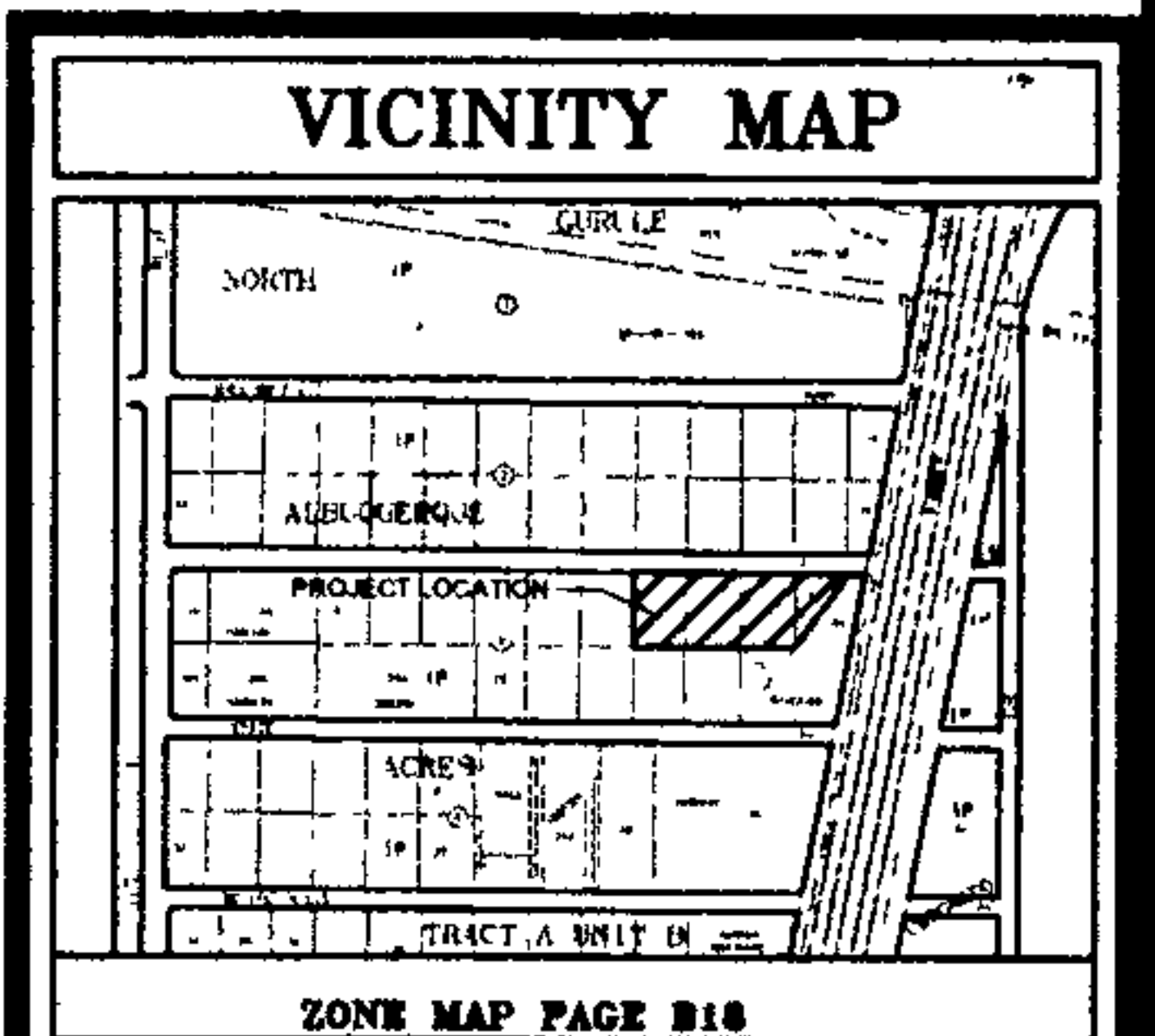
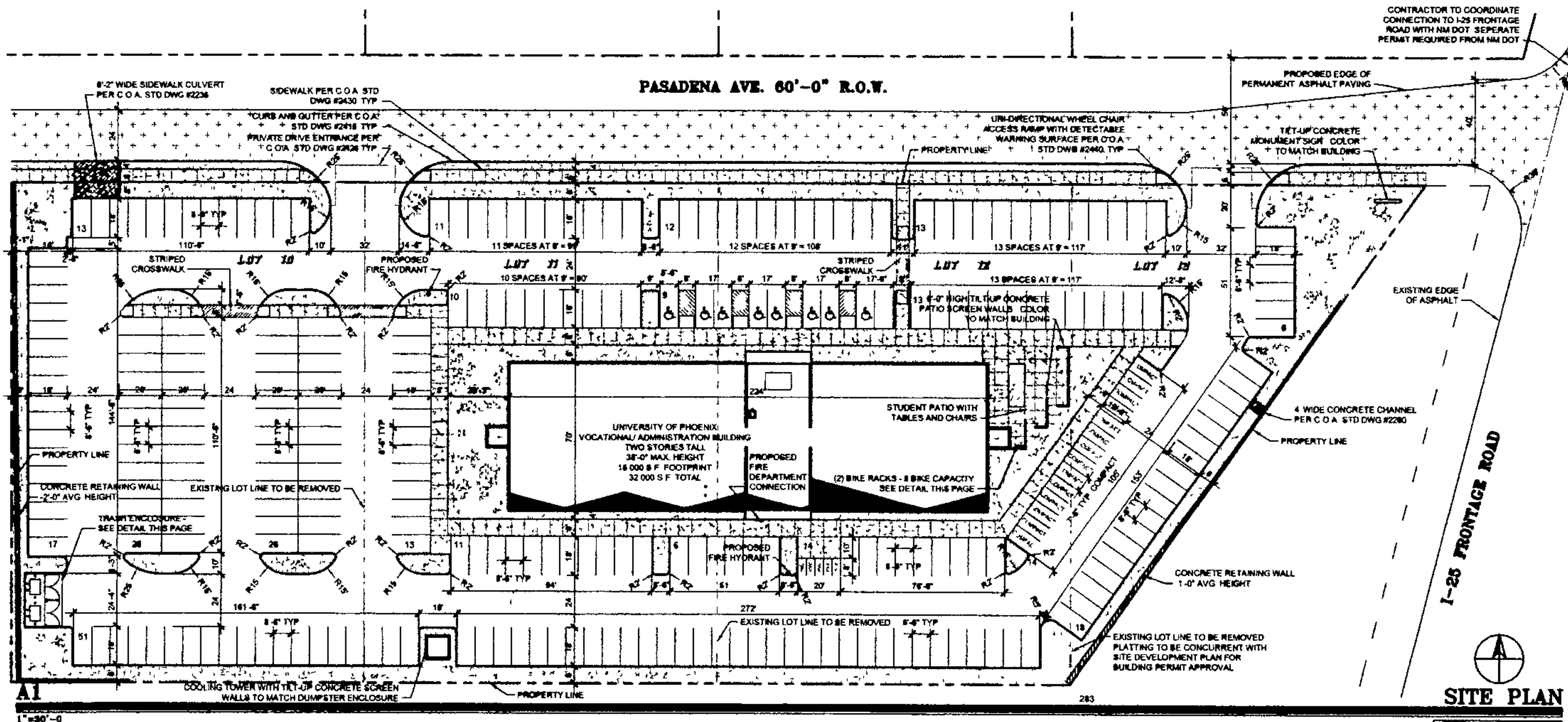
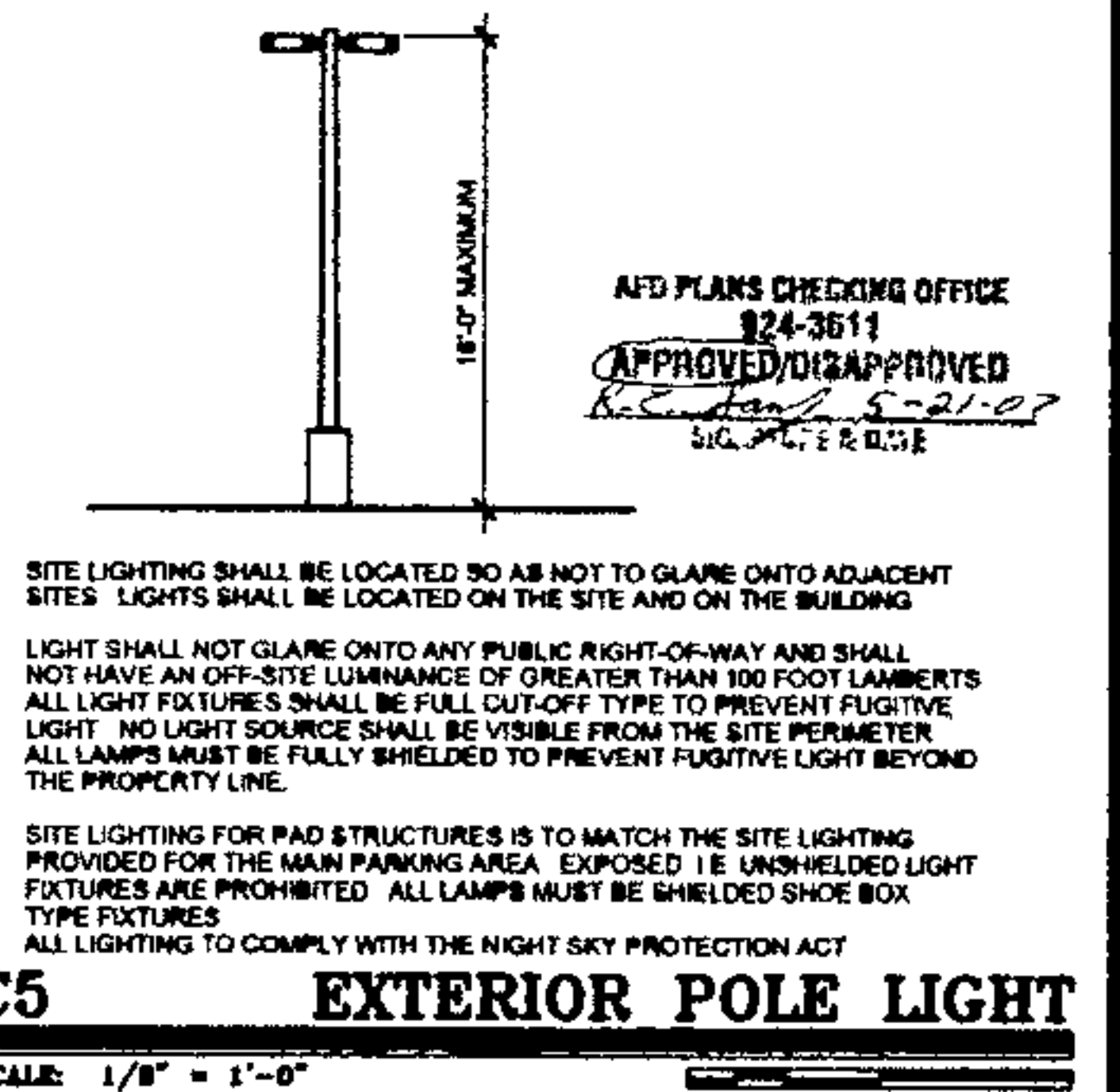
### B. Signage

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

*Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.*



**BUILDING CRITERIA**  
PROJECT: UNIVERSITY OF PHOENIX CLASSROOM/ADMINISTRATION BUILDING  
OWNER: 7481 PAN AMERICAN FREEWAY ALBUQUERQUE, NM 87108  
ARCHITECT: CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD N.W. ALBUQUERQUE, NEW MEXICO  
LEGAL DESCRIPTION: LOTS 10, 11, 12, 13 BLOCK 3 IN ALBUQUERQUE ACRES TRACT A, UNIT B  
ZONING CLASSIFICATION: I-P INDUSTRIAL PARK ZONE  
ZONING ATLAS MAP: B-19  
PARKING ANALYSIS: ONE SPACE FOR EACH TWO SEATS 14 ADULT VOCATIONAL ROOMS AT 20 SEATS EACH = 280 SEATS 140 PARKING SPACES REQUIRED 283 PARKING SPACES PROVIDED  
PARKING SPACES SIZES: 7'-0" X 18'-0" WITH 2'-0" OVERHANG (FRONT) 7'-0" X 18'-0" WITH 2'-0" OVERHANG (GENERAL) 7'-0" X 13'-0" WITH 1'-0" OVERHANG (COMPACT)  
BICYCLE SPACES: ONE BICYCLE SPACE FOR EACH 50 STUDENTS 280 STUDENTS = 6 BICYCLE SPACES REQUIRED 8 SPACES PROVIDED  
TOTAL LOT AREA: 136,136 S.F.  
NET LOT AREA: 135,136 S.F. - 16,000 S.F. = 119,136 S.F.  
LANDSCAPE AREA REQUIRED: 119,136 S.F. X 15% = 17,870 S.F.  
LANDSCAPE AREA PROVIDED: 23,237 S.F.



**SIGNATURE BLOCK**

PROJECT NUMBER: 1006498  
APPLICATION CASE NUMBER:  
IS AN INFRASTRUCTURE LEFT REQUIRED? (X) YES ( ) NO IF YES, THEN A SET OF APPROVED DUC PLANS WITH A TIME ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS  
SEE SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering/Transportation Division DATE  
Water Utility Department DATE  
Farms & Recreational Department DATE  
City Engineer/Engineering Division / ALAPCA DATE  
Environmental Health Department (www@local) DATE  
Solid Waste Management DATE  
San Classification Planning Department DATE

*Joe White*  
*2/10/07*

**CLAUDIO VIGIL ARCHITECTS**

1801 Rio Grande Boulevard, N.W.  
Albuquerque, New Mexico  
Phone: (505) 842-1113  
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE  
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Amblysis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Amblysis P.C., Claudio Vigil Architects, P.C. Architect shall retain all mass law, statutory and other means law, including the copy. 1 h.h.

