



DRB CASE ACTION LOG (SITE PLAN FOR BUILDING PERMIT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70251 (SBP) Project # 1006832

Project Name: FOUNTAIN HILLS PLAZA SUBDIVISION

Agent: CLAUDIO VIGIL ARCHITECTS Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/19/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: General comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign) 3 copies - folded

Comments Initials

Comments in file

- 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 1006832

2. **Project# 1002315**
07DRB-70216 VACATION OF PUBLIC
EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2**, zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

3. **Project# 1006780**
07DRB-70215 MAJOR - SDP FOR
BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL**, zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLID WASTE'S SIGNATURE ON THE PLAN, A 15 DAY APPEAL PERIOD AND 3 COPIES.**

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

4. **Project# 1003794**
07DRB-70250 MINOR - SDP FOR
BUILDING PERMIT/EPC

C.A.D. SOLUTIONS LLC agent(s) for VALERO RETAIL HOLDINGS INC request(s) the above action(s) for all or a portion of Lot(s) 1, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 FOR PCA, located on 98TH ST NW BETWEEN VOLCANO RD NW AND CENTRAL AVE NW containing approximately 1.1 acre(s). [Maggie Gould, EPC Planner] (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS PROVIDED AT THE MEETING AND TO CITY ENGINEER FOR APPROVED SIA, MAGGIE GOULD'S INITIALS ON THE PLAN AND 3 COPIES.**

5. **Project# 1006832**
07DRB-70251 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for PASEO ONE REAL ESTATE, LLC request(s) the above action(s) for all or a portion of Tract(s) C & E, **FOUNTAIN HILLS PLAZA SUBDIVISION**, zoned SU-1 FOR PDA FOR C-3 USES, located on PASEO DEL NORTE NW BETWEEN EAGLE RANCH NW AND NUNZIO AVE NW containing approximately 3.5 acre(s). (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS PROVIDED AT THE MEETING AND TO PLANNING FOR CARMEN MARRONE'S INITIALS ON THE PLAN AND 3 COPIES.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 19, 2007 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project# 1003747**
07DRB-70217 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 1-C, 4-A & 5-A, **WYOMING MALL, WAL-MART**, zoned C-2 (SC), located on WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND NORTHEASTERN ST NE containing approximately 23.1 acre(s). (H-20) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

6. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR
BUILDING PERMIT

RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). [Deferred from 09/05/07 & 09/12/07] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 09/19/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE PLANNING DEPARTMENT FOR COMMENTS IN THE FILE, AEHD'S SIGNATURE AND 3 COPIES.**

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

7. **Project# 1006813**
07DRB-70244 SKETCH PLAT REVIEW
AND COMMENT

MICHAEL CARLISLE agent(s) for BONNIE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 23, 23 & 24, Block(s) 2, **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW BETWEEN BELLROSE NW AND FREEMAN NW containing approximately 0.24 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. **Project# 1006830**
07DRB-70252 SKETCH PLAT REVIEW
AND COMMENT

KEITH MEYER request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) C, **SOUTH BROADWAY ACRES**, zoned R-1, located on ARNO SE BETWEEN WESMESCO SE AND SAN JOSE SE containing approximately 0.8 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Other Matters: None.

ADJOURNED: 10:00 AM

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 19, 2007
DRB Comments**

ITEM # 5

PROJECT # 1006832

APPLICATION # 07-70251

RE: Fountain Hills Plaza/spbp

These comments are in addition to the ones made by Carmen Marrone.

1. The elevations need more specific colors. Instead of "earth tones", for example, say "medium tan".
2. Remove the junipers from the landscape plan.
3. Label on the site plan sheet where the wall is located. Assuming the wall is visible from the street, the wall regulations in the Zone Code allow a maximum of 50% plain CMU block, require a cap overhanging 2" minimum and pilasters every 20 feet or decorative columns every 60 feet, also projecting a minimum of 4" from the wall on the public side. The maximum height must also appear on the site plan sheet.
4. Finally, this plan has great pedestrian flow throughout the project.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

TRANSMISSION VERIFICATION REPORT

TIME : 09/18/2007 13:54
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME 09/18 13:53
FAX NO./NAME 98421330
DURATION 00:01:08
PAGE(S) 03
RESULT OK
MODE STANDARD



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Philip Robinson

FAX NUMBER: 842-1330 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 9/18/07

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1006832 APPLICATION NO: 01DRB-70251

Fountain Hills

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

INTER-OFFICE MEMO

September 17, 2007

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1006832, Fountain Hills**

This site is part of a 31-acre site that received EPC approval of a Site Plan for Subdivision with Design Standards. The EPC delegated Site Plans for Building Permit to the DRB. I have reviewed the DRB submittal for Site Development Plan for Building Permit and find that the applicant has complied with most of the Design Standards with the following exceptions:

1. The total area of the proposed development is 3.5 acres, which does not coincide with the acreage for Tract C-1-A and the southern portion of land that was recently acquired (2.30 acres). The east/west property line on the site plan for subdivision may need to be adjusted to correctly reflect the proposed development.
2. Formal landscaping shall be provided within the 4-foot wide landscape strip abutting Nunzio Avenue. Landscaping should consist of a combination of drought-tolerant groundcover, ornamental grasses, and decorative boulders.
3. Bicycle lockers and/or secure bicycle storage shall be provided adjacent to buildings. The bicycle rack adjacent to Nunzio Avenue is too exposed – relocate the rack more central to Building D.
4. Provide details of the retaining walls. The walls shall be similar in materials and color as the buildings. Maximum height of walls shall be 8'.

If you have any questions regarding this case, please call me at 924-3814.

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

ITEM # 5

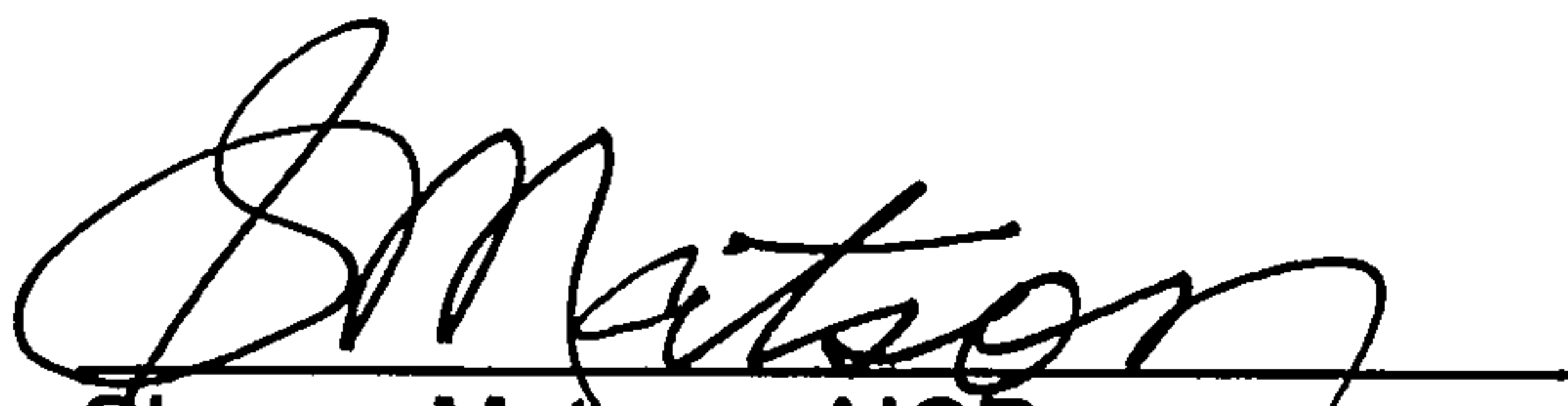
PROJECT # 1006832

APPLICATION # 07-70251

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Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 19, 2007
DRB Comments**

ITEM # 5

PROJECT # 1006832

APPLICATION # 07-70251

RE: Fountain Hills Plaza/spbp

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Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006832

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: SEPTEMBER 19, 2007

(C-12/D003B)

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1006832 Item No. 5 Zone Atlas C-12

DATE ON AGENDA 9-19-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

() SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION

SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Have the improvements to Nunzio been financially guaranteed? Is there a physical connection to either Paradise or to Eagle Rock?
- 2) The 24' entrance is too narrow.
- 3) The traffic circle should not have any landscaping. In addition, the turning templates provided do not have any curve information. The solid waste vehicle seems too small.
- 4) The sidewalks need to be placed at the property lines.
- 5) Ensure that ADA ramps are being placed on both sides of the drive entrances.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006832

AGENDA ITEM NO: 5

SUBJECT:

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ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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RESOLUTION:

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

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SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: SEPTEMBER 19, 2007

(C-12/D003B)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

INTER-OFFICE MEMO

September 17, 2007

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1006832, Fountain Hills**

This site is part of a 31-acre site that received EPC approval of a Site Plan for Subdivision with Design Standards. The EPC delegated Site Plans for Building Permit to the DRB. I have reviewed the DRB submittal for Site Development Plan for Building Permit and find that the applicant has complied with most of the Design Standards with the following exceptions:

1. The total area of the proposed development is 3.5 acres, which does not coincide with the acreage for Tract C-1-A and the southern portion of land that was recently acquired (2.30 acres). The east/west property line on the site plan for subdivision may need to be adjusted to correctly reflect the proposed development.
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4. Provide details of the retaining walls. The walls shall be similar in materials and color as the buildings. Maximum height of walls shall be 8'.

If you have any questions regarding this case, please call me at 924-3814.



Supplemental form

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

- SITE DEVELOPMENT PLAN** **P**
- ___ ...for Subdivision Purposes
- X ___ ...for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) **L**

Supplemental form

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

- APPEAL / PROTEST of...** **A**
- ___ 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: Paseo One Real Estate, LLC PHONE: 415-331-7013

ADDRESS: PO Box 1738 FAX: 415-331-7023

CITY: Mill Valley STATE CA ZIP 94942 E-MAIL: jatsekinc@sbcglobal.net

Proprietary interest in site: 100 List all owners: Lawrence Jatsek Mike Mariani

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 Plan approval for a new retail center

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

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

Lot or Tract No. Tracts C and E Block: _____ Unit: _____

Subdiv. / Addn. Fountain Hills Plaza Subdivision

Current Zoning: SU-1/PDA w/ C-3 uses Proposed zoning: no change

Zone Atlas page(s): C-12 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 3.5 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte NW

Between: Eagle Ranch NW and Nunzio Avenue (Fountain Hills Blvd.) N.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1000762

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

SIGNATURE Philip Robinson DATE 9/11/07

(Print) Philip Robinson Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 70251</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 385.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 405.⁰⁰</u>

