CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2008

Project# 1006833
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10)

AMAFCA

No comment.

COG

Unser Bd is a limited-access facility with full access provided at Los Volcanes and I-40. Also, access to Unser Bd between Central Av and Ouray Rd "shall be limited to full-access intersections." Additional access to Unser Bd will require the concurrence of NMDOT (the facility owner) and the TCC.

For information purposes, the functional classification of Unser Bd is urban principal arterial.

TRANSIT

No Comments received.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: Avalon NA (R), Los Volcanes NA (R),
Westside Merchants Assoc. (R), Laurelwood NA (R),
Parkway NA (R)

APS

Atrisco Business Park Unit 2, Tracts S-1A and S-2A-2 Atrisco Business Park Unit 2 (tbka T A and B Meridian Business Park II) and Tract S-2A-1, Atrisco Business Park Unit 2 (tbka Un Towne Crossing) this site is located on Unser Blvd NW between Los Volcanes Rd NW and Interstate Route 40. The owner of the above property request approval for a Vacation of Publi Utility Easement and a Private Drainage Easement, and Preliminary Plat approval to divide 3 existing Tracts into 16 new lots that will serve as a portion of the business park. This will hav adverse impacts to the APS district.

POLICE DEPARTMENT

No action required at this time.

FIRE DEPARTMENT

No Comments received.

PNM ELECTRIC & GAS

VACATION OF PUBLIC EASEMENT: NO COMMENT
VACATION OF PRIVATE EASEMENT: NO COMMENT
MAJOR PRELIMINARY PLAT: APPROVED

COMCAST

No Comments received.

QWEST

No Comments received.

ENVIRONMENTAL HEALTH

No Comments received.

M.R.G.C.D

1. No Adverse Comments.
2. Previously reviewed on 09/25/2007.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

Provide a copy of the declaration of easements. The document should contain language tha allows runoff from the new public road to drain through the private system and be privately maintained. The main storm drain trunk should be on the infrastructure list. Hydrology will c with the vacation of easement J only if easement language in declaration is adequate.

TRANSPORTATION DEVELOPMENT

No objection to vacation request.
Defining the right of way width as "variable" is not adequate. Additional information must be provided. Prior to a complete review, the offsite mitigation must be determined. Additional right of way dedication may be required.

PARKS AND RECREATION

Defer to affected agencies regarding the vacation requests.
No objection to the plat.

ABCWUA

No objection to Vacation requests.
Public water/sewer line easements on Plat do not match lines shown on Utility Plan in some cases.
Infrastructure in Gallatin should reference existing DRB and DRB project numbers.

PLANNING DEPARTMENT

Refer to comments from Hydrology and affected utilities regarding proposed vacation(s).
Plat must conform to an approved site development plan.

Site Plan - General -

Please orient vicinity map on Sheet AS1 to match site plan; provide north arrows for all vicinity maps (AS1 and AS2). Identify the square symbol at the northeast corner of the interior intersection (all sheets and enlargements).

A prominent note needs to be added which states that "Changes of use (e.g. from retail to restaurant or retail to office) will be subject to verification that minimum parking requirements can still be met for this entire site."

Please revise the drawing of the continuous walkways through the Phase 2 parking lot such that the walkway joint lines are off-set from parking stall lines, similar to the

continuous walkways in Phase 1 and Phase 3 (Sheets AS1, AS2, and L1).

Large Retail Facility Regulations -

Primary and Secondary Driveways must have six-foot landscape buffers between stand up curbs and eight-foot sidewalks. Secondary Driveways must be a minimum 60 feet wide (back of sidewalk to back of sidewalk).

The proposed Site Plan for Subdivision exceeds the allowable block sizes. For more than one block of approximately 790 feet by 360 feet, approval must be granted by the EPC. It must be shown that the block sizes "meet the intent" of the regulations, that "the narrow side of the block abuts the adjacent street that provides the primary access;" and that "the center of the long side has a major entrance, including a forecourt."

The proposed site plan does not meet the requirement for parking to "be placed on at least two sides of a building" and "not dominate the building or street frontage" (for all phases). Total building square footage could be maintained by re-orienting shops/ junior anchors along Primary and Secondary Driveways.

The proposed site plan does not meet the requirement for "ten foot wide continuous walkway(s)" through double parking rows. Additionally, the walkways may not "be diminished to less than five feet width at any point" (allowance for up to three foot encroachment by planters, plus two foot parking overhang).