CONSULTANTS

PROFESSIONAL SEAL

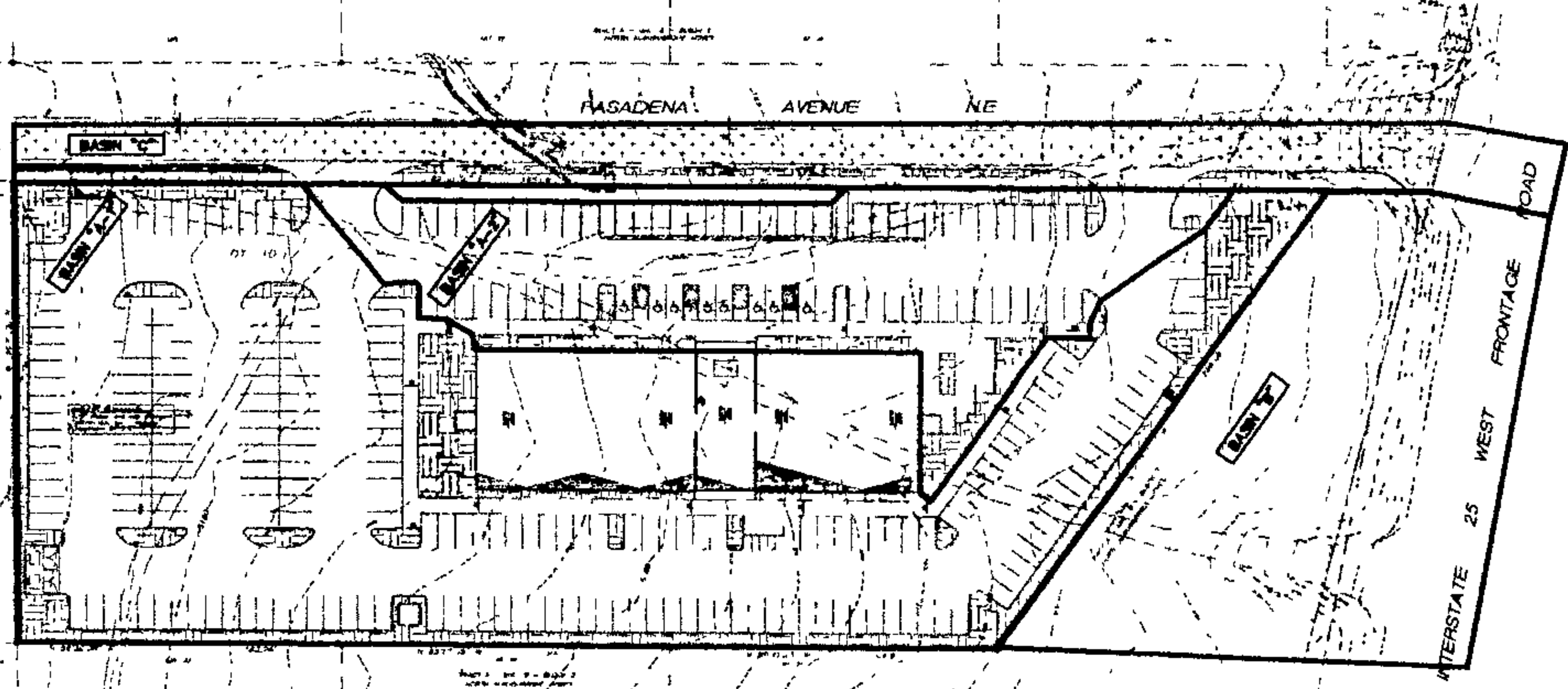
PRELIMINARY  
NOT FOR CONSTRUCTION

UNIVERSITY OF PHOENIX  
ADULT EDUCATIONAL FACILITY  
BALLOON FIE.  
ALBUQUERQUE, N.M. 87108

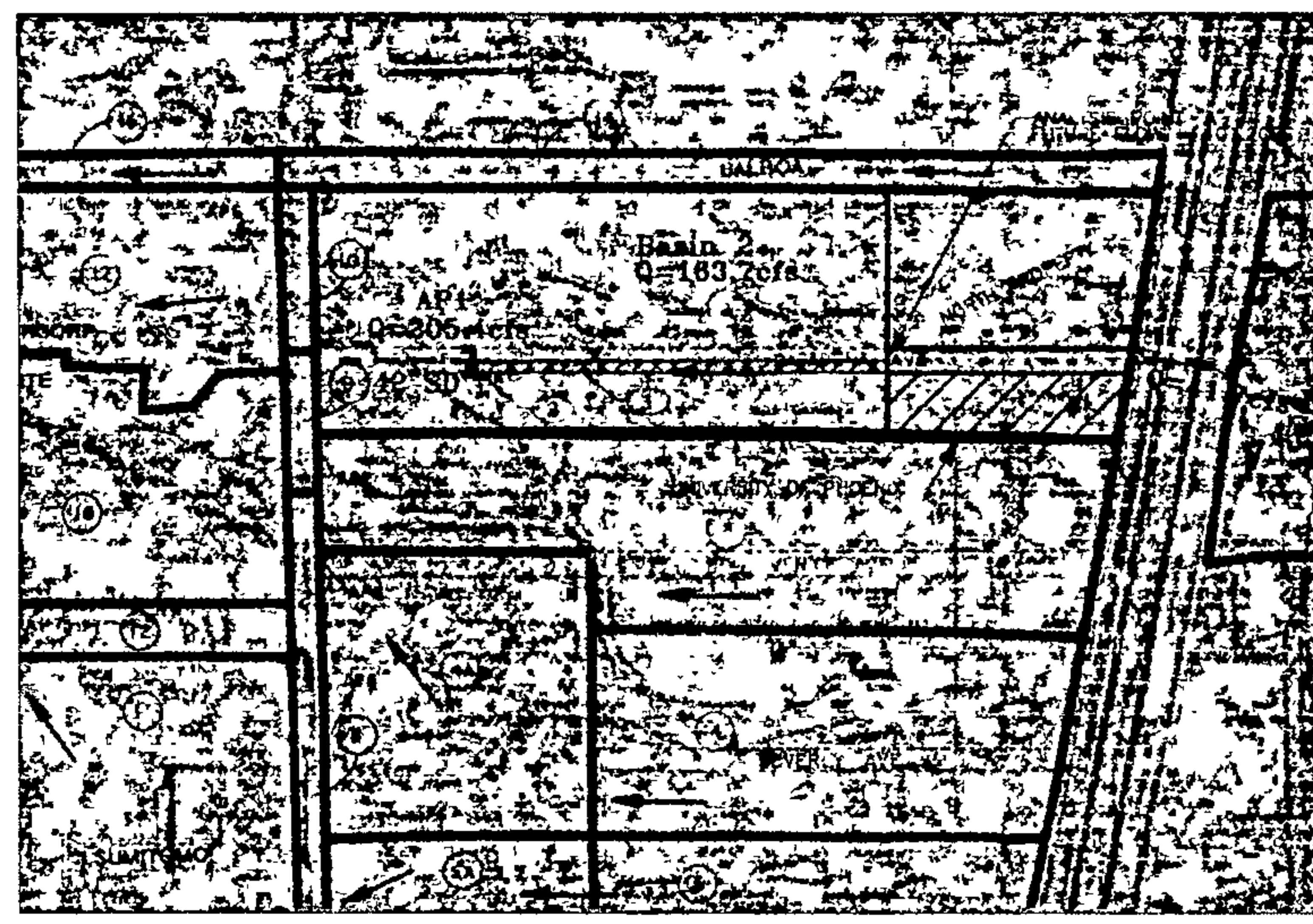
MARK	DATE	DESCRIPTION

SHEET TITLE  
**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

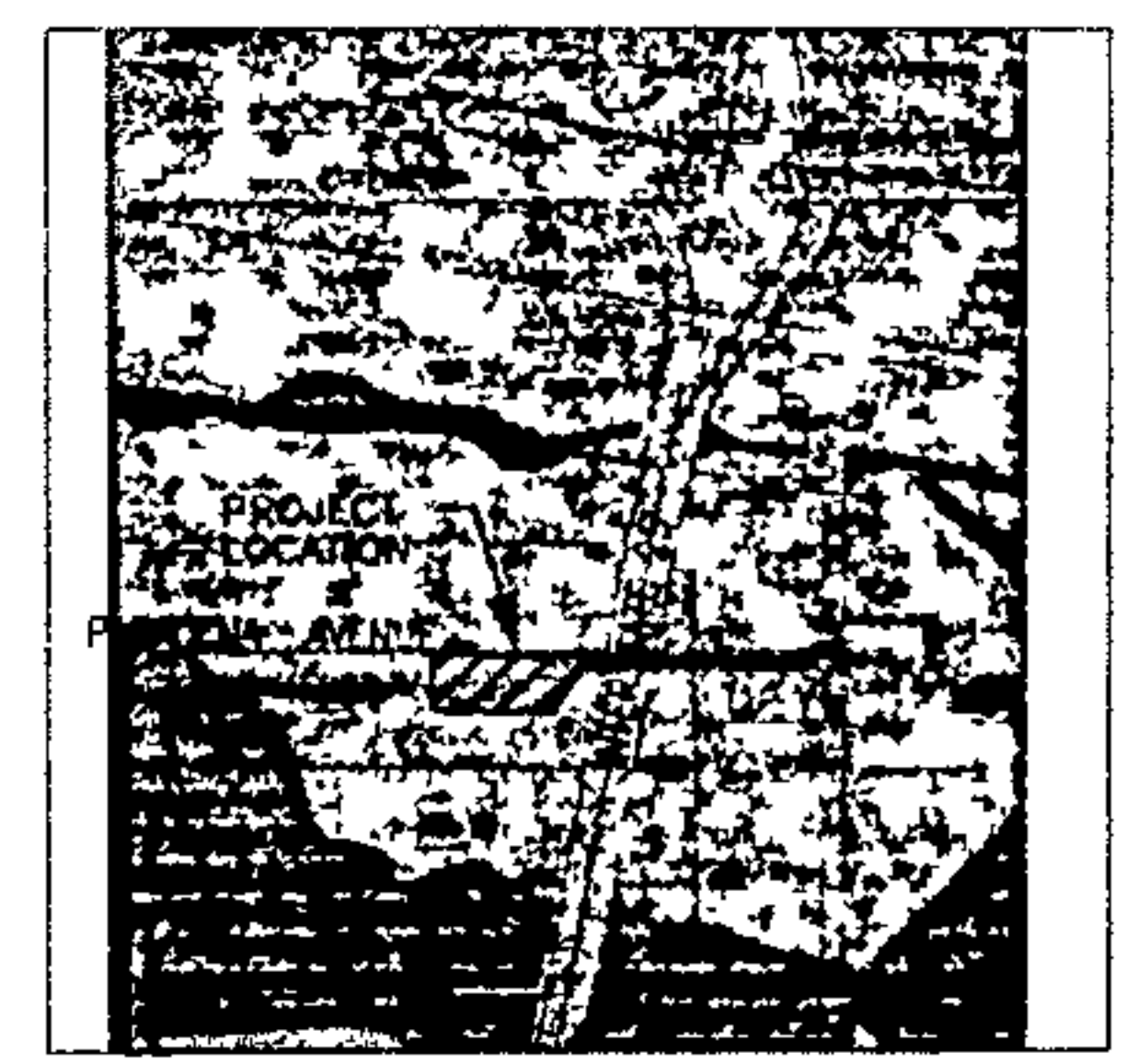
SHEET NUMBER  
**SDP-1**



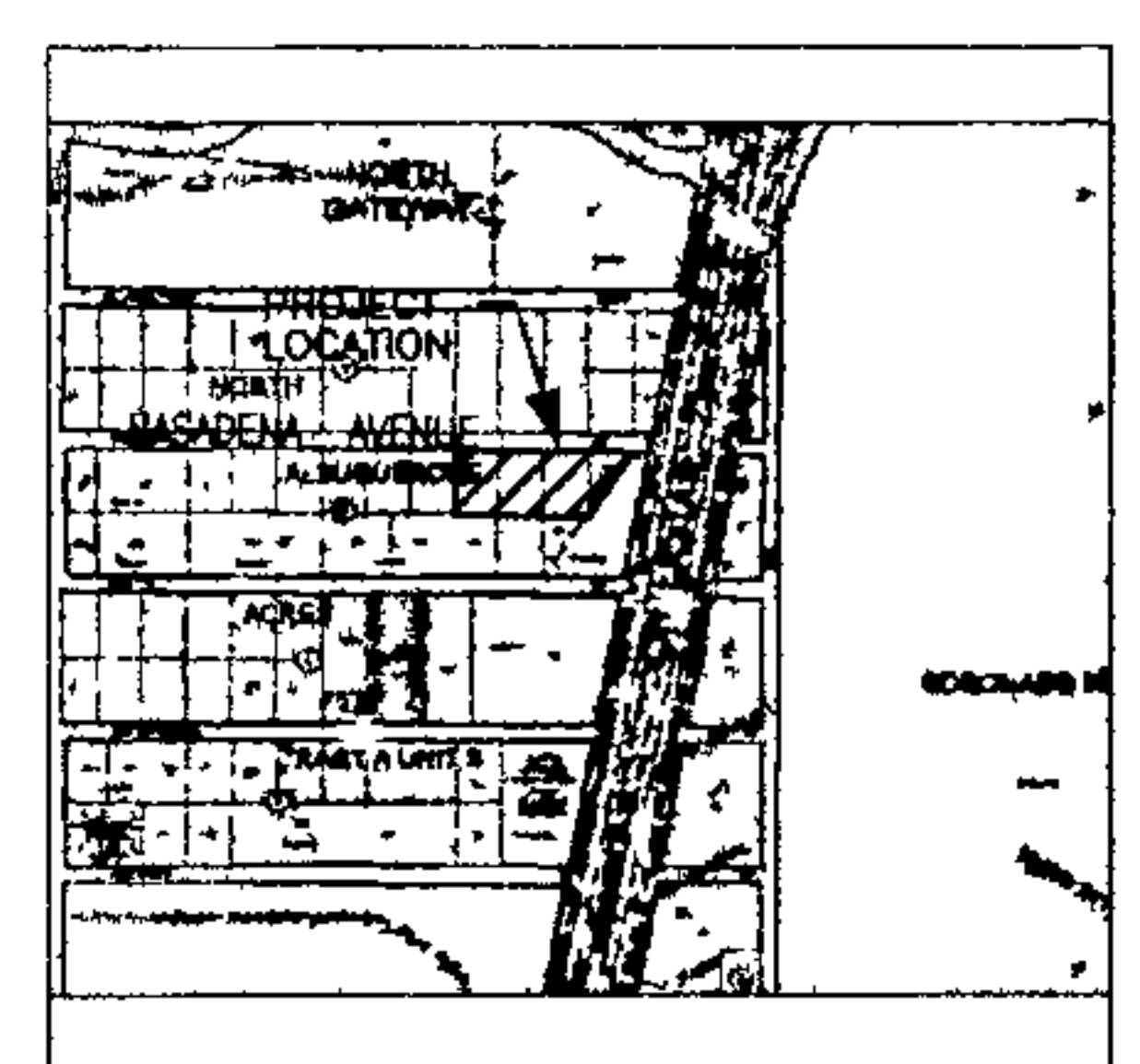
**DRAINAGE BASIN BOUNDARY MAP**  
SCALE: 1" = 60'