Hearing date September 19, 2007

Andrew Jones 9/11/07
Planner signature / date

Project # 1006832

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

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

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

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

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

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

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

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

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

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

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

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

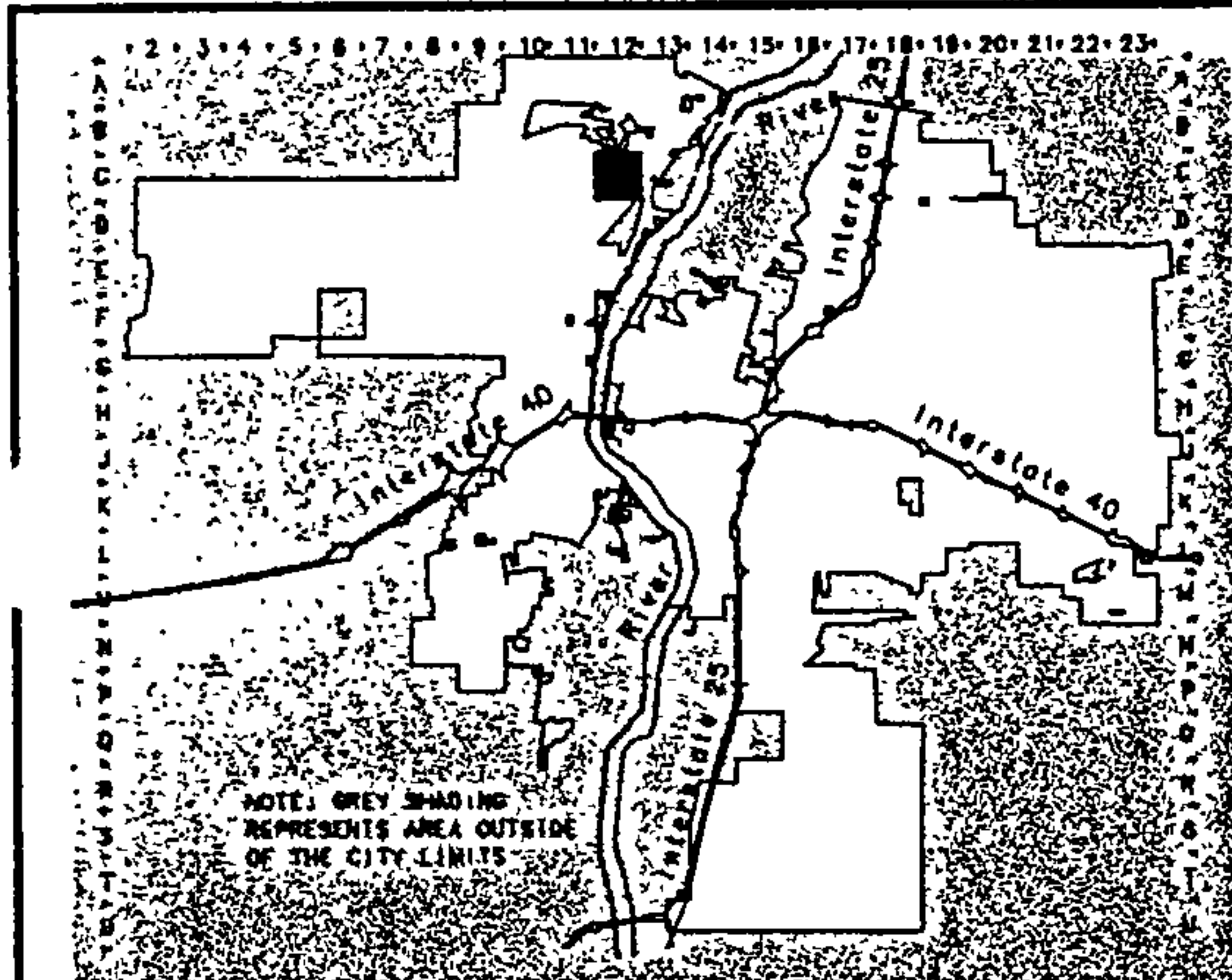
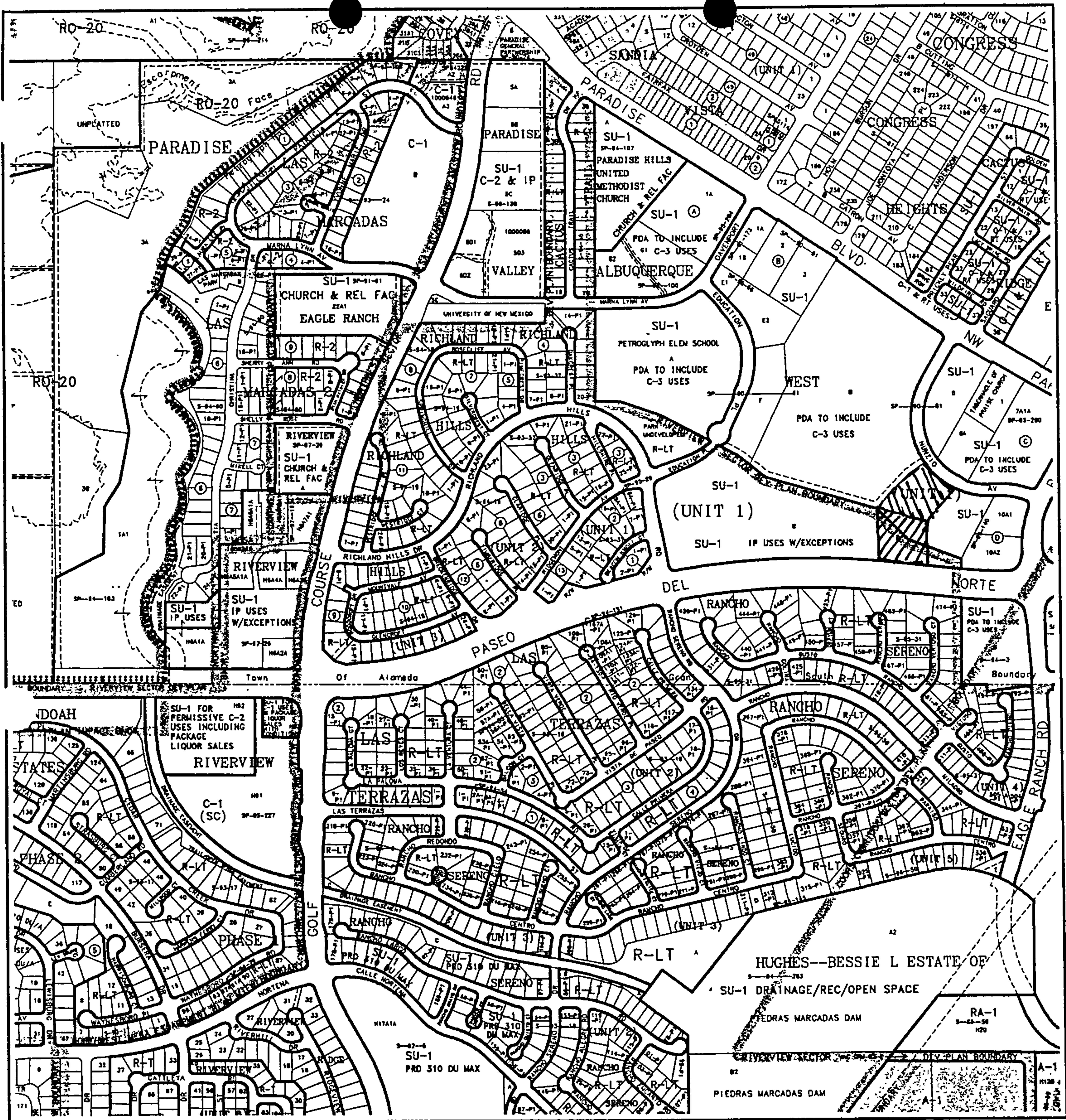
Phil Robinson, Agent
 Applicant name (print)
[Signature] 9/11/07
 Applicant signature / date



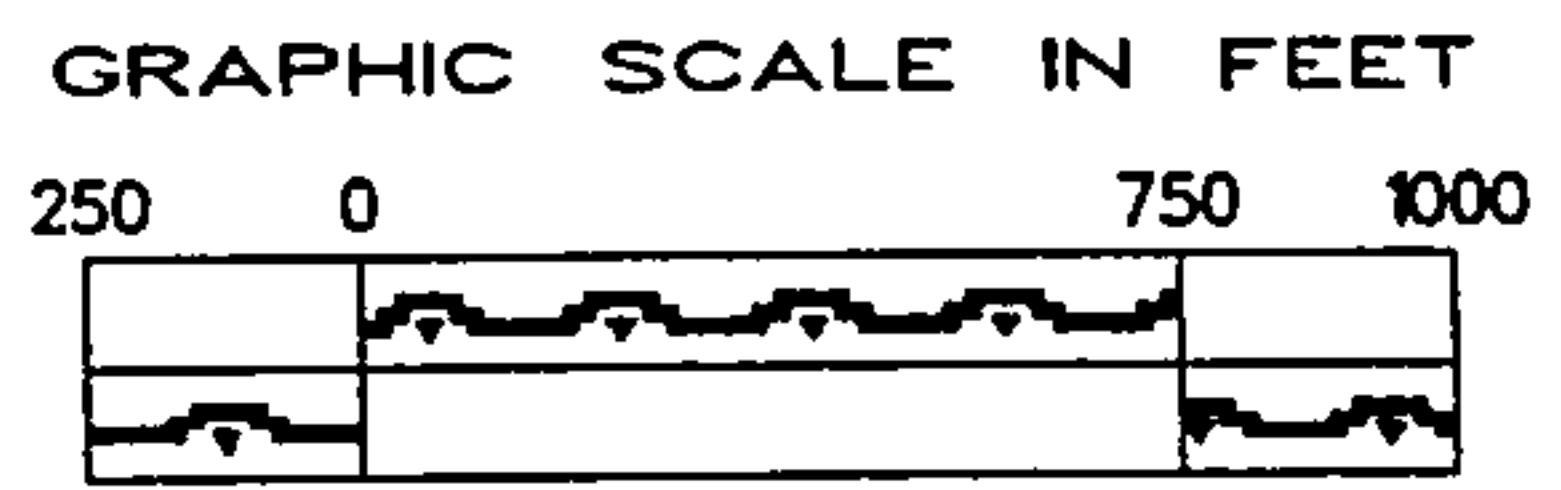
Form revised APRIL 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 02 DRB - -70251

Andrew Grace 9/11/07
 Planner signature / date
Project # 1006832



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
C-12-Z
Map Amended through August 15, 2000



September 11, 2007

Ms. Sheran Matson, DRB Chair
Development Review Board
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Tracts "C" and "E", Fountain Hills Plaza Subdivision
Site Development Plan for Building Permit

Dear Ms. Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project, zoned C-3, will provide approximately 37,800 square feet of retail/office space.

We are proposing four single story buildings on the two lots. The style of the building is contemporary southwest, in accordance with the design guidelines established in the previously approved Site Development Plan for Subdivision (Proj. #1000762)

The arrangement of the buildings is designed to create a pedestrian friendly environment. Generous plazas and walkways are interspersed through the entire project, and parking areas are broken up into small areas. The primary exterior finish is stucco accented with pre-cast stone and polished concrete masonry units.

We believe that the proposed building and site plan are in keeping with the intentions of the Design Guidelines for this site. The building has an upbeat and contemporary expression while using traditional southwestern materials such as stucco, masonry and stone. We respectfully ask that you approve our request.

Sincerely,

Phil Robinson, AIA
Project Manager
Claudio Vigil Architects, Agent

FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS

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

ZONE MAP NUMBER C-12

REFERRAL # _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT Tracts C & E Fountain Hills
Plaza Subdivision

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING _____

INSTANTANEOUS FLOW REQUIRED 1496 gpm

SQUARE FOOTAGE - LARGEST BUILDING 14,800 sq ft

TYPE CONSTRUCTION II Non-Smoke

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 2

DATE: 9-11-07

FIRE DEPARTMENT INSPECTOR: Steven Ulibarri

RECEIVED BY: Phil Robinson TELEPHONE: 842-1413

NOTES:

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

WHITE - INDIVIDUAL

YELLOW - FILE

PASEO ONE REAL ESTATE, LLC

PO BOX 1738 MILL VALLEY CA 94942

DRB Chairperson,

I hereby authorize Claudio Vigil Architects to act as my agent for DRB proceedings related to Tracts C and E of Fountain Hills Plaza Subdivision."

Thank You,



Lawrence Jatsek

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

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

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

 9/11/07
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

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

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

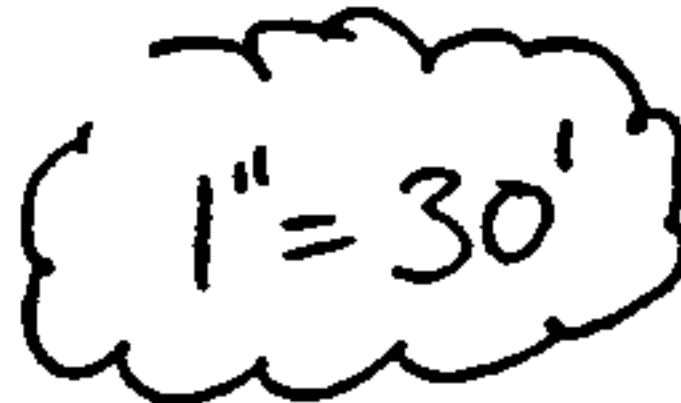
Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items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

Accompanying Material

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

SHEET #1 - SITE PLAN

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- N/A D. Temporary structures, signs and other improvements
- N/A 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, if applicable.

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: 189 provided: 192
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 10
provided: 16
 - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 –PRELIMINARY GRADING PLAN –

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

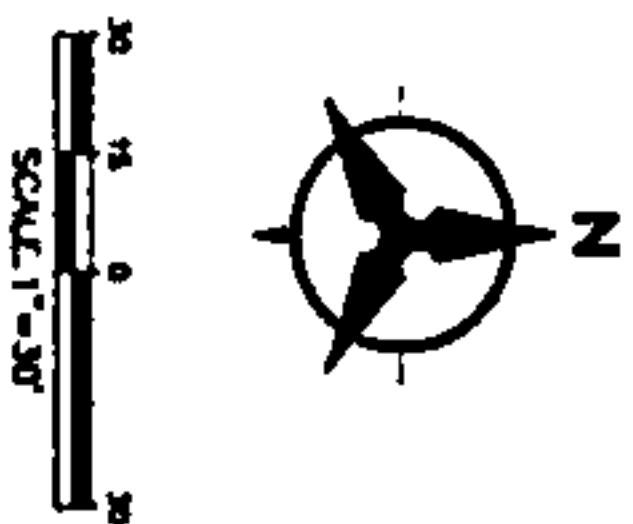
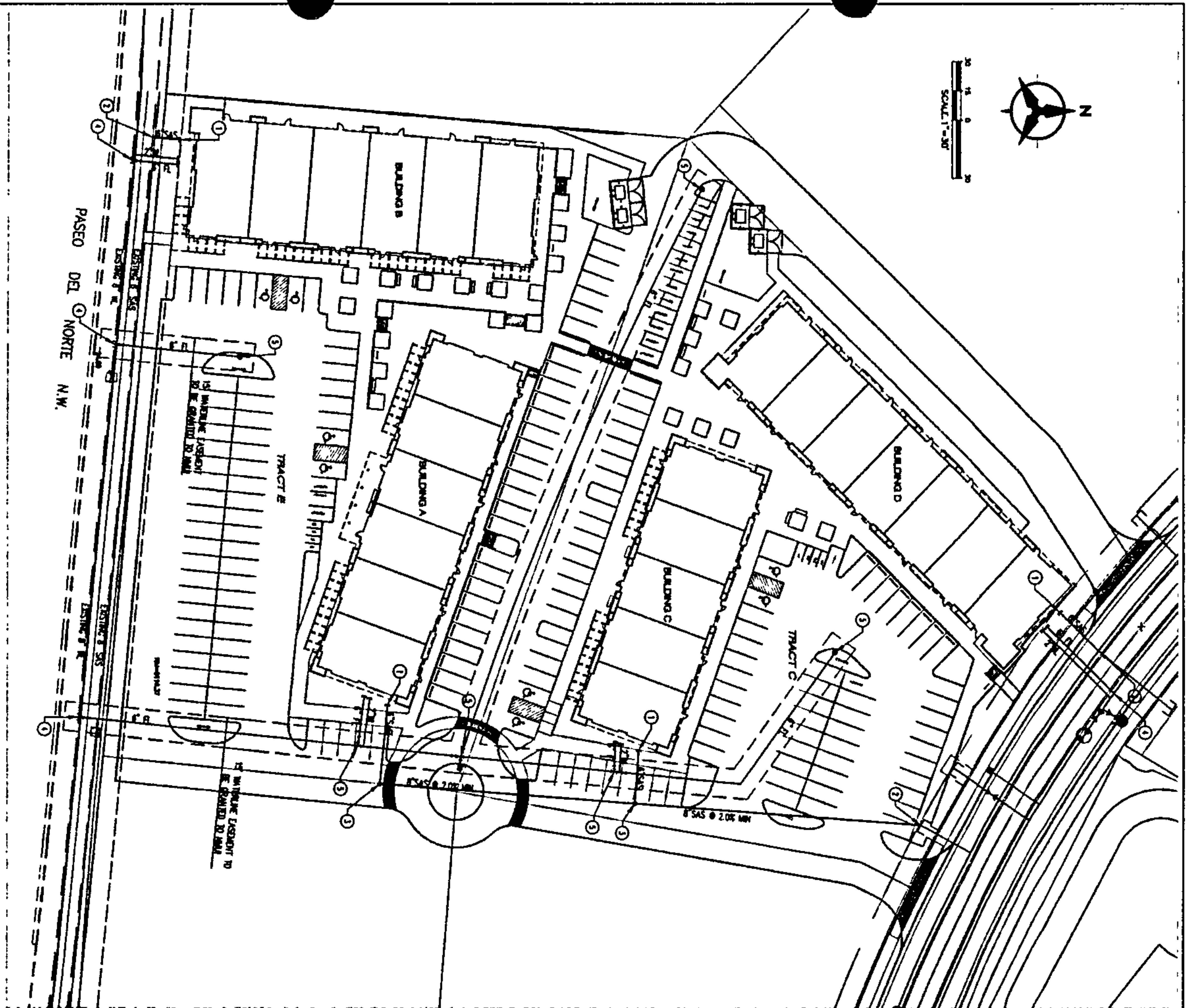
A. General Information