Direct pedestrian connections need to be shown on the south side of the site (direct to each of Pads A. B and C), the west side (as near as possible from site entrance to Shop 7, and Pads D and E), the center (Shops 4, 10 and 11), and the northwest side (to future Restaurant). A continuous pedestrian connection needs to be shown on west side of Target (continue to Gallatin Place). Sidewalks are required on both sides of dedicated roadway (Towne Crossing Avenue at Gallatin Place). The pedestrian connection from Fortuna Road to Phase 2 needs to be shown at east end of Jr. Anchor 1 (in addition to, or in lieu of connection at the building's west end). A pedestrian connection is needed from the terminus of Fortuna Road to the north end of Phase 3.

An additional style of ornamental light fixture (maximum of 16 feet in height) is needed for pedestrian scale lighting along Primary and Secondary Driveways, and for plaza spaces.

The proposed plaza spaces must be calculated for the total building square footage of the phase, not just the main structure. Calculations, as well as seating and pedestrian amenities need to be shown for Phases 2 and 3. These spaces need to be shown "as the focal point for the development," which cannot be achieved as a linear plaza.

A maintenance agreement with the City is needed, addressing potential periods of vacancy of the development.

Elevations -

Assuming the undesignated panels of the Phase 1 main structure's west elevation (Target) are display windows, it appears that only 40% of this primary customer entry façade meets one of the three criteria for articulation; 50% is required. Additionally, this east elevation presents approximately 95 feet of a "façade[s] adjacent to a public street" that is subject to 50% articulation.

Please provide color elevations (may be reductions). The north elevation of Shop 4 and the south elevation of Shops 10 & 11 need to provide a storefront orientation to Town Crossing Avenue.

Landscaping -

Perimeter landscaping along Los Volcanes Road, Primary Driveways, and Secondary Driveways needs to be included in the initial development; the cross hatching on Sheets AS2 and L1 needs to be revised to clearly show these areas as part of the site plan for building permit. The cross hatching needs to be identified by note on Sheet L1.

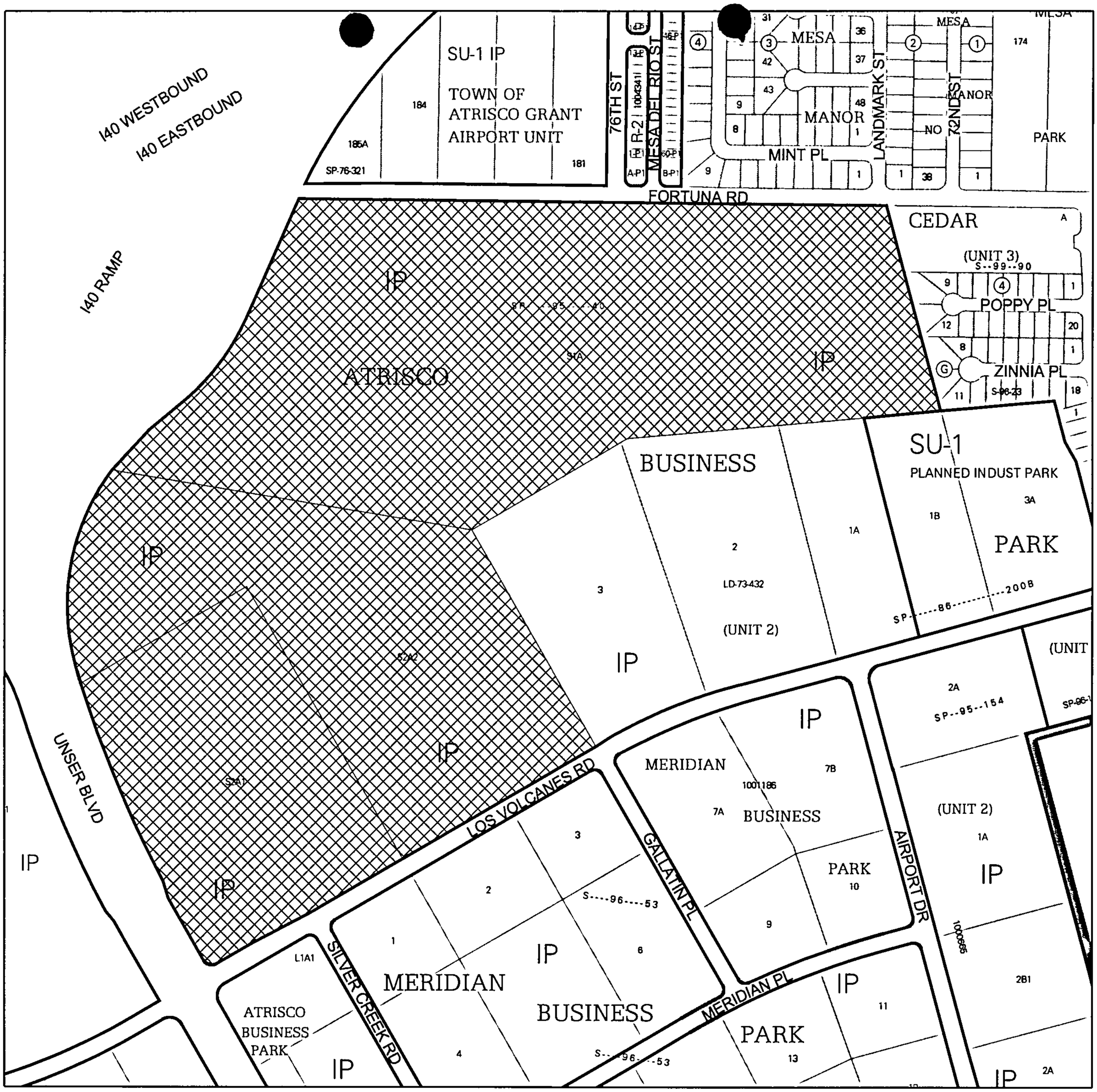
Landscape planters need to be dimensioned (label some 'Typical' on Sheets AS3 and AS4). A Typical Section is needed to demonstrate how water harvesting will function to irrigate landscape areas.