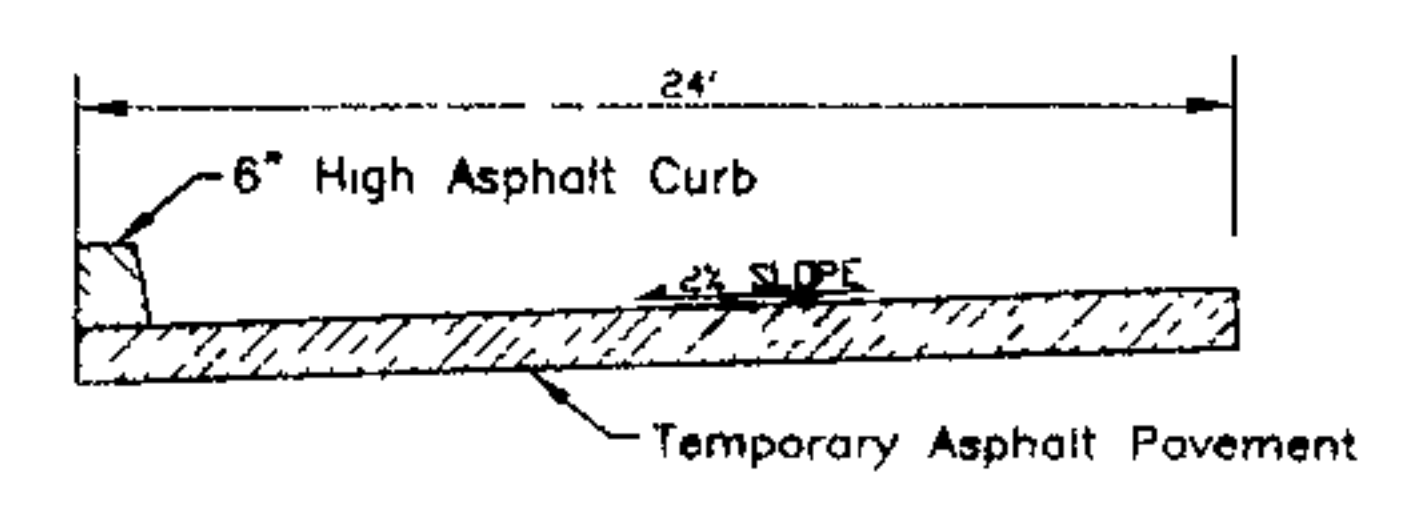
**MASTER PLAN DRAINAGE BASIN BOUNDARY MAP**  
SCALE 1" = 300'



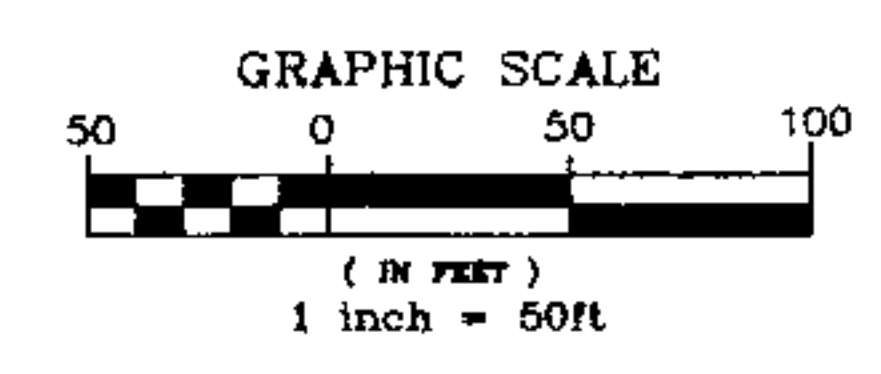
**FIRM MAP 35001C0358D**  
SCALE: N.T.S.



**VICINITY MAP C-18**  
SCALE: N.T.S.



**PASADENA AVENUE**  
SCALE 1" = 5'

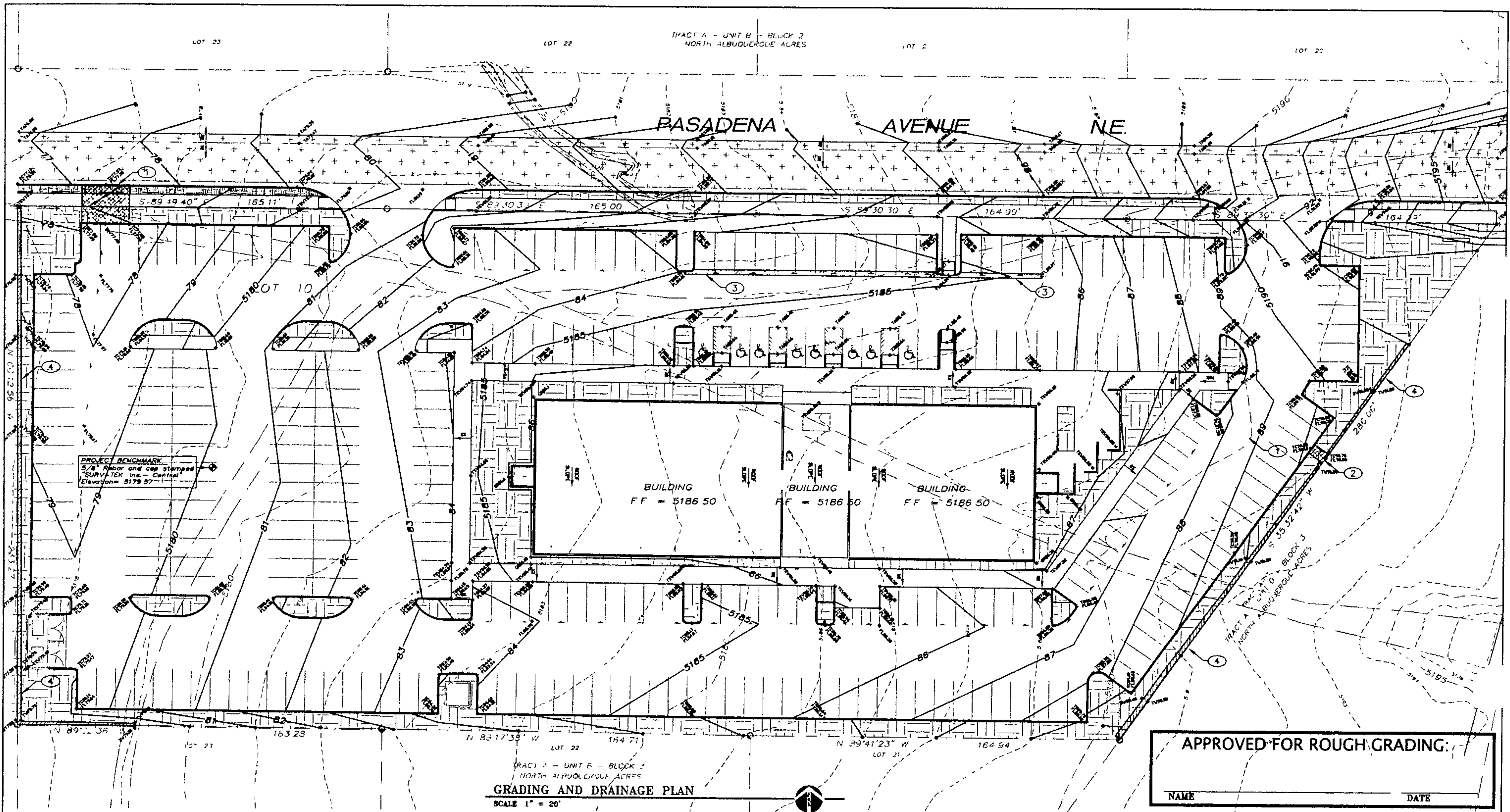


**CONSTRUCTION NOTES:**

- ① INSTALL 24' WIDE , APPROXIMATELY 1200LF OF TEMPORARY ASPHALT PAVING SECTION WITH 6' HIGH ASPHALT CURB DESIGN TO BE PROVIDED WITH DRC DRAWINGS
- ② INSTALL TYPE "A" INLET PER CITY STANDARD DRAWING 2201, DESIGN TO BE PROVIDED WITH DRC DRAWINGS

	<b>UNIVERSITY OF PHOENIX DRAINAGE ANALYSIS PASADENA AVENUE AND I-25</b>	FILE NO. / WORK NO.
	APPLIED ENGINEERING AND SURVEYING, INC. ENGINEERS AND PLANNERS	PROJECT NUMBER: <b>1</b>





**GRADING AND DRAINAGE PLAN**

SCALE 1" = 20'

**APPROVED FOR ROUGH GRADING:**  
 NAME \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

— 5360 —	NEW SIDEWALK	— 5185 —	NEW GRADE ELEVATION
— 5361 —	EXISTING SIDEWALK	— 5186 —	EXISTING GRADE ELEVATION
— 5362 —	BRIDGE	— 5187 —	EXISTING GRADE ELEVATION
— 5363 —	NEW TOP OF CURB ELEVATION	— 5188 —	EXISTING GRADE ELEVATION
— 5364 —	NEW FINISH OF ROAD ELEVATION	— 5189 —	NEW TOP OF WALL ELEVATION
— 5365 —	NEW TOP OF ASPHALT ELEVATION	— 5190 —	NEW FINISH FLOOR ELEVATION
— 5366 —	NEW TOP OF SIDEWALK ELEVATION	— 5191 —	NEW FINISH FLOOR ELEVATION
— 5367 —	BRIDGE		

**UTILITY PRECAUTIONS**  
 THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES IN PLANNING AND CONDUCTING EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

**CONSTRUCTION NOTES:**

- ① INSTALL 8-2' WIDE SIDEWALK CULVERTS PER CITY STANDARD DRAWING 2236.
- ② INSTALL 4' WIDE CONCRETE CHANNEL PER CITY STANDARD DRAWING 2260.
- ③ INSTALL 2' WIDE ALLEY GUTTER PER CITY STANDARD DRAWING 2415A.
- ④ INSTALL RETAINING WALL, HEIGHT VARIES, SEE STRUCTURAL DRAWING FOR DETAILS.

GRAPHIC SCALE  
 0 10 20 30 40  
 (IN FEET)  
 1 inch = 20 ft.

UNIVERSITY OF PHOENIX  
 GRADING AND DRAINAGE PLAN  
 PASADENA AVENUE AND I-25

APPLIED ENGINEERING AND SURVEYING, INC.  
 ENGINEERS AND PLANNERS

DATE/REVISIONS  
 2

## DRAINAGE CALCULATIONS

### DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE UNIVERSITY OF PHOENIX SITE LOCATED AT THE SOUTHWEST CORNER OF I-25 FREEWAY FRONTAGE ROAD AND PASADENA AVENUE NE, ALBUQUERQUE, NEW MEXICO GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON

- 1 DRAINAGE CALCULATIONS
- 2 VICINITY MAP (B-18)
- 3 FLOOD INSURANCE RATE MAP 35001C0129 D

### EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP THE SITE IS LOCATED APPROXIMATELY 30 FEET WEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF THE I-25 FREEWAY FRONTAGE ROAD AND PASADENA AVENUE NE. (SEE ATTACHED VICINITY MAP B-18) THE PARCEL'S LEGAL DESCRIPTION IS LOTS 10, 11, 12, 13, BLOCK 3 NORTH ALBUQUERQUE ACRES TRACT A, UNIT B. THE PROPERTY IS BOUNDED ON THE NORTH BY PASADENA AVENUE NE, TO THE EAST BY TRACT A-1 WHICH IS UNDEVELOPED, TO THE SOUTH BY LOTS 21-23 WHICH IS UNDEVELOPED AND TO THE WEST BY LOT 9 WHICH IS ALSO UNDEVELOPED. THIS SITE CONTAINS APPROXIMATELY 3.10 ACRES AND IS CURRENTLY UNDEVELOPED WITH NATURAL VEGETATION.

THE SITE CURRENTLY DRAINS FROM EAST TO WEST AT APPROXIMATELY 3% SLOPE. STREET FRONTAGE ON PASADENA AVENUE NE HAS NO PAVING AND IS CURRENTLY UNDEVELOPED. THE I-25 FREEWAY FRONTAGE ROAD TO THE EAST IS BUILT TO PERMANENT NEW MEXICO HIGHWAY STANDARDS.

THE SITE IS LOCATED ON FIRM MAP 35001C0129 D AS SHOWN ON THE ATTACHED DRAWING. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.

THE SITE LIES WITHIN AN AREA OF A MASTER DRAINAGE PLAN THAT WAS PREPARED FOR THE CITICOPP SITE, DATED MAY 1996, FILE B17/D3. PASADENA AVENUE NE IS PAVED WITH HALF A STREET SECTION AND CONTAINS A 42" STORM DRAIN APPROXIMATELY 1200 FEET WEST OF THIS SITE. THIS SITE COMPLIES WITH THE REQUIREMENTS OF THIS MASTER DRAINAGE PLAN.

### PROPOSED CONDITIONS

AS SHOWN BY THE GRADING PLAN PREPARED FOR THIS SITE, THE INTENT IS TO CONSTRUCT A NEW BUILDING FOR AN ADULT EDUCATIONAL FACILITY AND APPROXIMATELY 267 PAVED PARKING SPACES AND ASSOCIATED LANDSCAPING TO MEET CITY ZONING REQUIREMENTS.

THE PROPOSED DRAINAGE MANAGEMENT PLAN FOR THIS SITE BASIN "A" IS TO FREE DISCHARGE THIS SITE TOWARDS THE NORTHWEST CORNER OF THE SITE AND INTO PASADENA AVENUE NE WITH A SIDEWALK CULVERT SYSTEM. THE IMPROVEMENTS FOR THIS SITE WILL ALSO INCLUDE CONSTRUCTION OF A 1200 FOOT LONG, 24 FOOT WIDE TEMPORARY PAVED ROADWAY SECTION IN PASADENA AVENUE NE AND WILL CONNECT INTO THE EXISTING PERMANENT HALF STREET SECTION OF PASADENA AVENUE NE APPROXIMATELY 1200 FEET WEST OF THIS SITE. THIS WILL ALSO INCLUDE CONSTRUCTION OF A NEW INLET WHERE THE TEMPORARY STREET MEETS THE PERMANENT STREET SECTION OF PASADENA AVENUE NE. (THESE IMPROVEMENTS WERE AGREED TO AT A MEETING WITH BRAD BINGHAM ON 05/04/07 AS PART OF THIS DEVELOPMENT.)

BASIN B ON THE EAST SIDE OF THIS SITE WHICH CONSIST OF A PORTION OF TRACT "A-1" AND I-25 FRONTAGE ROAD WILL FREE DISCHARGE INTO THIS SITE BOTH FOR THE UNDEVELOPED AND FOR THE FUTURE DEVELOPED CONDITIONS OF TRACT "A-1". A SIDEWALK CULVERT WILL BE PROVIDED ON THE EAST BOUNDARY AS PART OF THIS DEVELOPMENT TO ADDRESS THESE OFFSITE FLOWS.