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



UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASADENA AND THE PASADENA WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASADENA AND THE PASADENA WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASADENA AND THE PASADENA WATER DEPARTMENT.
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UTILITY REFINED NOTES

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LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING CABLE TV
---	EXISTING FIBER OPTIC
---	EXISTING POWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING SATELLITE DISH
---	EXISTING AIR CONDITIONING
---	EXISTING MECHANICAL
---	EXISTING STRUCTURAL
---	EXISTING CONCRETE
---	EXISTING ASPHALT
---	EXISTING GRAVEL
---	EXISTING SOIL
---	EXISTING VEGETATION
---	EXISTING UTILITIES
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING CABLE TV
---	EXISTING FIBER OPTIC
---	EXISTING POWER LINE
---	EXISTING TELEPHONE LINE
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---	EXISTING STRUCTURAL
---	EXISTING CONCRETE
---	EXISTING ASPHALT
---	EXISTING GRAVEL
---	EXISTING SOIL
---	EXISTING VEGETATION
---	EXISTING UTILITIES

Boteman & Heston
 Conceptual Utility Plan
 1901 Rio Grande Boulevard, N.W.
 Albuquerque, New Mexico
 Phone: (505) 842-1113
 Fax: (505) 842-1330

CLAUDIO VIGIL ARCHITECTS
 1901 Rio Grande Boulevard, N.W.
 Albuquerque, New Mexico
 Phone: (505) 842-1113
 Fax: (505) 842-1330