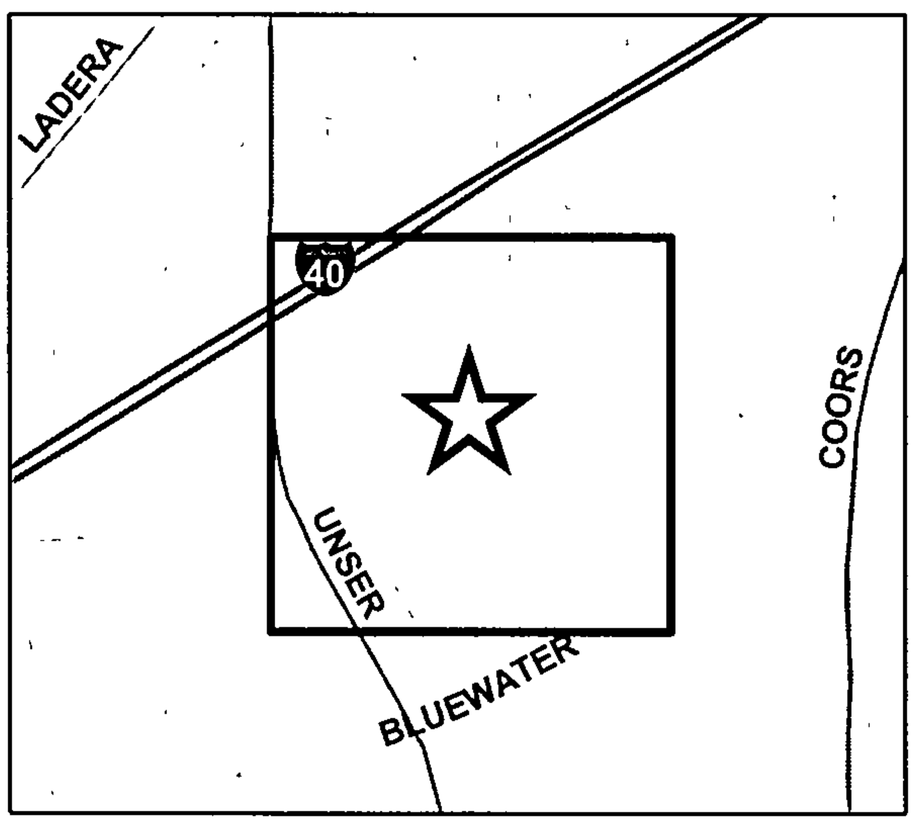
Signage -

Interstate Route 40 is classified as a Freeway and not an Arterial per the Long Range Roadway System; free-standing signs are not allowed. One free-standing sign will be allowed on Unser, two on Los Volcanes.