BASIN C ON THE NORTH SIDE OF THIS SITE WILL CONSIST OF THE FRONTAGE PORTION OF HALF OF PASADENA AVENUE CONSTRUCTED TO PERMANENT CITY STANDARDS AND WILL DRAIN TO THE WEST USING THE TEMPORARY PAVEMENT SECTION OF PASADENA AVENUE NE.

THE CALCULATIONS THAT APPEAR HEREON ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

### DOWNSTREAM CAPACITY

BASED ON A REVIEW OF THE MASTER PLAN AND THE TEMPORARY HALF STREET IMPROVEMENTS FOR PASADENA AVENUE NE ALONG WITH THE INLET THIS WILL DRAIN INTO THE EXISTING 42" STORM DRAIN PER THE MASTER PLAN REQUIREMENTS. DOWNSTREAM CAPACITY IS NOT AN ISSUE AND FREE DISCHARGE IS APPROPRIATE FOR THIS DEVELOPMENT.

### EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO DEVELOP A STORM WATER POLLUTION PREVENTION PLAN AND COMPLETE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING CONSTRUCTION GRADING ACTIVITIES.

THE CONTRACTOR WILL ALSO BE REQUIRED TO PREPARE A SEDIMENT CONTROL PLAN REQUIRED FOR NEW MEXICO ENVIRONMENTAL DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

### OFFSITE FLOWS

BASED ON A FIELD VISIT OF THE SITE AND REVIEW OF THE TOPOGRAPHIC SURVEY OFFSITE FLOWS ENTER THIS SITE FROM THE EAST SIDE OF THIS DEVELOPMENT. BASIN B-1 ON THE EAST SIDE OF THIS SITE WHICH CONSIST OF A PORTION OF TRACT "A-1" AND I-25 FRONTAGE ROAD WILL FREE DISCHARGE INTO THIS SITE BOTH FOR THE UNDEVELOPED AND FOR THE FUTURE DEVELOPED CONDITIONS OF TRACT "A-1". A SIDEWALK CULVERT WILL BE PROVIDED ON THE EAST BOUNDARY AS PART OF THIS DEVELOPMENT TO ADDRESS THESE OFFSITE FLOWS.

### DRAINAGE CALCULATIONS

- 1 PRECIPITATION ZONE = 3
- 2 DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM  
6-HOUR = 2.60 INCHES  
24-HOUR = 3.10 INCHES  
10 DAY = 4.90 INCHES
- 3 PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9  
Q = 1.87 CFS/ACRE SOIL UNCOMPACTED "A"  
Q = 2.60 CFS/ACRE LANDSCAPED "B"  
Q = 3.45 CFS/ACRE COMPACTED SOIL "C"  
Q = 5.02 CFS/ACRE IMPERVIOUS AREA "D"  
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES
- 4 EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8  
E = 0.64 INCHES SOIL UNCOMPACTED "A"  
E = 0.92 INCHES LANDSCAPED "B"  
E = 1.29 INCHES COMPACTED SOIL "C"  
E = 2.36 INCHES IMPERVIOUS AREA "D"

### 5 EXISTING CONDITIONS ONSITE

BASIN "A" AREA = 3.10 ACRES  
TOTAL UNCOMPACTED AREA (UNDISTURBED) = 3.10 ACRES  
TREATMENT "A" = 100%  
Q (EXISTING-6HR) = (1.87 X 3.10) = 5.79 CFS - EXISTING SHEET FLOW RATE  
V (EXISTING-6HR) = (0.66 X 3.10) / 12 = 0.17 AC-FT - EXISTING SHEET FLOW VOLUME

BASIN "B" AREA = 0.95 ACRES  
TOTAL UNCOMPACTED AREA (UNDISTURBED) = 0.49 ACRES  
TREATMENT "A" = 0.49 AC  
IMPERVIOUS AREA OF I-25 FRONTAGE ROAD - ASPHALT PAVING = 0.26 AC  
TREATMENT "D" = 0.26 AC  
Q (EXISTING-6HR) = (1.87 X 0.49) + (5.02 X 0.26) = 2.59 CFS EXISTING FLOW  
V (EXISTING-6HR) = [(0.66 X 0.49) + (2.36 X 0.26)] / 12 = 0.09 AC-FT EXISTING RUNOFF VOLUME

BASIN "C" AREA = 1/2 PASADENA DRIVE NE = 0.59 ACRES  
TOTAL UNCOMPACTED AREA (UNDISTURBED) = 0.59 ACRES  
TREATMENT "A" = 100%  
Q (EXISTING-6HR) = (1.87 X 0.59) = 1.10 CFS - EXISTING SHEET FLOW RATE  
V (EXISTING-6HR) = (0.66 X 0.59) / 12 = 0.03 AC-FT - EXISTING SHEET FLOW VOLUME

### 6 PROPOSED CONDITIONS ONSITE

BASIN "A-1" AREA = 2.31 ACRES  
LANDSCAPED AREA PROPOSED  
TREATMENT "B" AREA = 13.9395F = 0.32 AC  
IMPERVIOUS AREA PROPOSED  
PARKING, SIDEWALK AND BUILDING AREA  
TREATMENT "D" AREA = 2.31 - 0.32 AC = 1.99 AC  
Q (PROPOSED-6HR) = (2.60 X 0.32) + (5.02 X 1.99)  
= 10.82 CFS PROPOSED ONSITE FLOW  
V (PROPOSED-6HR) = [(0.92 X 0.32) + (2.36 X 1.99)] / 12 X 43.560  
= 11.17 CFS = 0.42 AC-FT PROPOSED RUNOFF VOLUME

BASIN "A-2" AREA = 0.75 ACRES  
LANDSCAPED AREA PROPOSED  
TREATMENT "B" AREA = 4.7845F = 0.11 AC  
IMPERVIOUS AREA PROPOSED  
PARKING, SIDEWALK AND BUILDING AREA  
TREATMENT "D" AREA = 0.75 - 0.11 AC = 0.64 AC  
Q (PROPOSED-6HR) = (2.60 X 0.11) + (5.02 X 0.64)  
= 3.50 CFS PROPOSED ONSITE FLOW  
V (PROPOSED-6HR) = [(0.92 X 0.11) + (2.36 X 0.64)] / 12 X 43.560  
= 5.85 CFS = 0.13 AC-FT PROPOSED RUNOFF VOLUME

BASIN "B" AREA = 0.95 ACRES  
IMPERVIOUS AREA - FUTURE TRACT A-1  
PARKING, SIDEWALK AND BUILDING AREA  
TREATMENT "D" AREA - FUTURE TRACT A-1  
= 85% X 0.57 AC = 0.48 AC  
I-25 FRONTAGE ROAD - ASPHALT PAVING = 0.26 AC  
LANDSCAPED AREA PROPOSED  
TREATMENT "B" AREA = (15% X 0.57 AC) + (0.38 AC - 0.26 AC) = 0.21 AC  
Q (PROPOSED-6HR) = (2.60 X 0.21) + (5.02 X (0.48 + 0.26))  
= 4.26 CFS PROPOSED ONSITE FLOW  
V (PROPOSED-6HR) = [(0.92 X 0.21) + (2.36 X 0.74)] / 12 X 43.560  
= 2.92 CFS = 0.07 AC-FT PROPOSED RUNOFF VOLUME

BASIN "C" AREA = 1/2 PASADENA DRIVE NE = 0.63 ACRES  
LANDSCAPED AREA PROPOSED  
TREATMENT "B" AREA = 3.9205F = 0.09 AC  
IMPERVIOUS AREA PROPOSED  
PARKING, SIDEWALK AND BUILDING AREA  
TREATMENT "D" AREA = 0.63 - 0.09 AC = 0.54 AC  
Q (PROPOSED-6HR) = (2.60 X 0.09) + (5.02 X 0.54)  
= 2.94 CFS PROPOSED ONSITE FLOW  
V (PROPOSED-6HR) = [(0.92 X 0.09) + (2.36 X 0.54)] / 12 X 43.560  
= 4.92 CFS = 0.11 AC-FT PROPOSED RUNOFF VOLUME

7 SIZE RUNDOWN AT NORTHWEST CORNER OF SITE FOR BASIN "A-1"  
Q (PROPOSED-6HR) = BASIN "A-1" + BASIN "B"  
Q (PROPOSED-6HR) = 10.82 + 4.26 CFS = 15.08 CFS

CHECK WEIR CAPACITY  
Q (CAPACITY) = C X L X H<sup>3/2</sup>  
L = Q / C X H<sup>3/2}</sup>  
Q = 15.08 CFS, H = 0.5 FEET, C = 3  
L = 15.08 / (3 X 0.5<sup>3/2</sup>) = 2.45 FEET  
14 FEET WIDTH REQUIRED, USE 16 FEET OPENING - OK

8 SIZE RUNDOWN AT EAST SIDE OF SITE FOR BASIN "B"  
Q (PROPOSED-6HR) = BASIN "B"  
Q (PROPOSED-6HR) = 4.26 CFS = 4.26 CFS

CHECK WEIR CAPACITY  
Q (CAPACITY) = C X L X H<sup>3/2</sup>  
L = Q / C X H<sup>3/2</sup>  
Q = 4.26 CFS, H = 0.5 FEET, C = 3  
L = 4.26 / (3 X 0.5<sup>3/2</sup>) = 4.01 FEET  
4.01 FEET WIDTH REQUIRED, USE 4 FEET OPENING - OK

9 SIZE TEMPORARY STREET SECTION FOR PASADENA AVENUE  
Q (PROPOSED-6HR) = BASIN "A-1" + BASIN "A-2" + BASIN "B" + BASIN "C"  
Q (PROPOSED-6HR) = 10.82 + 3.50 + 4.26 + 2.94 CFS = 21.52 CFS  
AVERAGE SLOPE FOR APPROXIMATELY 1200 FEET WEST = 2.5%  
CITY DPM PLATE 22.3 D-2 FOR 40' STREET SECTION  
STREET DEPTH AT CURB = 0.49', USE 0.5' (6") CURB HEIGHT

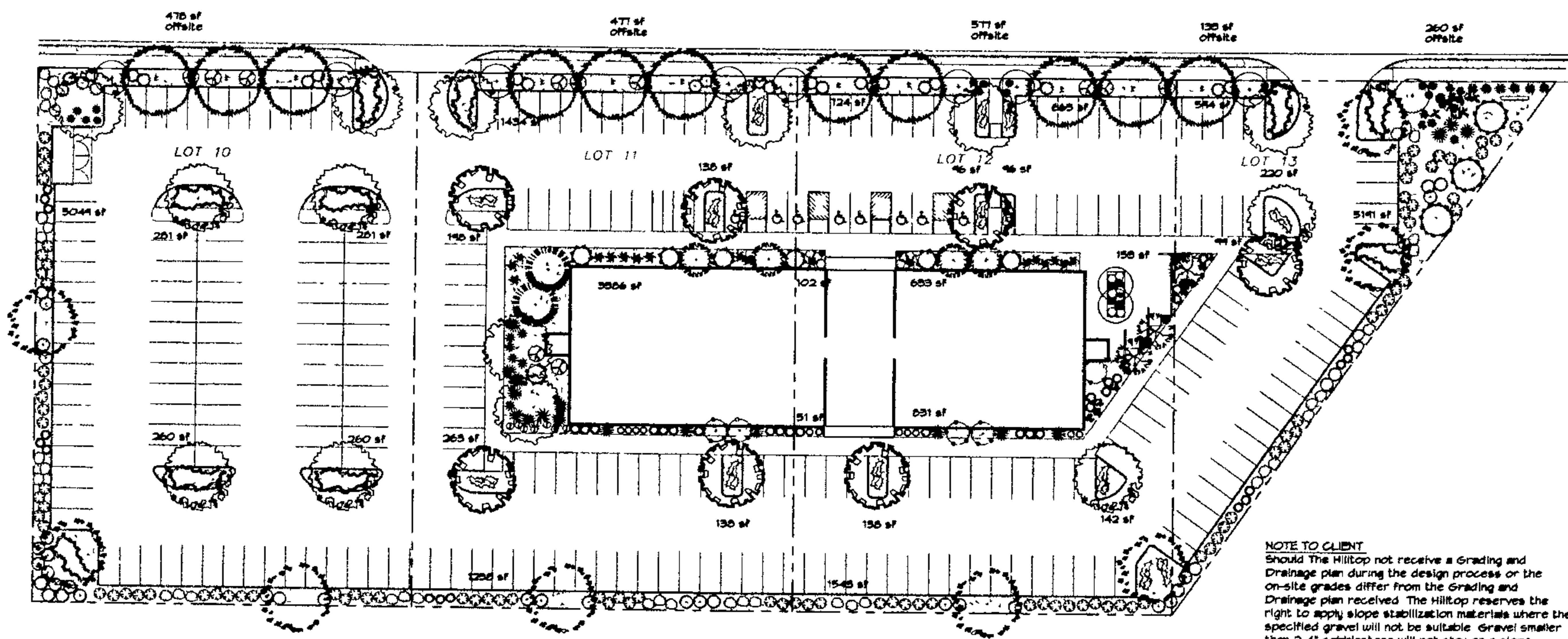
10 ANALYSIS POINT "A" ON PASADENA AVENUE PERMANENT CONDITION  
BASIN "NORTH PROPERTY" AREA = 8.14 ACRES  
LANDSCAPED AREA FUTURE (USE SAME PERCENT AS BASIN A-1)  
TREATMENT "B" AREA = 14% X 8.14 AC = 1.13 AC  
IMPERVIOUS AREA FUTURE (USE SAME PERCENT AS BASIN A-1)  
PARKING, SIDEWALK AND BUILDING AREA  
TREATMENT "D" AREA = 84% X 8.14 AC = 7.00 AC  
Q (PROPOSED-6HR) = (2.60 X 1.13) + (5.02 X 7.00)  
= 38 CFS FUTURE NORTH PROPERTY ONSITE FLOW

OFFSITE FLOW THROUGH CULVERT UNDER I-25 = 41.7 CFS  
UNIVERSITY OF PHOENIX DEVELOPMENT = 10.82 + 3.50 + 4.26 + 2.94 CFS  
UNIVERSITY OF PHOENIX DEVELOPMENT = 21.52 CFS  
ANALYSIS POINT "A" FUTURE FLOW RATE = 38 + 41.7 + 21.52 CFS  
ANALYSIS POINT "A" FUTURE FLOW RATE = 101.2 CFS

11 SIZE PERMANENT STREET SECTION FOR PASADENA AVENUE AND DETERMINE IF STORM DRAIN NEEDS TO BE EXTENDED  
ANALYSIS POINT "A" FUTURE FLOW RATE = 101.2 CFS  
AVERAGE SLOPE FOR APPROXIMATELY 1200 FEET WEST = 2.5%  
CITY DPM PLATE 22.3 D-2 FOR 40' STREET SECTION  
STREET DEPTH AT CURB = 0.63' < 0.87' OK, NO STORM DRAIN REQUIRED TO BE EXTENDED TO ANALYSIS POINT "A"