CONSULTANTS

PROFESSIONAL SEAL

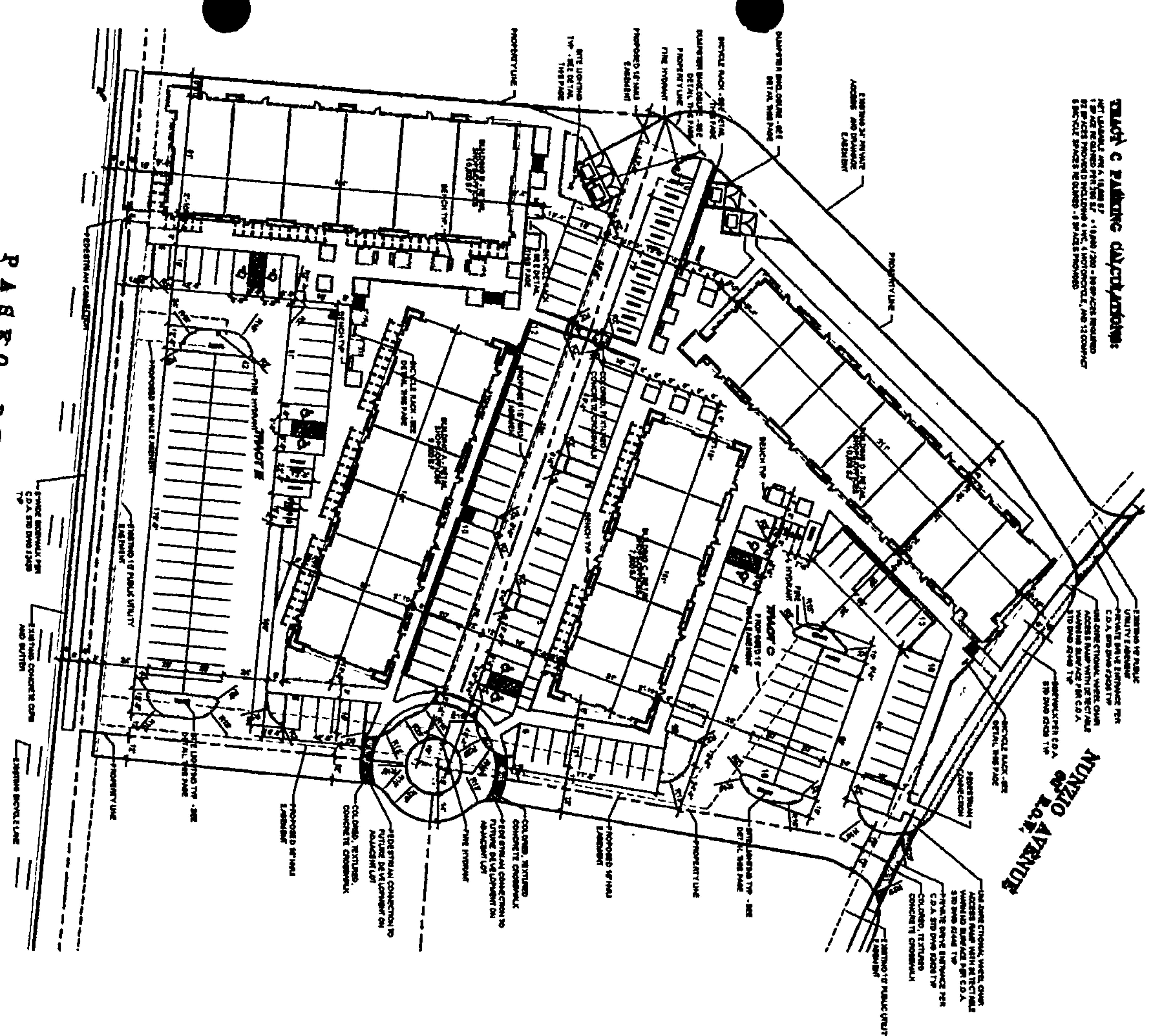
PRELIMINARY
 NOT FOR CONSTRUCTION

FOUNTAIN HILLS PLAZA
 PASADENA DEL NORTE AND
 FLAGLE BANNER
 ALBUQUERQUE, NEW MEXICO

CONCEPTUAL UTILITY PLAN
 C-201

Boteman & Heston

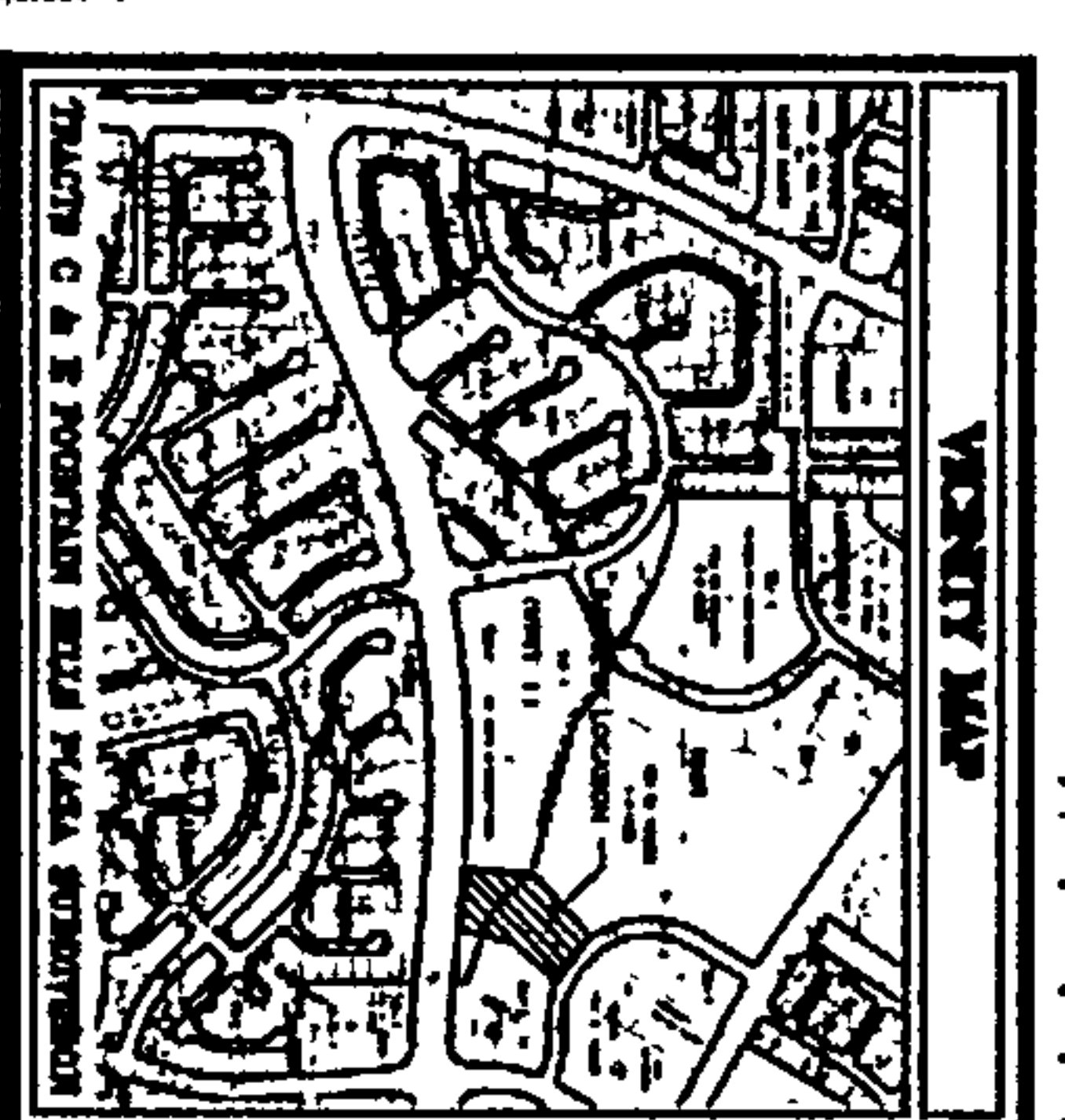
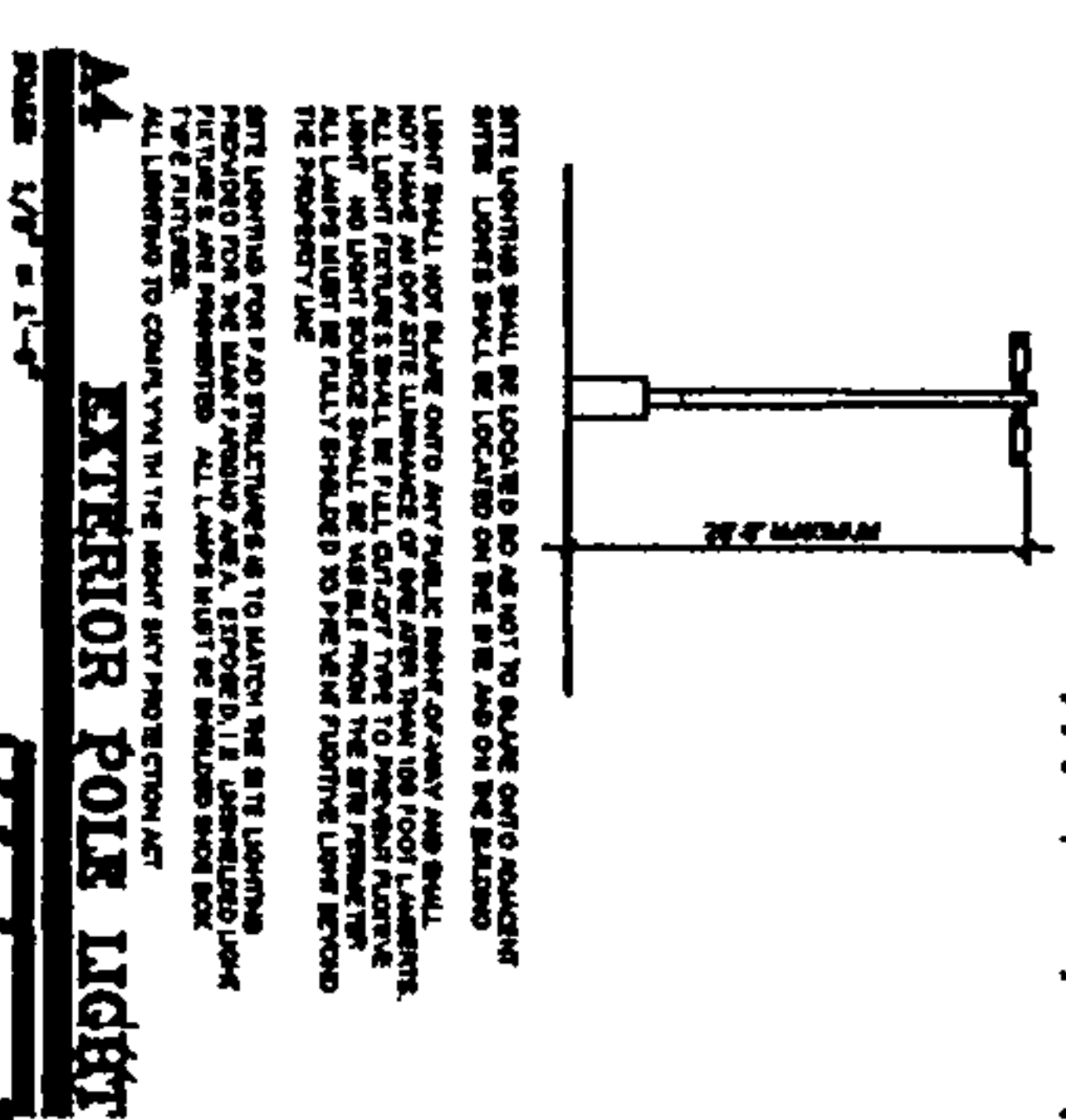
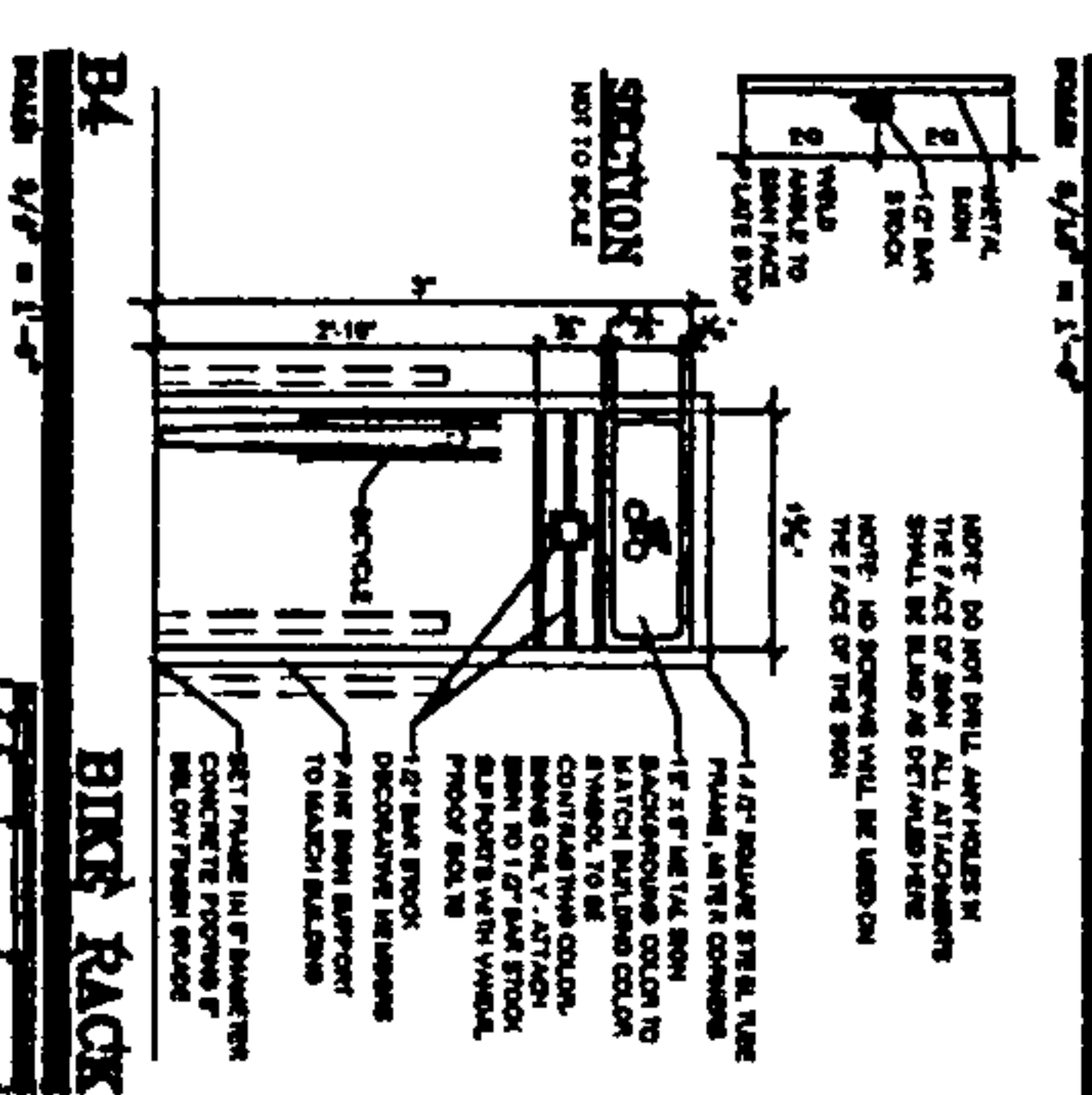
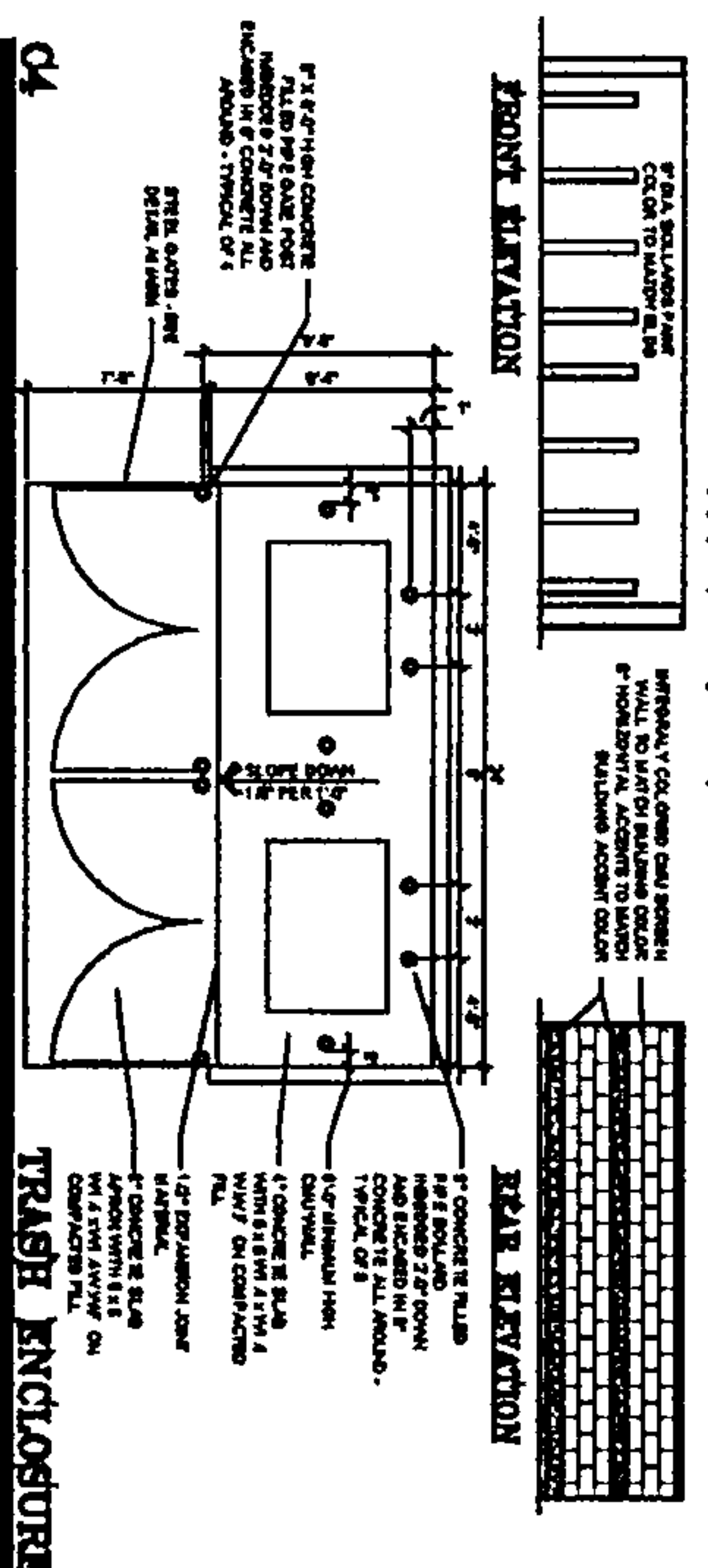
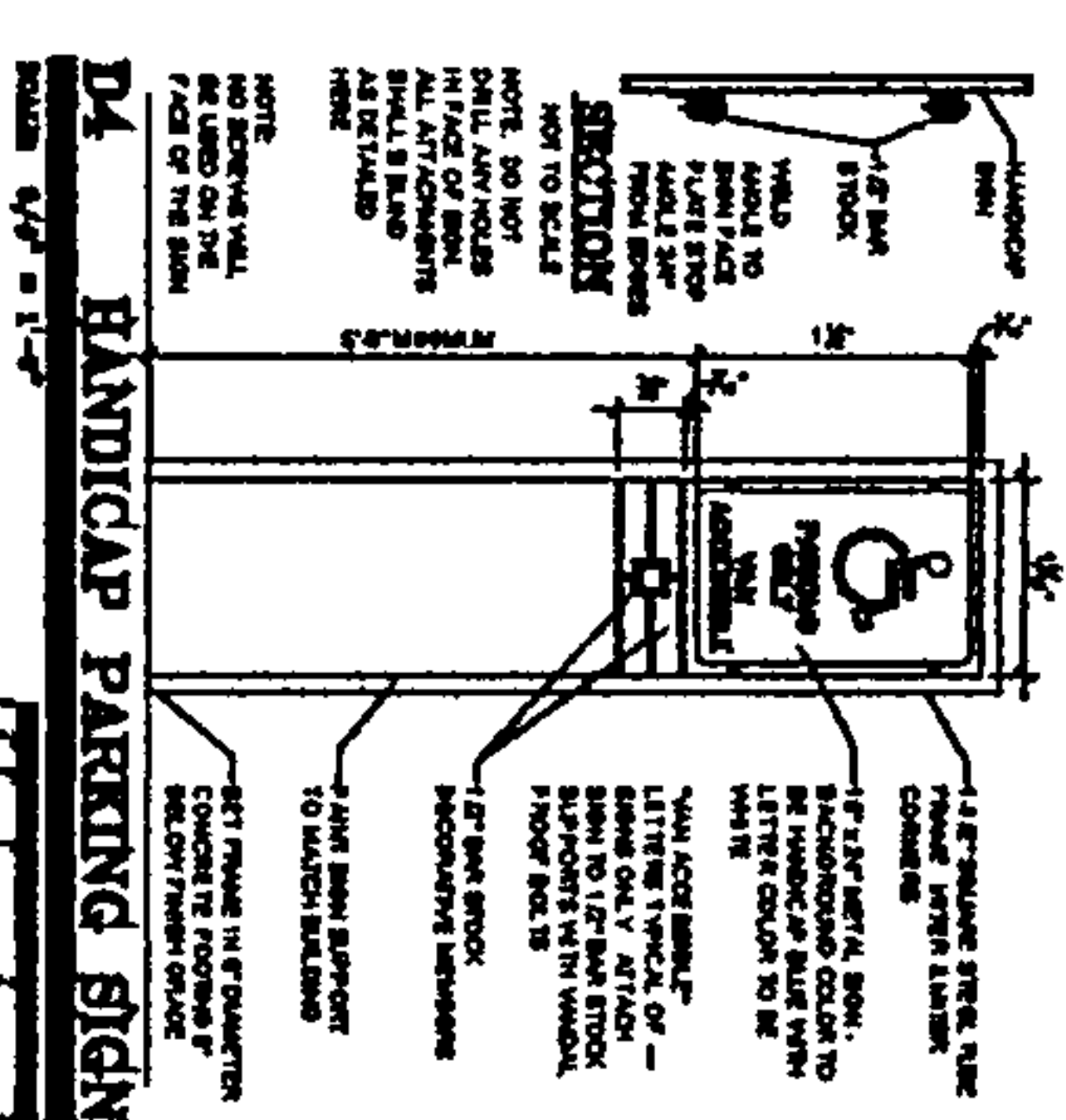
TRASH & PARKING CALCULATIONS:
 NET GARAGE AREA 15,800 SF
 15% NET REQUIRED PER IBC 1010.1.1
 2,370 SF REQUIRED PER IBC 1010.1.1
 18,170 SF REQUIRED PER IBC 1010.1.1
 18,170 SF REQUIRED PER IBC 1010.1.1
 18,170 SF REQUIRED PER IBC 1010.1.1



PASEO DEL NORTE
 168' W.O.K.

TRASH & PARKING CALCULATIONS:
 NET GARAGE AREA 15,800 SF
 15% NET REQUIRED PER IBC 1010.1.1
 2,370 SF REQUIRED PER IBC 1010.1.1
 18,170 SF REQUIRED PER IBC 1010.1.1
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MASTER SITE PLAN



STRUCTURE BOOK

1. GENERAL NOTES	1.01
2. FOUNDATIONS	2.01
3. WALLS	3.01
4. FLOORS	4.01
5. ROOFS	5.01
6. MECHANICAL	6.01
7. ELECTRICAL	7.01
8. PLUMBING	8.01
9. FINISHES	9.01
10. SPECIALTIES	10.01
11. SCHEDULE	11.01
12. INDEX	12.01

CLAUDIO VIGIL ARCHITECTS
 2801 Via Grande Boulevard, N.E.
 Albuquerque, New Mexico
 Phone: (505) 548-1118
 Fax: (505) 548-1588