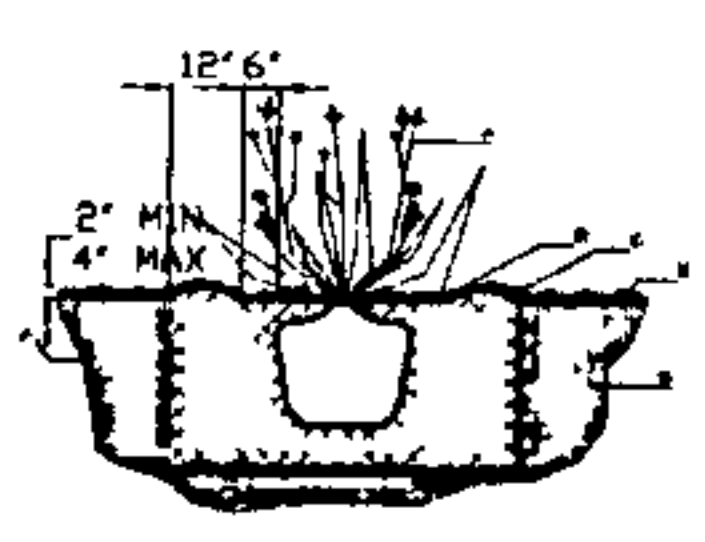
FILE	<b>UNIVERSITY OF PHOENIX DRAINAGE CALCULATIONS PASADENA AVENUE AND I-25</b>	DATE: 11-18-08
	APPLIED ENGINEERING AND SURVEYING, INC. ENGINEERS AND PLANNERS	SHEET NUMBER <b>3</b>
APR 08 08:00 AM 1000 N. 19th St., Suite 1000 Phoenix, AZ 85016 Phone: 602.955.2211 Fax: 602.955.2212		



**PLANT LEGEND**

- CHINESE PISTACHE (M) 8  
*Pistacia chinensis*  
2' Cal
- SHUMARD OAK (M) 11  
*Quercus shumardi*  
2' Cal
- CHITALPA (M) 7  
*Chilopsis x Catalpa*  
2' Cal
- COMMON HACKBERRY (M) 8  
*Celtis occidentalis*  
2' Cal
- KENTUCKY COFFEE TREE (M) 8  
*Gymnocladia dioica*  
2' Cal
- AUSTRIAN PINE (M) 2  
*Pinus nigra*  
6'-8'
- NEW MEXICO OLIVE (L) 11  
*Forstiera nomenclata*  
15 Gal 225sf
- WASHINGTON HAWTHORN (M+) 4  
*Crataegus phaeopyrum*  
15 Gal
- DESERT YELLOWS (L) 5  
*Chilopsis linearis*  
15 Gal 225sf
- VITEX (M) 5  
*Vitex agnus-castus*  
15 Gal 225 sf
- DESSERT ACCENTS
  - BANANA YUCCA (L) 1  
*Yucca beccata*  
25 sf
  - RED YUCCA (L) 6  
*Hesperaloe parviflora*  
5 Gal 4sf
  - PRICKLY PEAR (L) 5  
*Opuntia macrocentra*  
4 sf
  - BEARGRASS (L+) 17  
*Nothola microcarpa*  
5 Gal 26sf
  - BLUE SOTOL (L) 1  
*Dasylirion wheeleri*  
5 Gal 4sf
- SHRUBS/ORNAMENTAL GRASSES
  - FIVE GAL
    - BIRD OF PARADISE (L) 5  
*Cassipoula gilliesii*  
5 Gal 100sf
    - LITTLELEAF SUMAC (L+) 7  
*Rhus microphylla*  
5 Gal 81sf
    - SNOWBERRY (M) 27  
*Symphoricarpos alba*  
5 Gal 36sf
    - RUSSIAN SAGE (M) 57  
*Perovskia atriplicifolia*  
5 Gal 36sf
    - MAIDENRASS (M) 18  
*Miscanthus sinensis*  
5 Gal 16sf
  - ONE GAL
    - CHAMISA (L) 98  
*Chrysothamnus nauseosus*  
1 Gal 25sf
    - POPE CASTLE SAGE (L+) 42  
*Artemisia x Fovis Castle*  
1 Gal 25sf
    - TURPENTINE BUSH (L+) 50  
*Eriogonum fasciculatum*  
1 Gal 16sf
    - DEER GRASS (M) 6  
*Muhlenbergia rigens*  
1 Gal 16sf
    - AUTUMN SAGE (M) 19  
*Salvia greggii*  
1 Gal 4sf
    - LAVENDER (M) 11  
*Levamisula angustifolia*  
1 Gal 4sf
    - MEDIUM NATIVE GRASSES 6  
INCLUDES BUT NOT LIMITED TO  
SAND LOVEGRASS AND  
LITTLE BLUESTEM  
1 Gal 4sf
    - BLUE AVENACAT GRASS (M) 14  
*Heteropogon sempervirens*  
1 Gal 4sf
    - THREADGRASS (M) 27  
*Stipa tenuissima*  
1 Gal 4sf

**NOTE TO CLIENT**  
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1 if the grades are greater than what was originally designed we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel to stabilize the slope. All vegetative material shall remain per plan.



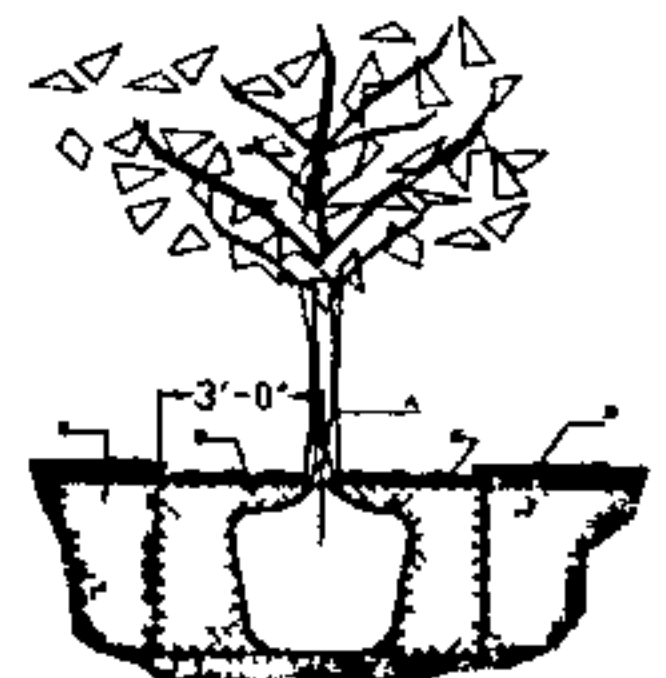
**GENERAL NOTES:**

- 1 THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT

**CONSTRUCTION NOTES:**

- A SHRUB
- B BACKFILL WITH EXISTING SOIL
- C BARK BERM AROUND WATER RETENTION BASIN
- D 4" DEPTH OF BARK MULCH
- E FINISH GRADE
- F UNDISTURBED SOIL

**SHRUB PLANTING DETAIL NTS**



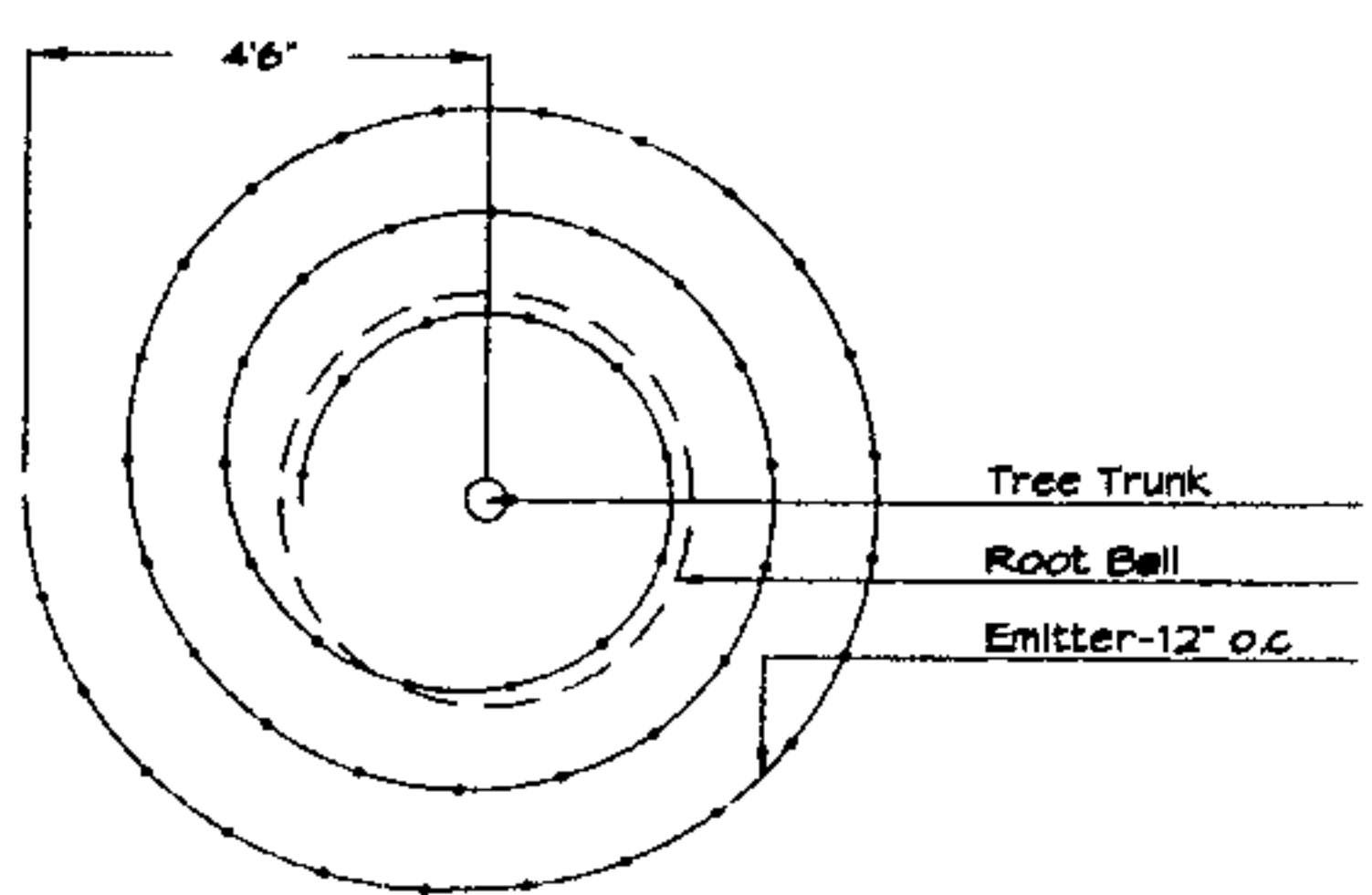
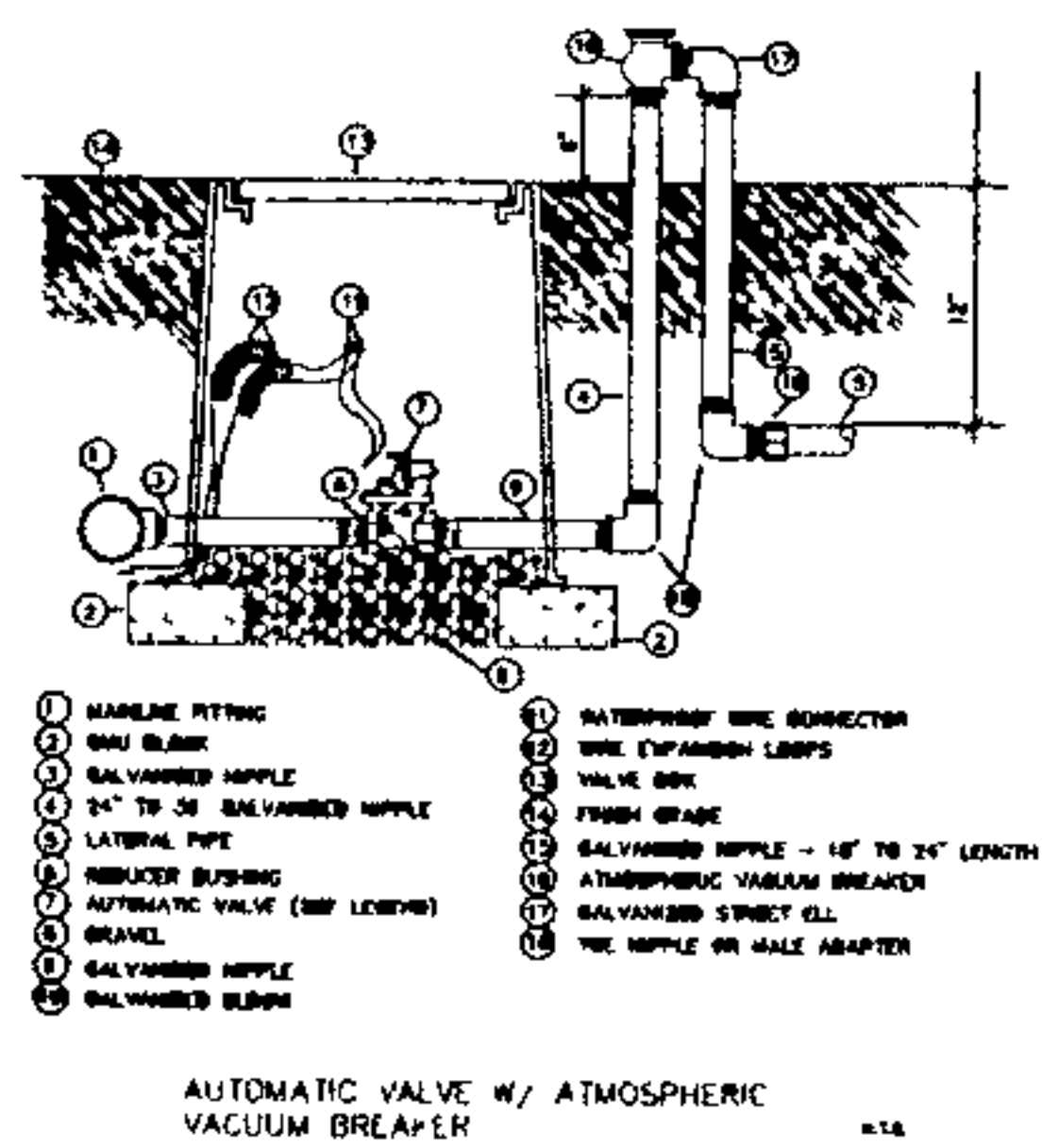
**GENERAL NOTES:**

- 1 ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING
- 2 TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL
- 3 PRIOR TO BACKFILLING TREE ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT
- 4 PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL

**CONSTRUCTION NOTES:**

- A TREE
- B BACKFILL WITH EXISTING SOIL
- C 4" DEPTH OF BARK MULCH
- D TURF AT FINISH GRADE
- E UNDISTURBED SOIL

**TREE PLANTING DETAIL NTS**



**Netafim Spiral Detail**

**LANDSCAPE NOTES**

Landscape maintenance shall be the responsibility of the Property Owner  
It is the intent of this plan to comply with the City of Albuquerque Meter Conservation Landscaping and Meter Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Meter Conservation Landscaping and Meter Waste Ordinance  
Meter management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code Street Tree Ordinance, Pollen Ordinance and Meter Conservation Landscaping and Meter Waste Ordinance. In general water conservative environmentally sound landscape principles will be followed in design and installation.  
Plant beds shall achieve 75% live ground cover at maturity  
Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed

**IRRIGATION NOTES**

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.  
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.  
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.  
Location of controller to be field determined and power source for controller to be provided by others.  
Irrigation maintenance shall be the responsibility of the Property Owner.  
Meter and Power source shall be the responsibility of the Developer/Builder.

**PARKING LOT TREE REQUIREMENTS**

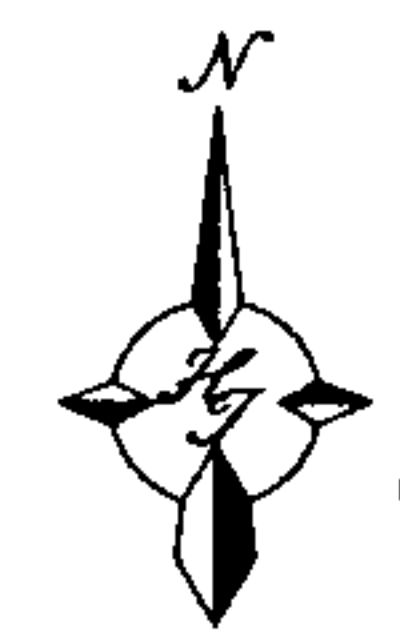
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:  
1 Shade tree per 10 spaces  
Required = 27 Provided = 27

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	135105	square feet
TOTAL BUILDINGS AREA	16000	square feet
OFFSITE AREA	1925	square feet
NET LOT AREA	119105	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	17866	square feet
TOTAL BED PROVIDED	24204	square feet
GROUNDCOVER REQ	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	18153	square feet
TOTAL GROUNDCOVER PROVIDED	19061 (79%)	square feet
TOTAL SOD AREA (max 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	26129 (22%)	square feet

- GROUNDCOVERS**
- GREYLEAF COTONEASTER (M) 50  
*Cotoneaster burkii*  
5 Gal 81sf  
Symbol indicates 3 plants
  - SANTA FE BROWN GRAVEL WITH FILTER FABRIC

- HARDSCAPES**
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC



**GRAPHIC SCALE**



CLAUDIO VIGIL ARCHITECTS & CONTRACTORS  
Cont Lic #26458  
7909 Edith N.E.  
Albuquerque NM 87184  
Ph (505) 898-9680  
Fax (505) 898-7737  
cm@hilltoplandscaping.com  
All work is done in accordance with the City of Albuquerque and the State of New Mexico. This is an original design and shall be returned to the client upon completion. This document is not to be used for any other project without the written consent of Claudio Vigil Architects.

**CLAUDIO VIGIL ARCHITECTS**

1801 Rio Grande Boulevard, N.  
Albuquerque, New Mexico  
Phone: (505) 842-1113  
Fax: (505) 842-1330

**OWNERSHIP OF INSTRUMENTS OF SERVICE**  
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. in an instrument of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright therein.

**CONSULTANTS**

**PROFESSIONAL SEAL**



**UNIVERSITY OF PHOENIX**  
ADULT EDUCATIONAL FACILITY  
BALLOON FIESTA AVE.  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER	0630
DRAWING FILE	
DRAWN BY	RM
CHECK BY	C
COPYRIGHT	CLAUDIO VIGIL ARCHITECTS 2009
DATE	4/30

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER  
11



**CLAUDIO VIGIL ARCHITECTS**

1601 Rio Grande Boulevard, N.W.  
Albuquerque, New Mexico  
Phone: (505) 842-1113  
Fax: (505) 842-1330

**OWNERSHIP OF INSTRUMENTS OF SERVICE**  
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Analysis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Analysis P.C., Claudio Vigil Architect shall retain all statutory and other law including the copyright.

**CONSULTANTS**

**PROFESSIONAL SEAL**



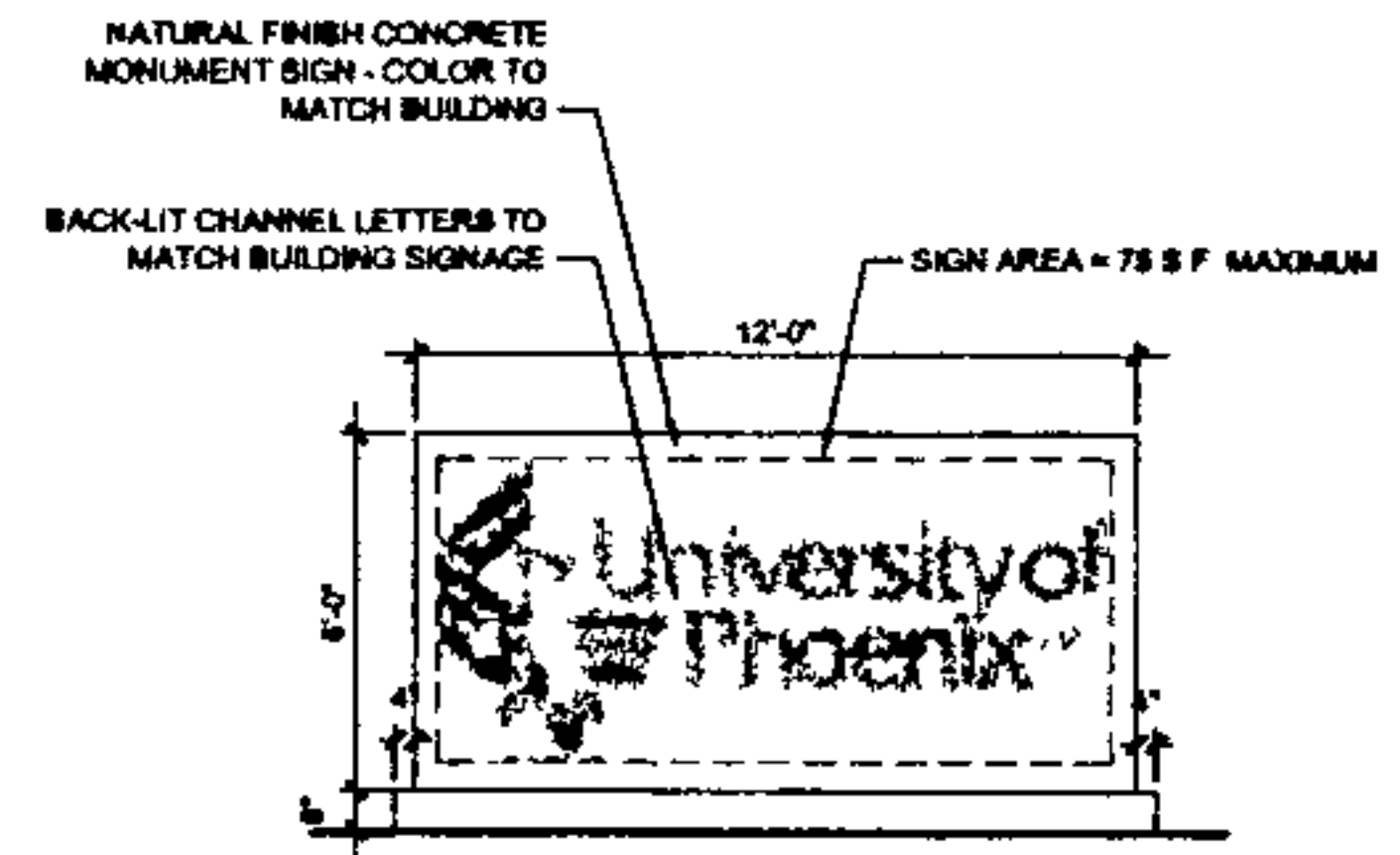
**UNIVERSITY OF PHOENIX  
ADULT EDUCATIONAL FACILITY  
BALLOON PIER  
ALBUQUERQUE, N M CO**

MARK	DATE	DESCRIPTION

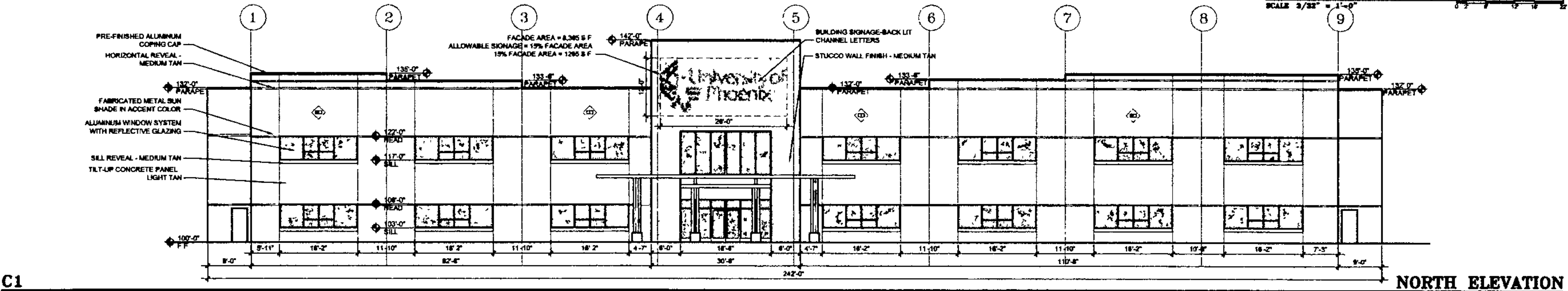
PROJECT NUMBER: 06300  
DRAWING FILE: PWR  
DRAWN BY: PWR  
CHECK BY:  
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2008  
DATE: MAY 23, 2007