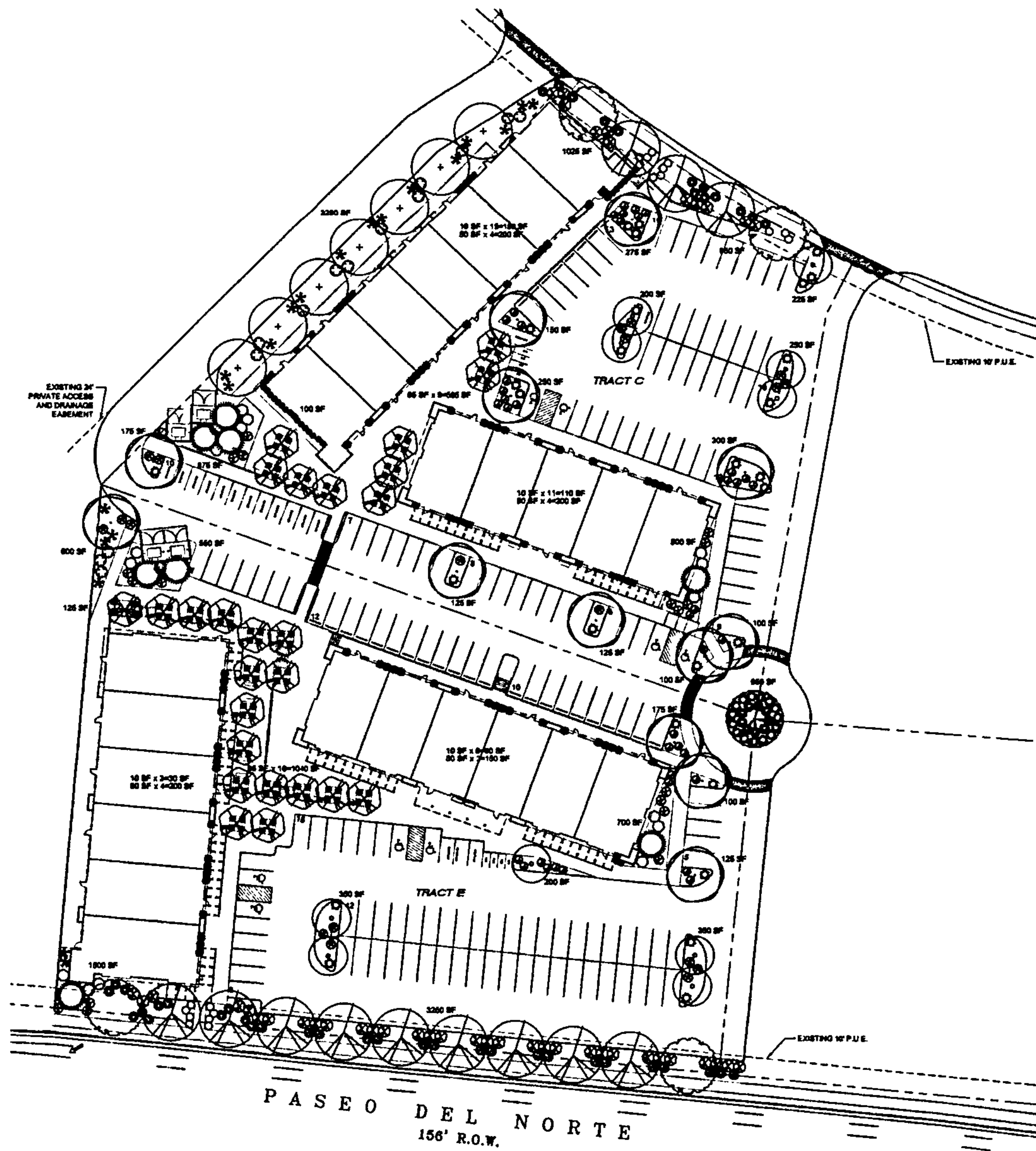
CONSULTANTS

PROFESSIONAL SEAL



FOUNTAIN HILLS PLAZA
 Plans and Specifications
 Prepared by
 Claudio Vigil Architects

STATE REQUIREMENT BUILDING PERMIT
 AS-101



PLANT LEGEND

Qty	Symbol	Scientific Name Common Name	Size	Water Use
1	⊗	Oliva Oliva	2' B&B	Medium
7	⊗	Fraxinus excelsior 'Raywood' Raywood Ash	2' B&B	Medium
12	⊗	Fraxinus velutina Ames Ash	2' B&B	Medium
13	⊗	Gleditsia triacanthos Honeylocust	2' B&B	Medium
6	⊗	Pinus nigra Austrian Pine	8'-0"	Medium
4	⊗	Platanus chinensis Chinese Platanus	2' B&B	Medium
10	⊗	Prunus cerasifera Flowering Pear	15'-0"	Medium
20	⊗	Koeleria Goldenrod Tree	2' B&B	Medium
Shrub/Groundcover				
19	⊗	Hemerocallis Daylily	1'-0"	Medium
17	⊗	Buddha dhandia Buddha's Hand	5'-0"	Medium
43	⊗	Caryopteris clandonensis Blue Mist	1'-0"	Medium
44	⊗	Colocheaster pernyi Chasteberry	5'-0"	Low
19	⊗	Encasaria teretica Agave Turquoise Bush	5'-0"	Low
30	⊗	Hesperaloe parviflora Red Yucca	5'-0"	Low
43	⊗	Jurinea horizontalis Blue Chip Juniper	5'-0"	Low
20	⊗	Lavandula angustifolia English Lavender	1'-0"	Low
68	⊗	Hamelia Dominicana Hamelia	5'-0"	Medium
9	⊗	Potentilla fulgens Shabby Chrysanthemum	5'-0"	Medium
18	⊗	Prunus laurocerasus Western Sand Cherry	5'-0"	Medium
42	⊗	Rhododendron indica India Hawthorn	5'-0"	Medium
14	⊗	Pinus strobus Three-leaf Spruce	5'-0"	Low
Ornamental Grasses				
38	⊗	Calamagrostis canadensis Soft Feather Grass	5'-0"	Medium
104	⊗	Muhlenbergia capillaris 'Regal Mist' Regal Mist	1'-0"	Medium

SITE DATA

GROSS LOT AREA	154,181 SF
LESS BUILDINGS	37,800 SF
NET LOT AREA	116,381 SF
REQUIRED LANDSCAPE 16% OF NET LOT AREA	17,461 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	20.57% 17.6%

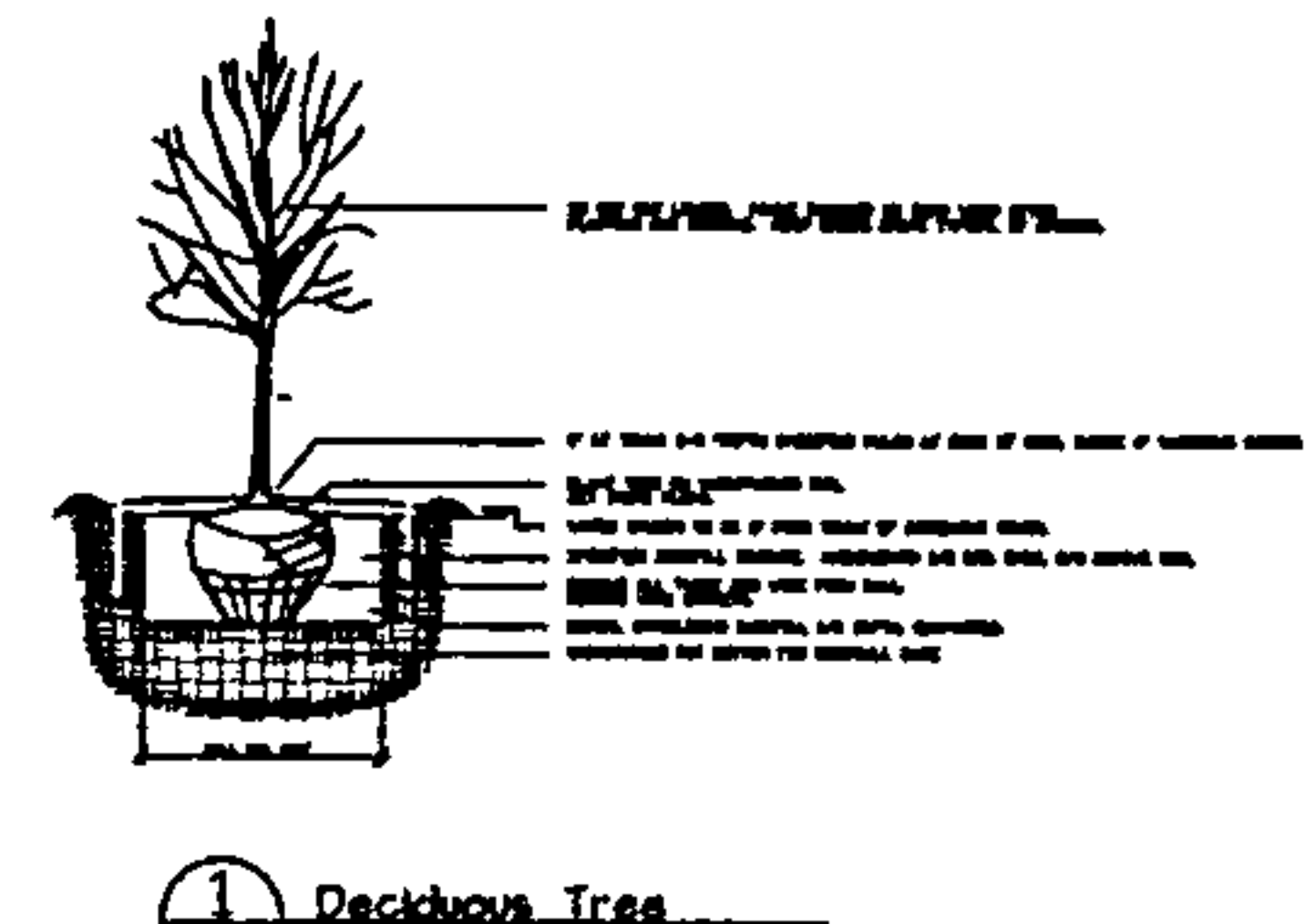
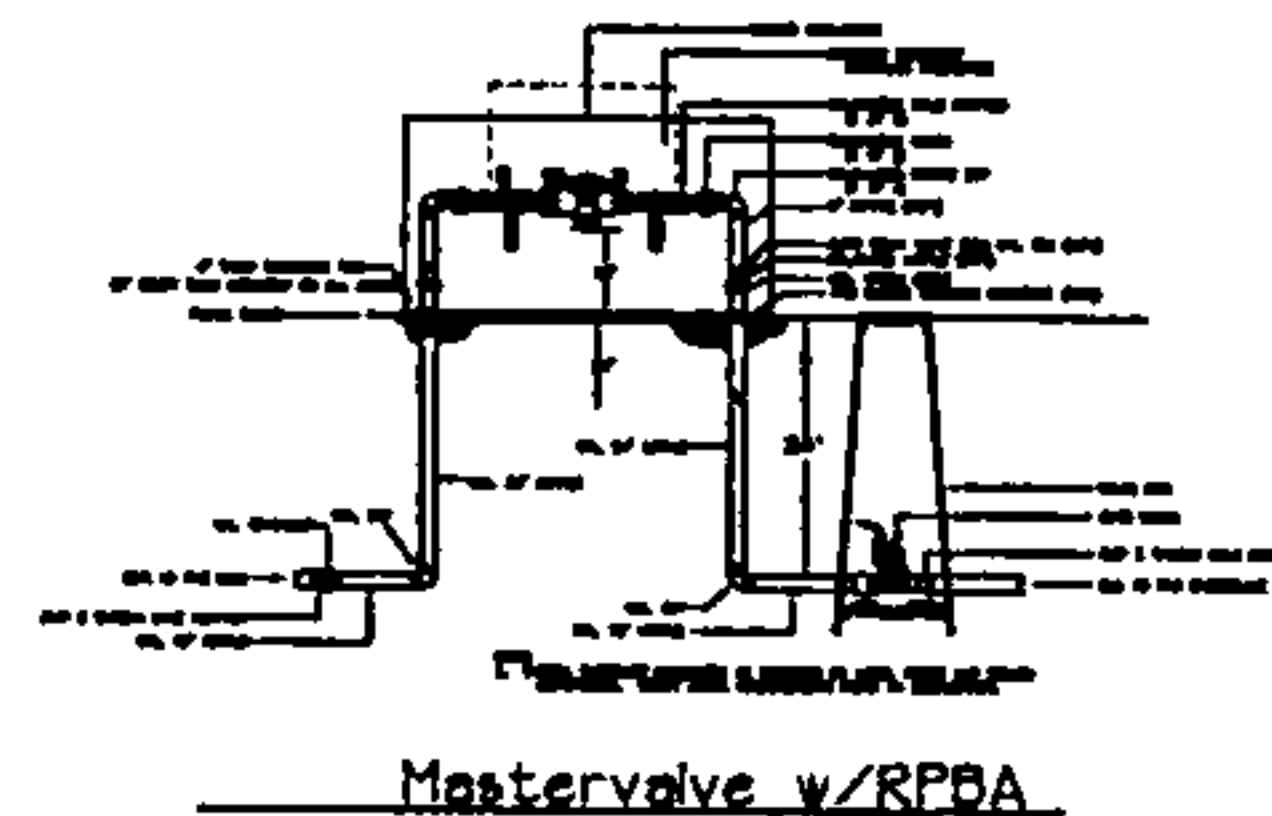
REQUIRED STREET TREES
PROVIDED AT 20' O.C. SPACING ALONG STREET 17
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (102 SPACES) 19

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTING TO BE
LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER
PLANTING TO BE WATERED BY AUTO DRIP IRRIGATION
SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER
(MILWAUKEE MODEL 878) PER CITY OF ALBUQUERQUE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
AND WATER WASTE ORDINANCE
PLANTING RESTRICTIONS APPROACH
IT IS THE INTENT OF THIS PLAN TO PROVIDE 80%
16% LIVE GROUNDCOVER OF LANDSCAPE AREAS
AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL
MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE
C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY BARREMENTS
NO PARKING SPACE SHALL BE MORE THAN 100'
FROM A TREE



**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 Ambyst P.C., D.W.A. Claudio
Vigil Architects, as instruments of
service shall remain the property of
Ambyst P.C., Claudio Vigil Architects, P.C.
Architect shall retain all common law,
statutory and other reserved rights,
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CONSULTANTS

PROFESSIONAL SEAL

**FOUNTAIN HILLS
PLAZA**
PASEO DEL NORTE AND
EAGLE RANCH
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 07-000
DRAWING TITLE: _____
DRAWN BY: _____
CHECK BY: _____
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2007
DATE: 3.22.07