**SHEET TITLE  
ELEVATIONS**

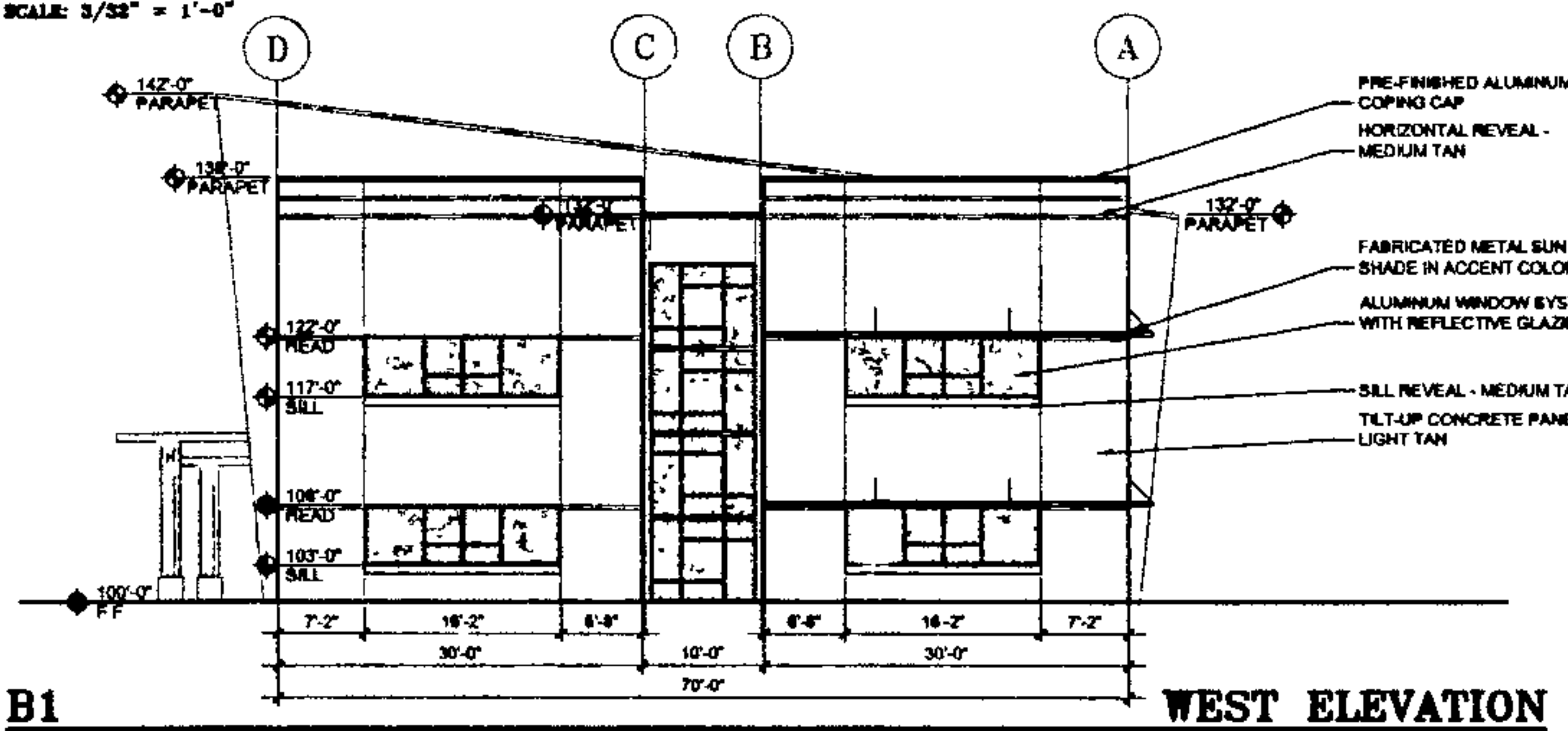
**SHEET NUMBER  
A-201**



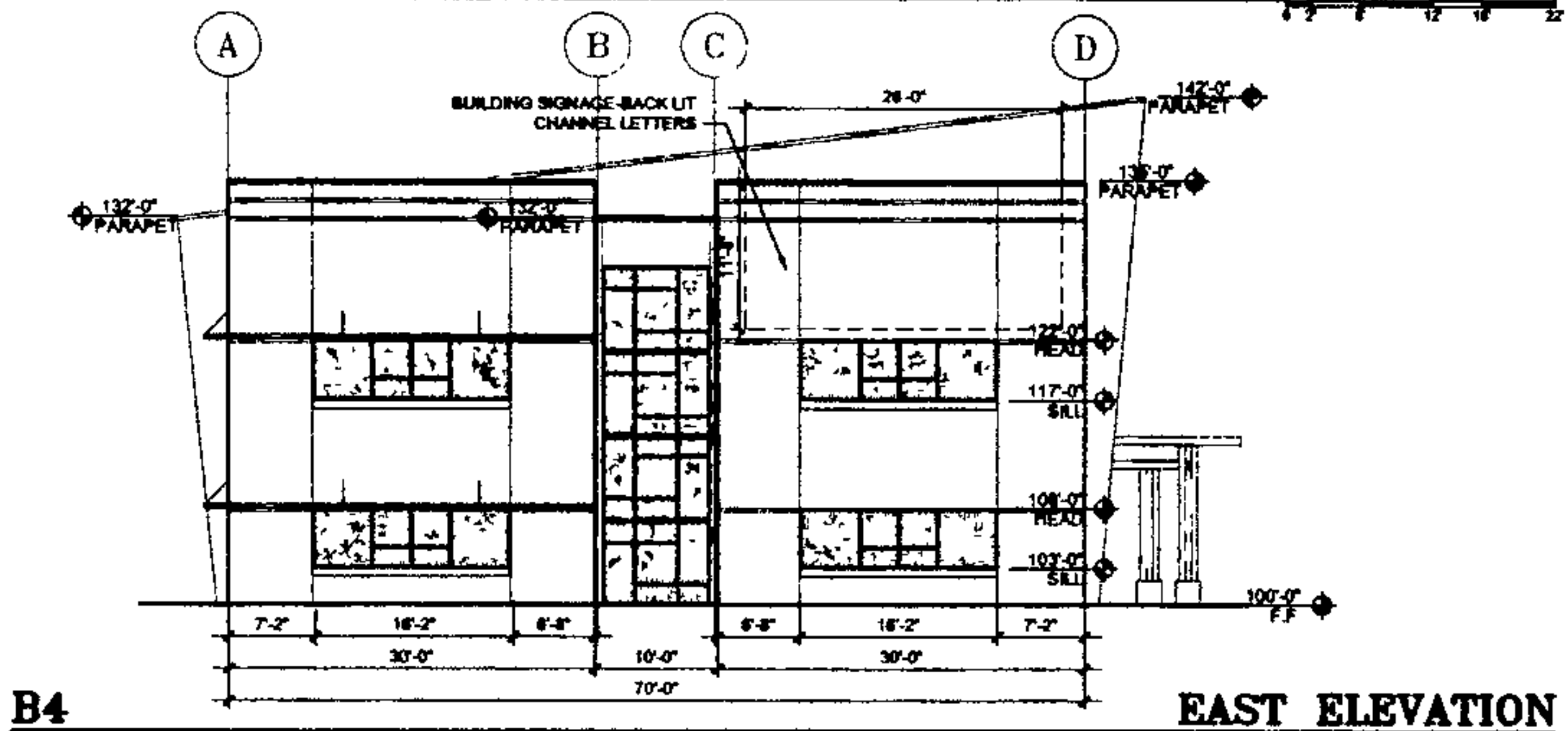
**C1 MONUMENT SIGN**  
SCALE: 3/32" = 1'-0"



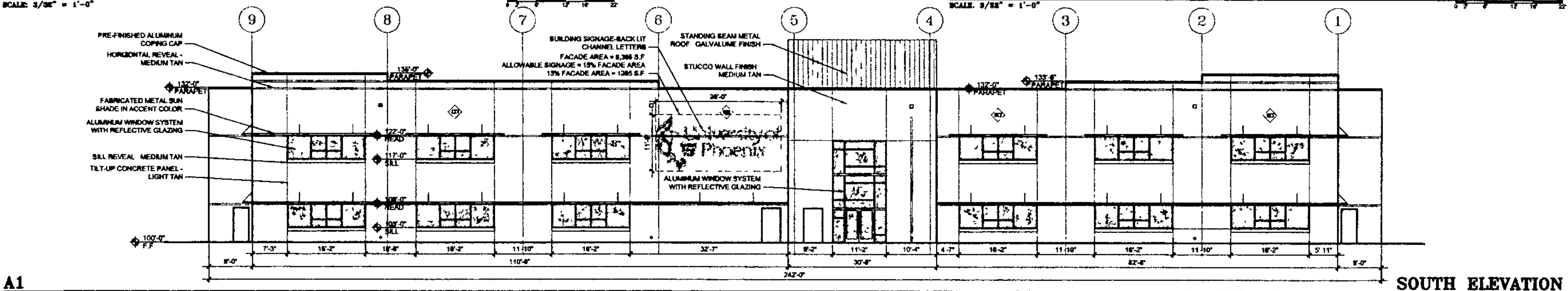
**C1 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**B1 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**B4 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**A1 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



#9

# City of Albuquerque Planning Department

## One Stop Shop - Development and Building Services

05/22/2007 Issued By: PLNABG

**Permit Number:** 2007 070 006

**Application Number:** 07DRB-70006, Minor - Sdp For Building Permit

**Address:**

**Location Description:** PASADENA NE BETWEEN INTERSTAE 25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE

**Project Number:** 1005498

**Applicant**  
Mart-Nair, Llc

**Agent / Contact**  
Claudio Vigil Architects  
Phil Robinson

### Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$385.00
<b>TOTAL:</b>		<b>\$405.00</b>

5/22/2007 10:41AM LOC: ANRX  
 RECEIPT# 00076994 WS# 006 TRANS# 0005  
 Account 441006 Fund 0110  
 Activity 4983000 TRSCCS  
 Trans Amt \$405.00  
 J24 Misc \$385.00  
 CK \$405.00  
 CHANGE \$0.00

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

5/22/2007 10:41AM LOC: ANRX  
 RECEIPT# 00076993 WS# 006 TRANS# 0005  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans Amt \$405.00  
 J24 Misc \$20.00

Thank You

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: MART-NAIR, LLC PHONE: \_\_\_\_\_  
 ADDRESS: 7451 PAN AMERICAN FREEWAY NE FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in Site: OWNERS List all owners: \_\_\_\_\_  
 AGENT (if any): Surv-Tek, Inc PHONE: 897-3366  
 ADDRESS: 9384 Valley View Drive NW FAX: 897-3377  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: MINOR PLAT PROCEDURE TO COMBINE 4 LOTS INTO 1 LOT AND DEDICATE ADDITIONAL R/W

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

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

Lot or Tract No. LOTS 10 THRU 12 AND PORTION OF LOT 13 Block: 3 Unit: \_\_\_\_\_  
 Subdv. / Adn. TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
 Current Zoning: IP Proposed zoning: SAME  
 Zone Atlas pages(s) B-18 No. of existing lots: 4 No. of proposed lots: 1  
 Total area of site (acres): 3.5538 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city Limits? Yes.  No, (but site is within 5 miles of the city limits.)  Within 1000FT of a landfill? N/A  
 UPC No. \_\_\_\_\_ MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: PASADENA AVENUE NE  
 Between: INTERSTATE 25 and SAN MATEO BLV NE

**CASE HISTORY:**

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

1005498

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

SIGNATURE \_\_\_\_\_ DATE 5.21.07  
 (Print) RUSS HUGG Applicant  Agent

**FOR OFFICIAL USE ONLY**  
3/04

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB</u> - <u>70001</u>	<u>PIF</u>	<u>5(3)</u>	<u>\$ 215.<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.<sup>00</sup></u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>May 30, 2007</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 235.<sup>00</sup></u>

Cynthia Garcia 5/21/07  
 Planner signature / date

Project # 1005498

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed** Pre-Annexation Agreement if Annexation required.
- \_\_\_ Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year

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

Russ Hugg  
 Applicant name (print)  
[Signature]  
 Applicant signature / date  
 Form revised 11/04



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

Application case numbers  
 07 DRB - 70001

[Signature] - 5/11/07  
 Planner signature / date  
**Project # 1005498**



# **SURV** **TEK**, INC.

---

## **Consulting Surveyors**

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

May 15, 2007

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

Attention: Sheran Matson, Chair

RE: Lots 10 thru 12; a Portion of Lot 13, Block 3, Tract A, Unit B, North Albuquerque Acres; Together with a Southerly Portion of Pasadena Avenue N.E. City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page B-18. (To be known as Lot 10-A, Block 3, Tract A, Unit B, North Albuquerque Acres)

Dear Ms. Matson,

The owners of the above captioned property, Mart-Nair, LLC are hereby filing application with the City of Albuquerque Development Review Board for Minor Preliminary/Final Plat approval to combine Four (4) existing lots into One (1) lot and dedicate additional public right of way for Pasadena Avenue N.E.

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

Sincerely,



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

May 14, 2007

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

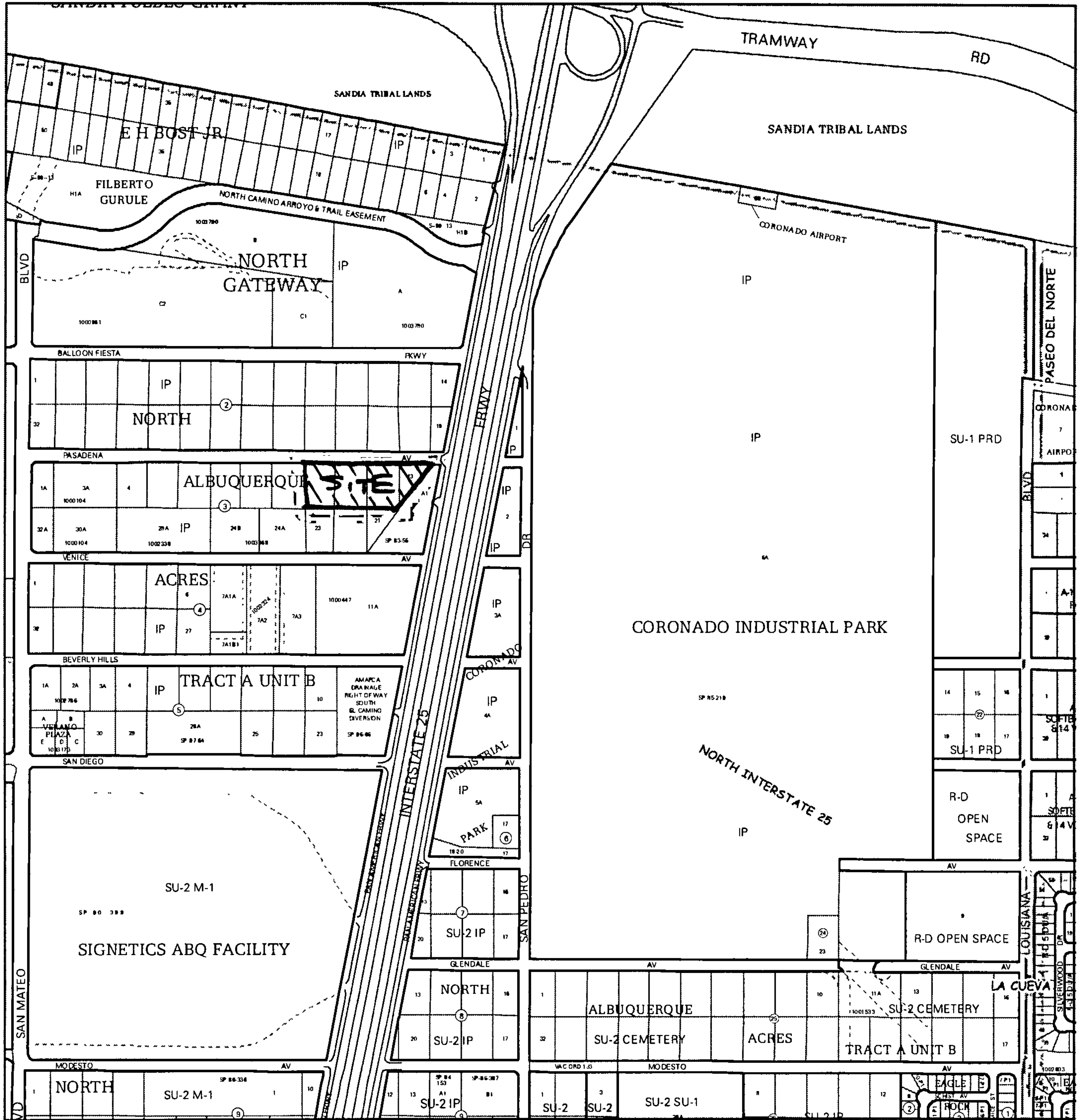
By this letter, we hereby authorize you to act as agent on our behalf for the purpose of replatting of Lots 10 thru 12; a Portion of Lot 13, Block 3, Tract A, Unit B, North Albuquerque Acres; Together with a Southerly Portion of Pasadena Avenue N.E., City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

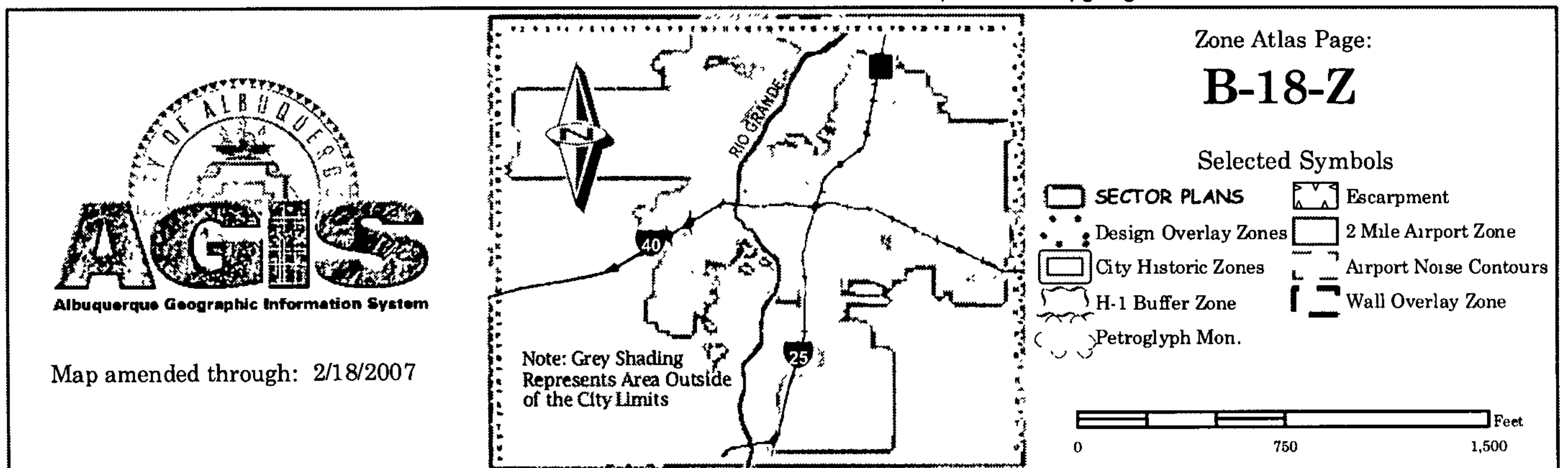
Sincerely,

*Mart-Nair Investment. LLC*

  
Ted Martinez, Managing member



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



**City of Albuquerque Planning | Department**  
**One Stop Shop – Development and Building Services**

05/21/2007 Issued By: PLNSDH

**Permit Number:** 2007 070 001

**Project Number:** 1005498

**Project Description:** 800 PASEO VERDE RD. NE:conditional use

**Application Number:** 07DRB-70001, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** PASADENA AVE BETWEEN INTERSTATE 25 AND SAN MATEO BLVD NE

**Applicant**  
Mart-Nair, Llc

**Agent / Contact**  
Surv-Tek Inc  
Russhugg@Survtek.Com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$235.00</b>

5/21/2007 10:59AM LOC: ANNX  
 RECEIPT# 00075784 WSH# 008 TRANS# 0015  
 Account 441032 Fund 0110  
 Activity 3424000 TRSLJS  
 Trans Amt \$235.00  
 J24 Misc \$20.00

City Of Albuquerque  
 Treasury Division

Thank You

City Of Albuquerque  
 Treasury Division

5/21/2007 10:59AM LOC: ANNX  
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Thank You,

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- Sketch for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

#### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICANT INFORMATION:

NAME: L+M Asset Management PHONE: (915) 584-7100  
 ADDRESS: 5290 McNutt Rd, Ste 101 FAX: (505) 589-9800  
 CITY: Santa Teresa STATE NM ZIP 88008 E-MAIL: ccarameros@LMASSETINC.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Claudio Virgil Architects PHONE: 842-1113  
 ADDRESS: 1801 Rro Grande Blvd. FAX: 842-1338  
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: CVARCH@AOL.COM

DESCRIPTION OF REQUEST: Sketch review of replat and site development plan for building permit

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

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

Lot or Tract No. Lots 10,11,12,13 Tract A Block: 3 Unit: B  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: IP Proposed zoning: IP  
 Zone Atlas page(s): B-18 No. of existing lots: 4 No. of proposed lots: 1  
 Total area of site (acres): 3.1 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? Yes  
 UPC No. 101806519030020114 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Pasadena NE  
 Between: I-25 NE and San Mateo 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 Philip Robinson DATE 4/9/07  
 (Print) Philip Robinson Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>07DRB-00462</u>	<u>SK</u>	<u>P3</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All checklists are complete				\$ _____
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 0.00</u>

Hearing date 4-18-07

Just in case 4-9-07

Project # 1005448

**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
  - 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
  - Blue-line 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
  - Blue-line 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.

Philip Robinson

Applicant name (print)

[Signature]

Applicant signature / date

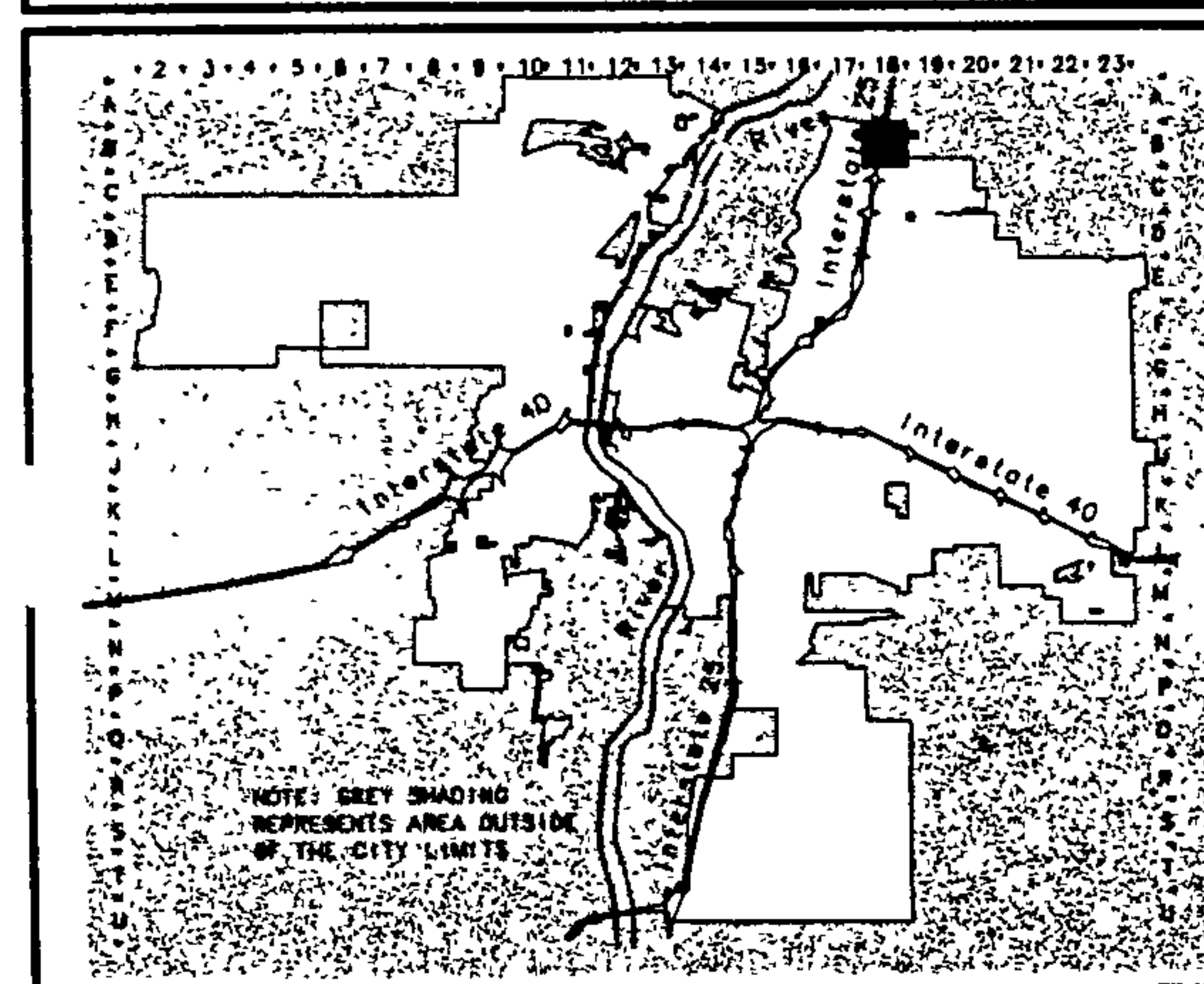
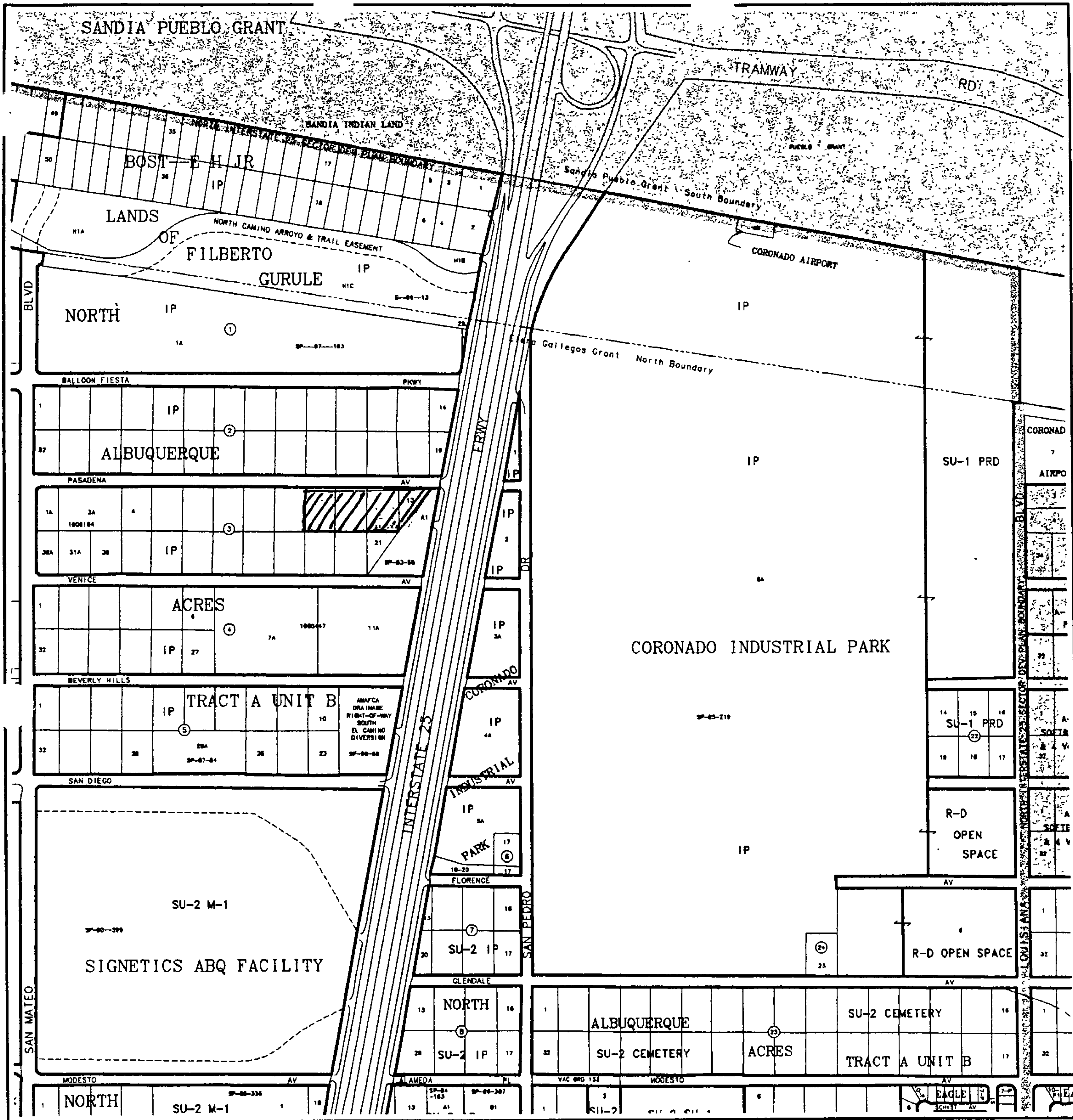


Form revised October 2004

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

Application case numbers  
07DRB - 00462  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 4-9-07  
 Planner signature / date  
**Project # 100 5448**

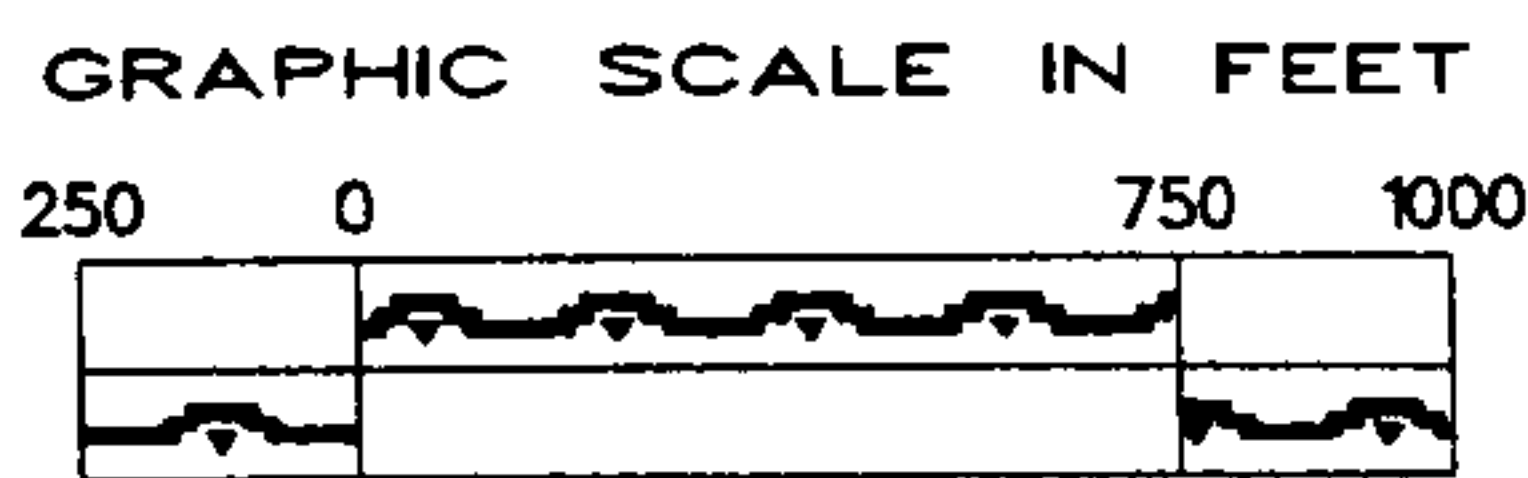


**CITY OF Albuquerque**

**Albuquerque Geographic Information System**

**PLANNING DEPARTMENT**

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**Zone Atlas Page**

**B-18-Z**

Map Amended through July 27, 2000



April 9, 2006

Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street, N.W.  
Albuquerque, NM 87102

**RE: DRB Development Review for Building Permit**

To whom it may concern,

This application is for review of a site development plan for building permit sketch plan in accordance with the North I-25 Sector Development Plan.

We propose to combine four lots into one and build a two-story administration/classroom building for the University of Phoenix. We realize that Pasadena Ave. is not improved and infrastructure improvements will be required. We would like detail on what the requirements will be for storm drains, sanitary sewer, water, paving widths, etc.

We believe the proposal is in compliance with the North I-25 Sector Development Plan design guidelines and provides the use and intentions desired by the original subdivision for this area.

Thank you for your consideration,  
Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Robinson', with a long horizontal flourish extending to the right.

Philip Robinson, AIA  
Project Architect  
Claudio Vigil Architects, Agent



**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER \_\_\_\_\_

REFERRAL # \_\_\_\_\_

SITE ADDRESS \_\_\_\_\_

LEGAL DESCRIPTION: SUBJECT TRACT LOTS 10, 11, 12, 13 Block 3,  
NORTH ALB ACRES, TRACK A, UNIT B

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 2414

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

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

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

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

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

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

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE \_\_\_\_\_

DATE: 4-9-07

FIRE DEPARTMENT INSPECTOR: Mankli

RECEIVED BY: Paul Robinson TELEPHONE: 842-1113

**NOTES**

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

WHITE - INDIVIDUAL

YELLOW - FILE