SHEET TITLE
**LANDSCAPE
PLAN FOR
BUILDING PERMIT**

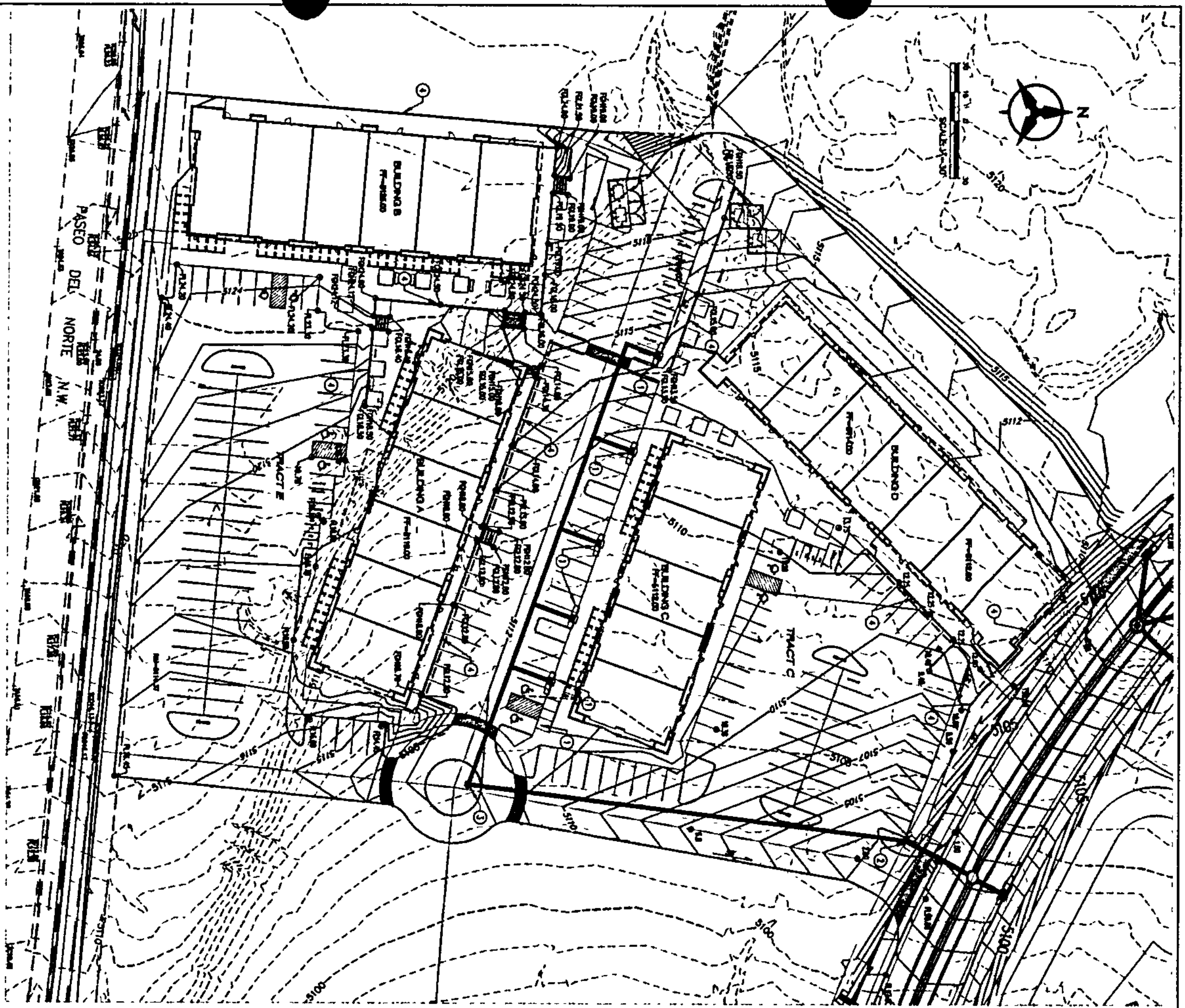
SHEET NUMBER
LS-101



L1
SCALE: 1" = 30'-0"

MASTER LANDSCAPE PLAN





GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT AND THE SPECIFICATIONS AND THE PROJECT MANUAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STAIRS.
12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ELEVATORS.
13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MECHANICAL SYSTEMS.
14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ELECTRICAL SYSTEMS.
15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TELEPHONE SYSTEMS.
16. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CABLE SYSTEMS.
17. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING GAS SYSTEMS.
18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING WATER SYSTEMS.
19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SEWER SYSTEMS.
20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING RAINWATER SYSTEMS.

GRADING AND STORM DRAIN REVERSED NOTES

1. REVERSE ALL EXISTING STORM DRAINAGE TO GRADE.
2. REVERSE ALL EXISTING STORM DRAINAGE TO GRADE.
3. REVERSE ALL EXISTING STORM DRAINAGE TO GRADE.
4. REVERSE ALL EXISTING STORM DRAINAGE TO GRADE.

GRADING NOTES

1. EXISTING GRADE SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES.
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15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING WATER SYSTEMS.
16. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SEWER SYSTEMS.
17. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING RAINWATER SYSTEMS.

LEGEND

---	PROPERTY LINE
---	EXISTING CURB
---	EXISTING SIDEWALK
---	EXISTING DRIVEWAY
---	EXISTING STAIR
---	EXISTING ELEVATOR
---	EXISTING MECHANICAL SYSTEM
---	EXISTING ELECTRICAL SYSTEM
---	EXISTING TELEPHONE SYSTEM
---	EXISTING CABLE SYSTEM
---	EXISTING GAS SYSTEM
---	EXISTING WATER SYSTEM
---	EXISTING SEWER SYSTEM
---	EXISTING RAINWATER SYSTEM
---	EXISTING SIGNAGE
---	EXISTING LIGHTING
---	EXISTING FENCE
---	EXISTING DRIVEWAY
---	EXISTING STAIR
---	EXISTING ELEVATOR
---	EXISTING MECHANICAL SYSTEM
---	EXISTING ELECTRICAL SYSTEM
---	EXISTING TELEPHONE SYSTEM
---	EXISTING CABLE SYSTEM
---	EXISTING GAS SYSTEM
---	EXISTING WATER SYSTEM
---	EXISTING SEWER SYSTEM
---	EXISTING RAINWATER SYSTEM

CLAUDIO VIGIL ARCHITECTS

1901 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

CONSULTANTS

PROFESSIONAL SEAL

PRELIMINARY FOR CONSTRUCTION

FOUNTAIN HILLS PLAZA
PASSEO DEL NORTE AND
EAGLE RANCHO
ALBUQUERQUE, NEW MEXICO

CONCEPTUAL GRADING PLAN

C-101

Bohannon & Houston

1901 Rio Grande Boulevard, N.W. Albuquerque, NM 87104
505-842-1113 • 505-842-1330



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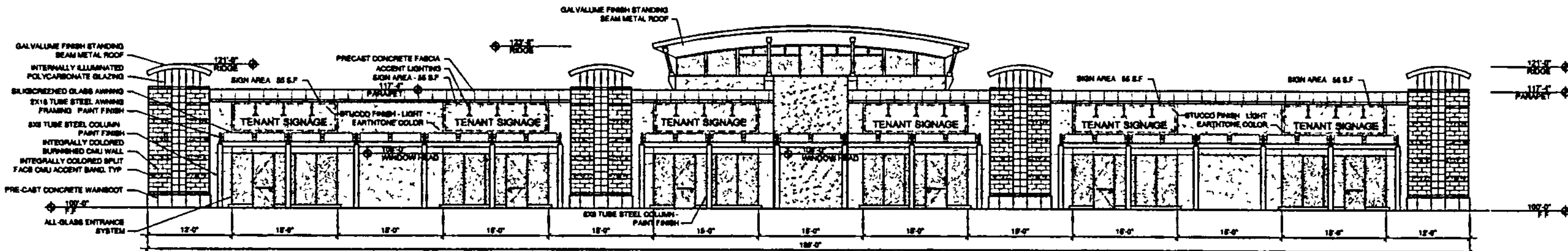
FOUNTAIN HILLS PLAZA
PASO DEL NORTE AND
EAGLE RANCH
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

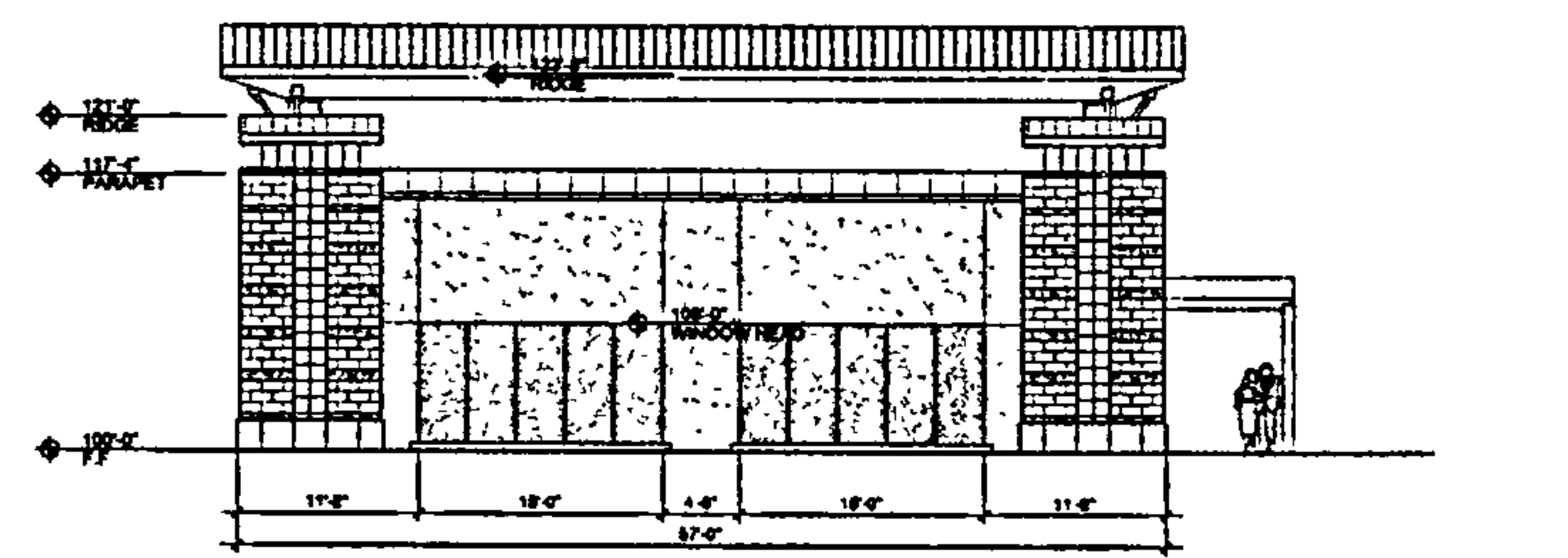
PROJECT NUMBER: 07100
 DRAWING FILE:
 DRAWN BY: PWR
 CHECK BY:
 COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2007
 DATE: 9.11.07

SHEET TITLE
BUILDING A ELEVATIONS

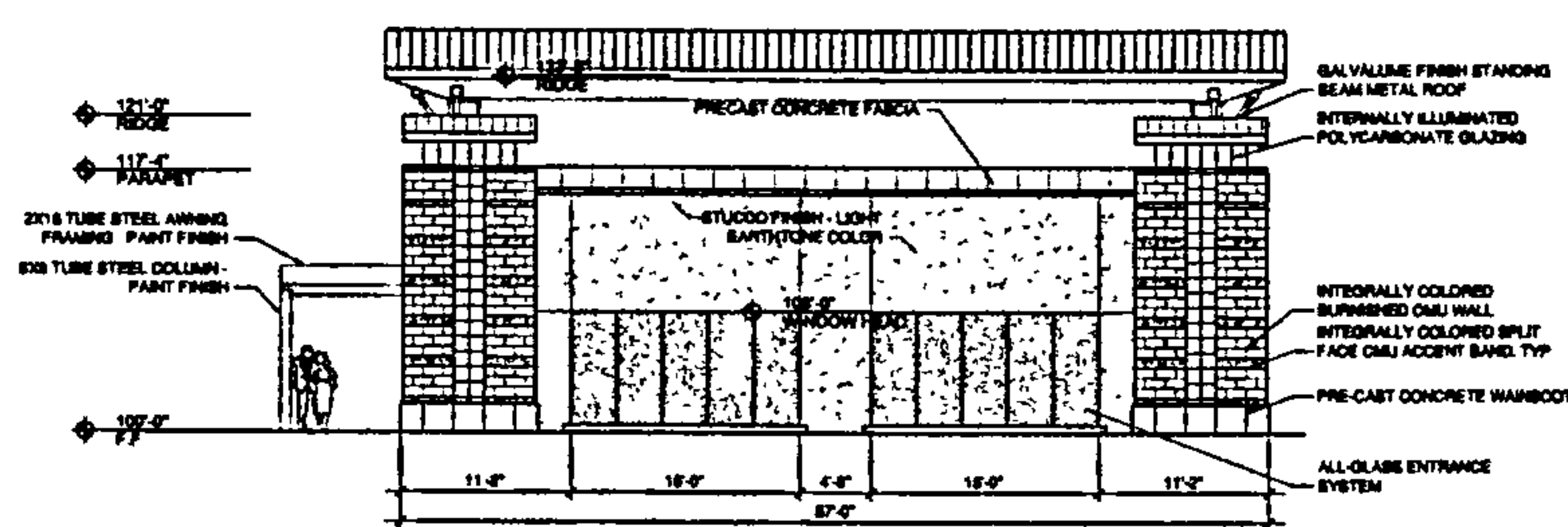
SHEET NUMBER
A-201



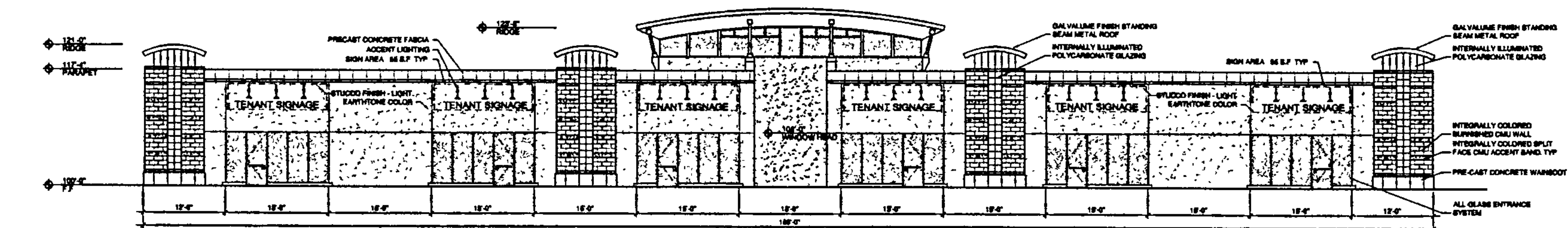
C1 SIGNAGE CALCULATIONS: FACADE AREA = 3,728 S.F. ALLOWABLE SIGN AREA = 3,728 X 10% = 369 S.F. SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 SIGNAGE CALCULATIONS: FACADE AREA = 1,000 S.F. ALLOWABLE SIGN AREA = 1,000 X 10% = 100 S.F. WEST ELEVATION
SCALE: 1/8" = 1'-0"



B4 SIGNAGE CALCULATIONS: FACADE AREA = 1,000 S.F. ALLOWABLE SIGN AREA = 1,000 X 10% = 100 S.F. EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 SIGNAGE CALCULATIONS: FACADE AREA = 3,728 S.F. ALLOWABLE SIGN AREA = 3,728 X 10% = 369 S.F. NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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FOUNTAIN HILLS PLAZA

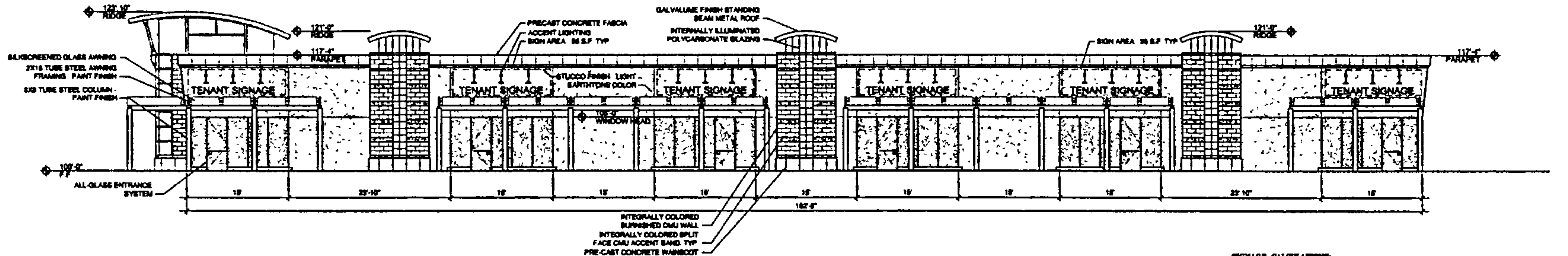
PASEO DEL NORTE AND EAGLE RANCH
ALBUQUERQUE, NEW MEXICO

NO.	NAME	DATE	DESCRIPTION

PROJECT NUMBER:	07100
DRAWING FILE:	
DRAWN BY:	PWR
CHECK BY:	
DATE:	9/11/07
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SHEET TITLE
BUILDING B ELEVATIONS

SHEET NUMBER
A-201

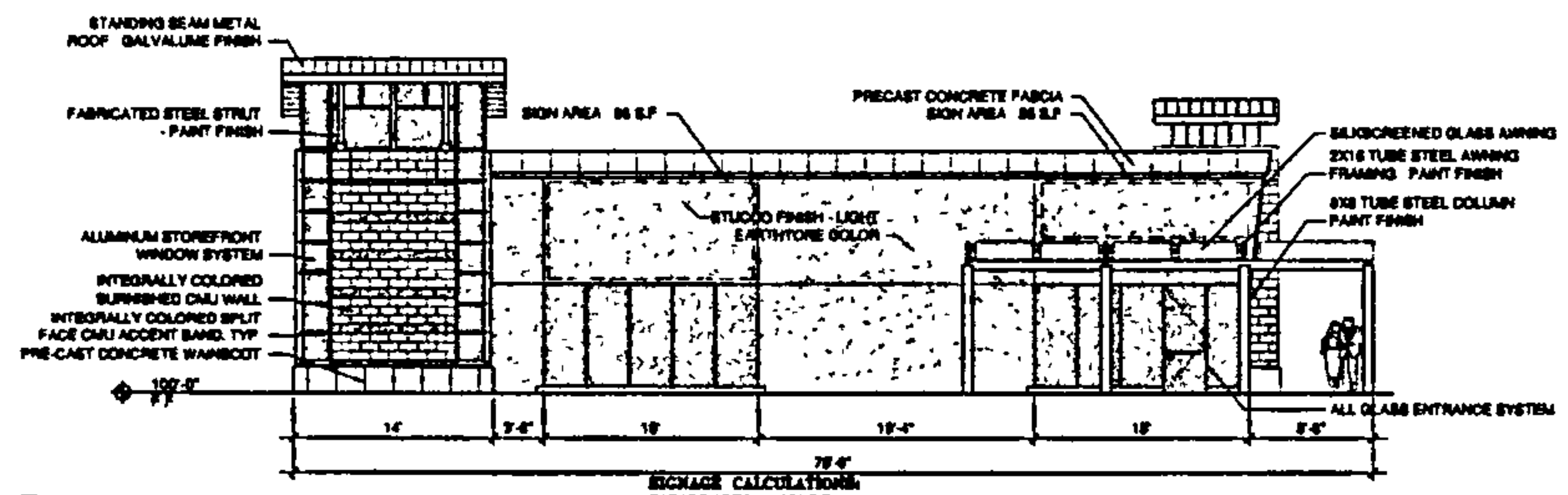


SIGNAGE CALCULATIONS:
FACADE AREA = 2,250 S.F.
ALLOWABLE SIGN AREA = 2,250 X 10% = 450 S.F.

EAST ELEVATION

C1

SCALE: 1/8" = 1'-0"

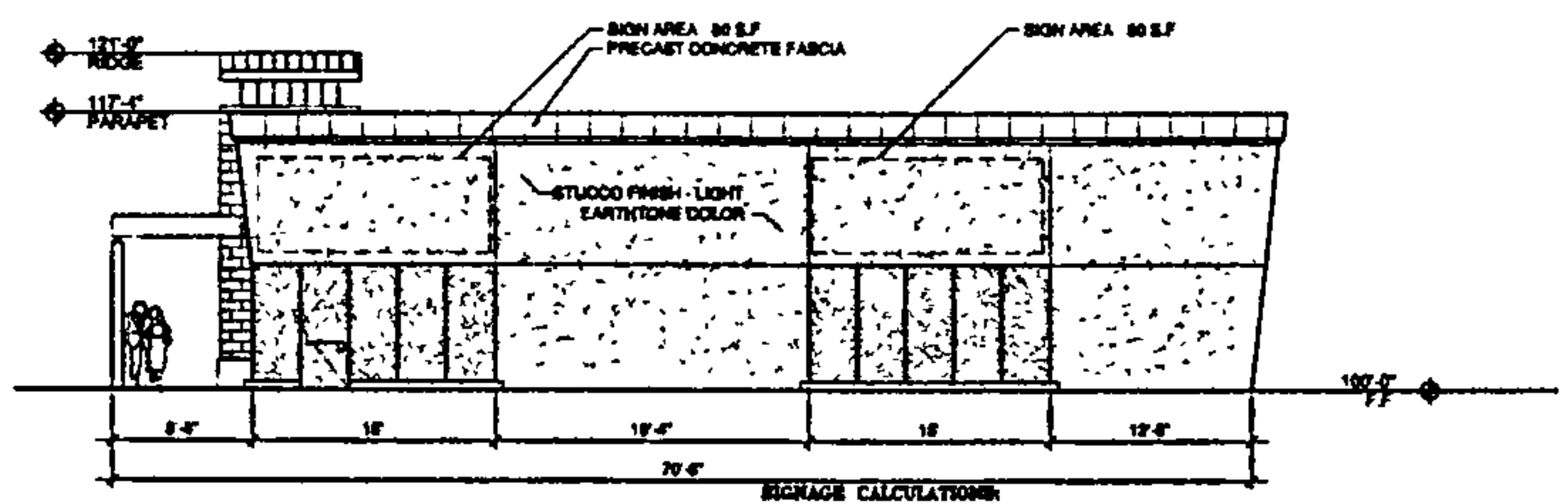


SIGNAGE CALCULATIONS:
FACADE AREA = 1,265 S.F.
ALLOWABLE SIGN AREA = 1,265 X 10% = 126 S.F.

SOUTH ELEVATION

B1

SCALE: 1/8" = 1'-0"

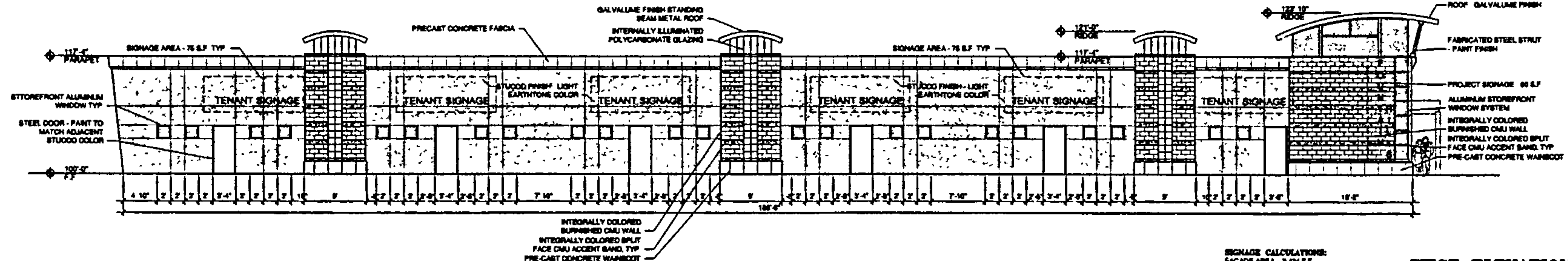


SIGNAGE CALCULATIONS:
FACADE AREA = 1,085 S.F.
ALLOWABLE SIGN AREA = 1,085 X 10% = 108 S.F.

NORTH ELEVATION

B4

SCALE: 1/8" = 1'-0"



SIGNAGE CALCULATIONS:
FACADE AREA = 2,424 S.F.
ALLOWABLE SIGN AREA = 2,424 X 10% = 515 S.F.

WEST ELEVATION

A1

SCALE: 1/8" = 1'-0"



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1801 Rio Grande Boulevard, N.W.
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Fax: (505) 842-1330

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CONSULTANTS

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FOUNTAIN HILLS PLAZA

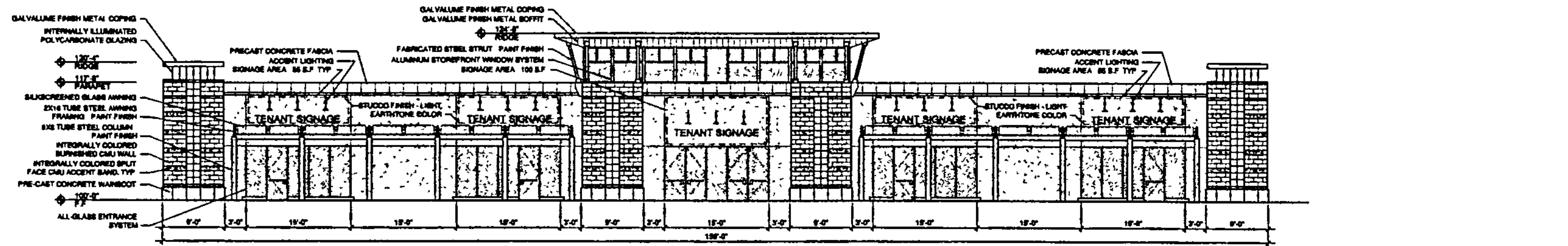
PASEO DEL NORTE AND
EAGLE RANCH
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

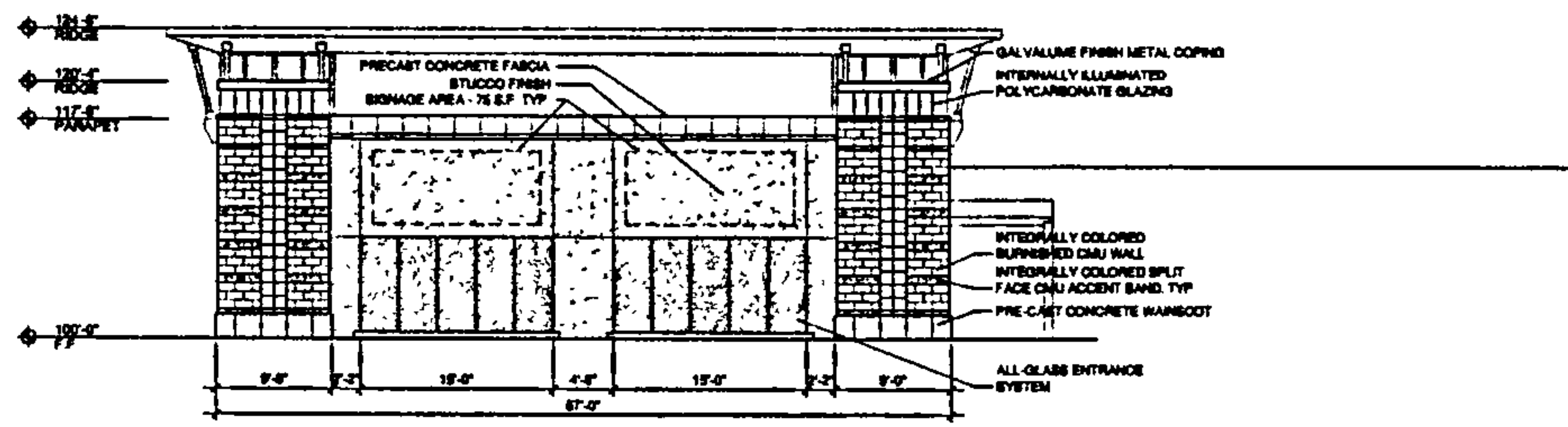
PROJECT NUMBER:	07100
DRAWING FILE:	
DRAWN BY:	PMR
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COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2007
DATE:	9.11.07

BUILDING C ELEVATIONS

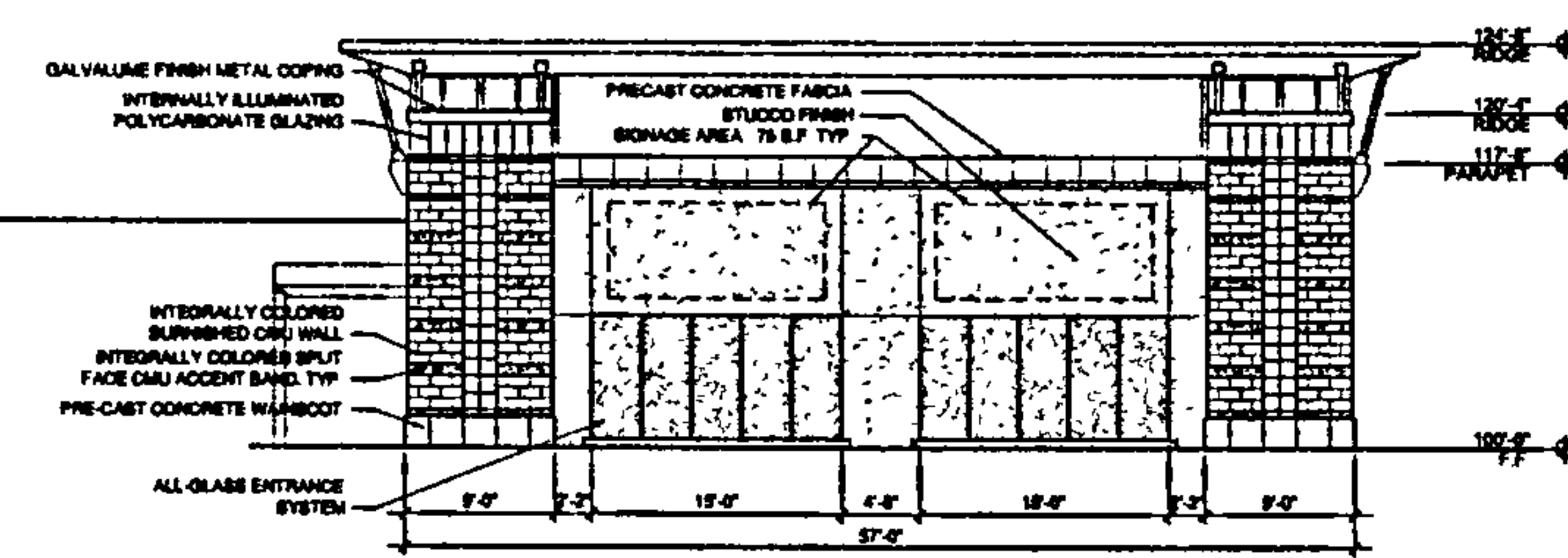
A-201



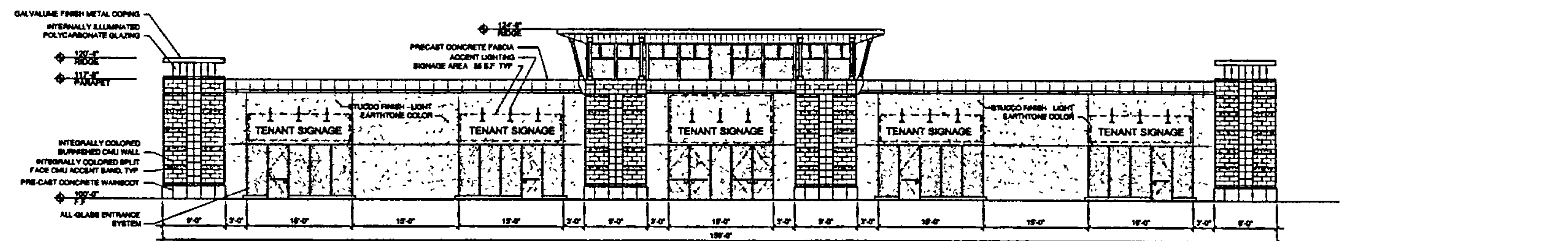
C1 SCALE: 1/8" = 1'-0" **SOUTH ELEVATION** SIGNAGE CALCULATIONS: FACADE AREA = 2,100 S.F. ALLOWABLE SIGN AREA = 2,100 X 10% = 486 S.F.



B1 SCALE: 1/8" = 1'-0" **WEST ELEVATION** SIGNAGE CALCULATIONS: FACADE AREA = 1,287 S.F. ALLOWABLE SIGN AREA = 1,287 X 10% = 129 S.F.



B4 SCALE: 1/8" = 1'-0" **EAST ELEVATION** SIGNAGE CALCULATIONS: FACADE AREA = 1,287 S.F. ALLOWABLE SIGN AREA = 1,287 X 10% = 129 S.F.



A1 SCALE: 1/8" = 1'-0" **NORTH ELEVATION** SIGNAGE CALCULATIONS: FACADE AREA = 2,100 S.F. ALLOWABLE SIGN AREA = 2,100 X 10% = 486 S.F.



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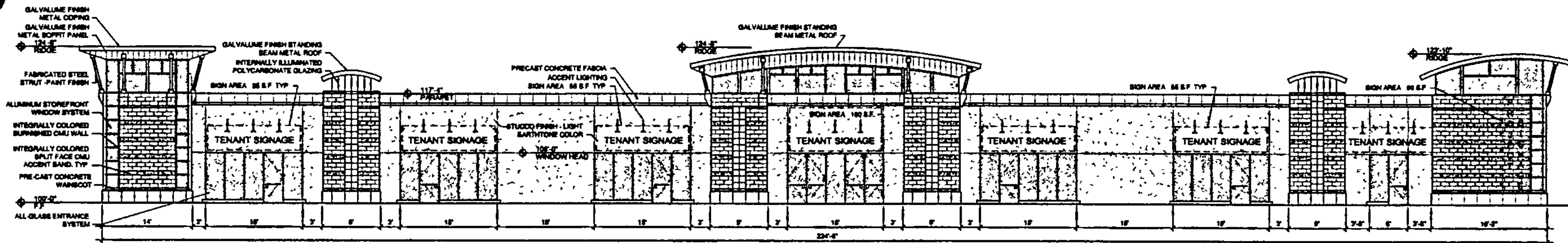
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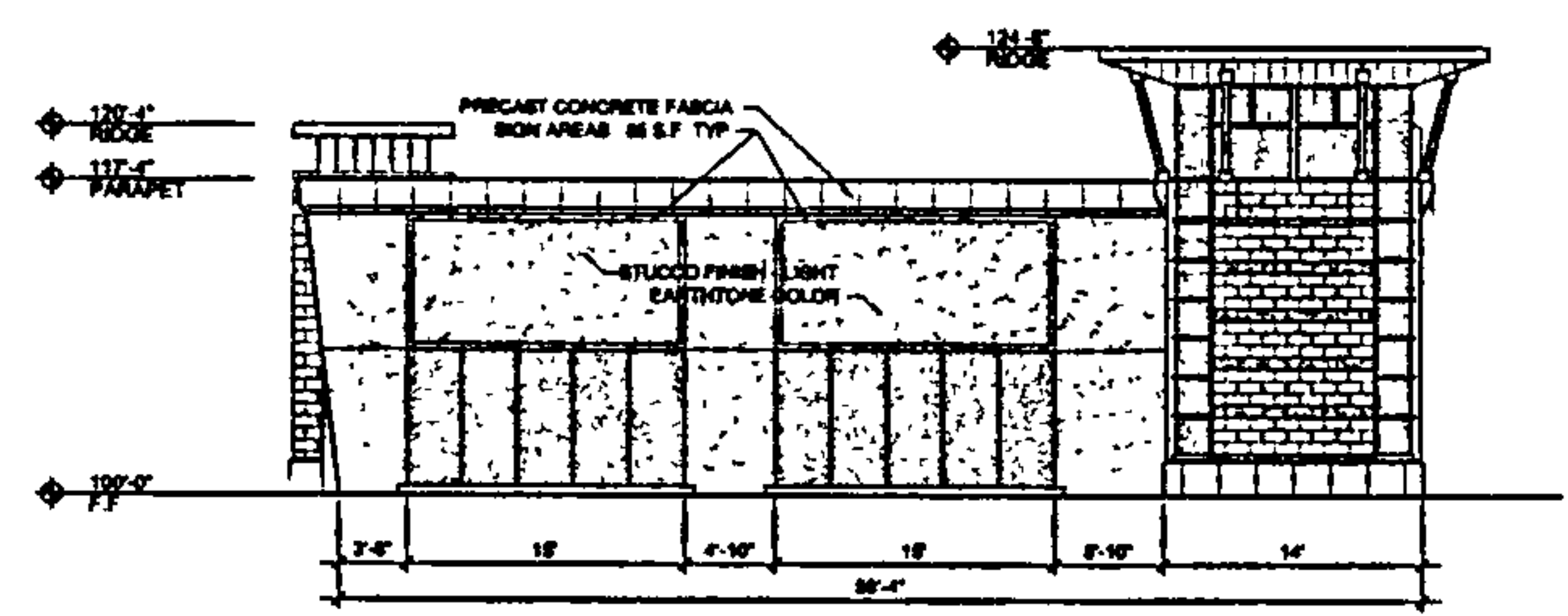


FOUNTAIN HILLS PLAZA
PASEO DEL NORTE AND EAGLE RANCH
ALBUQUERQUE, NEW MEXICO



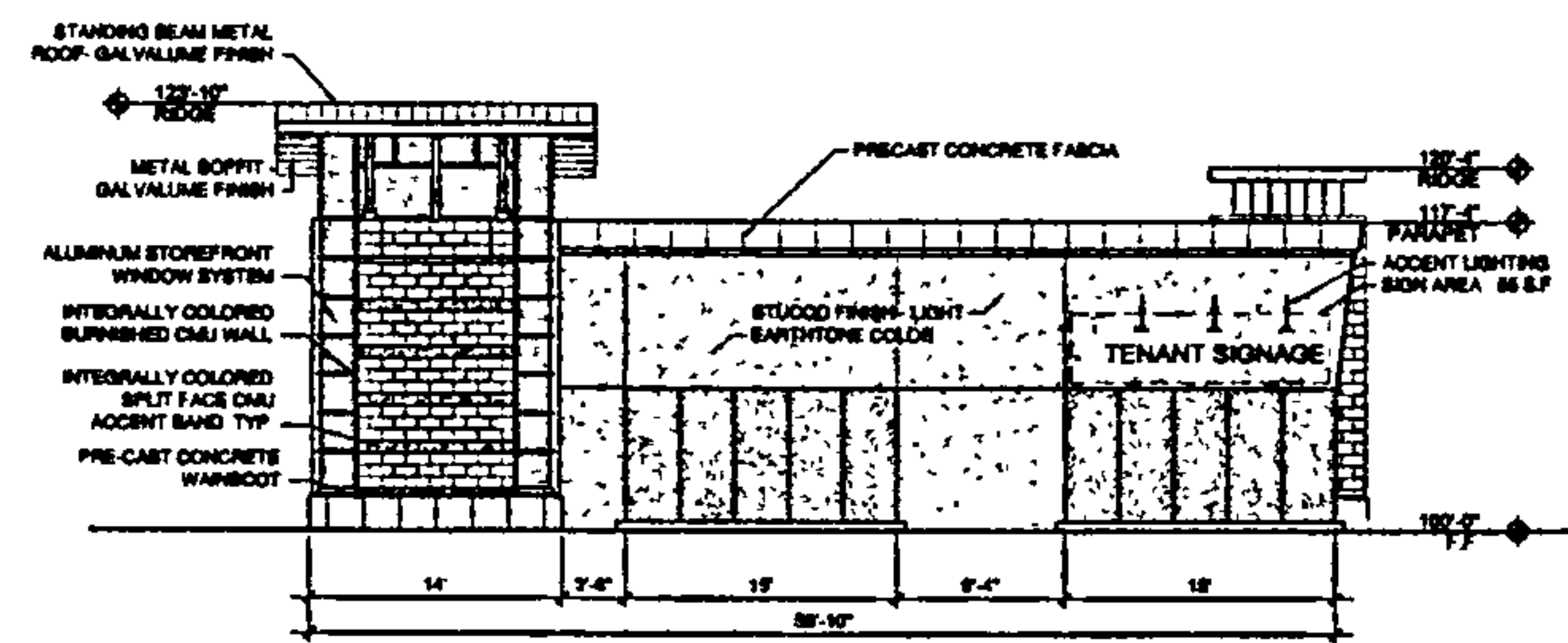
C1 EAST ELEVATION
SIGNAGE CALCULATIONS:
FACADE AREA = 4,448 S.F.
ALLOWABLE SIGN AREA = 4,448 X 15% = 667 S.F.

C1
SCALE: 1/8" = 1'-0"



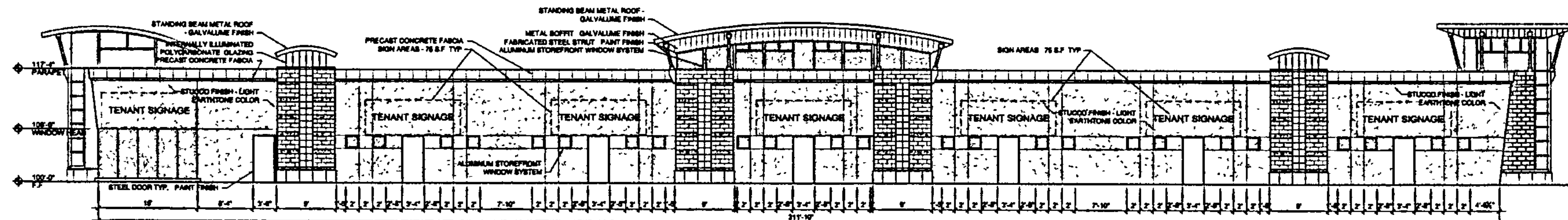
B1 SOUTH ELEVATION
SIGNAGE CALCULATIONS:
FACADE AREA = 1,148 S.F.
ALLOWABLE SIGN AREA = 1,148 X 15% = 172 S.F.

B1
SCALE: 1/8" = 1'-0"



B4 NORTH ELEVATION
SIGNAGE CALCULATIONS:
FACADE AREA = 1,148 S.F.
ALLOWABLE SIGN AREA = 1,148 X 15% = 172 S.F.

B4
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SIGNAGE CALCULATIONS:
FACADE AREA = 4,022 S.F.
ALLOWABLE SIGN AREA = 4,022 X 15% = 603 S.F.

A1
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	07100
DRAWING FILE:	
DRAWN BY:	PAW
CHECK BY:	
CUSTOMER:	CLAUDIO VIGIL ARCHITECTS 2007
DATE:	9.11.07

SECRET TITLE
BUILDING D ELEVATIONS

SECRET NUMBER
A-201