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

Cc: Surv-Tek Inc. – 9284 Valley View Dr. NW – Albuquerque, NM 87114
Cc: Tabet Lumber Co. – 606 Baca Ave. – Belen, NM 87002





ZONING MAP

Note: Grey shading indicates County.

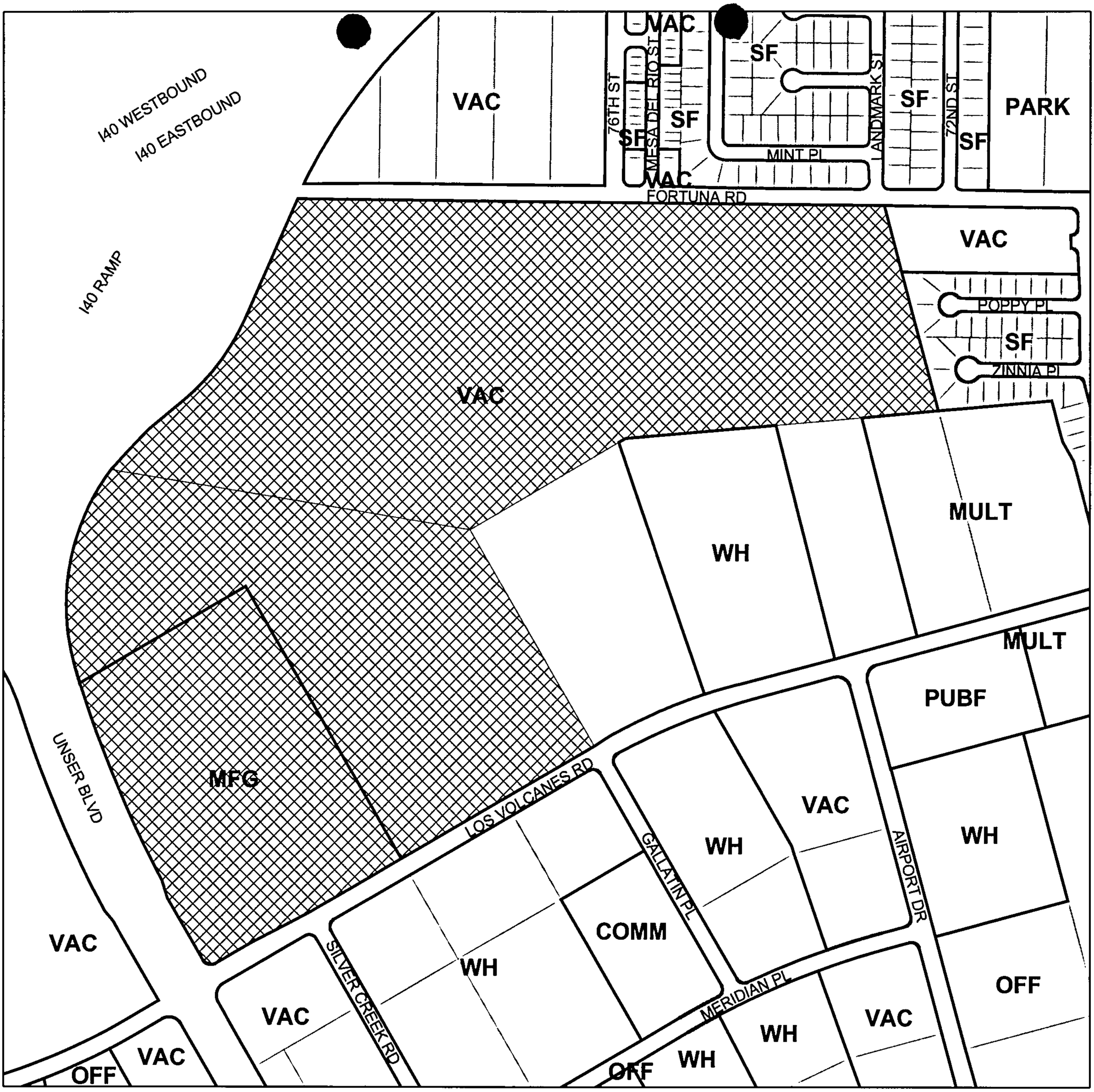
1 inch equals 500 feet

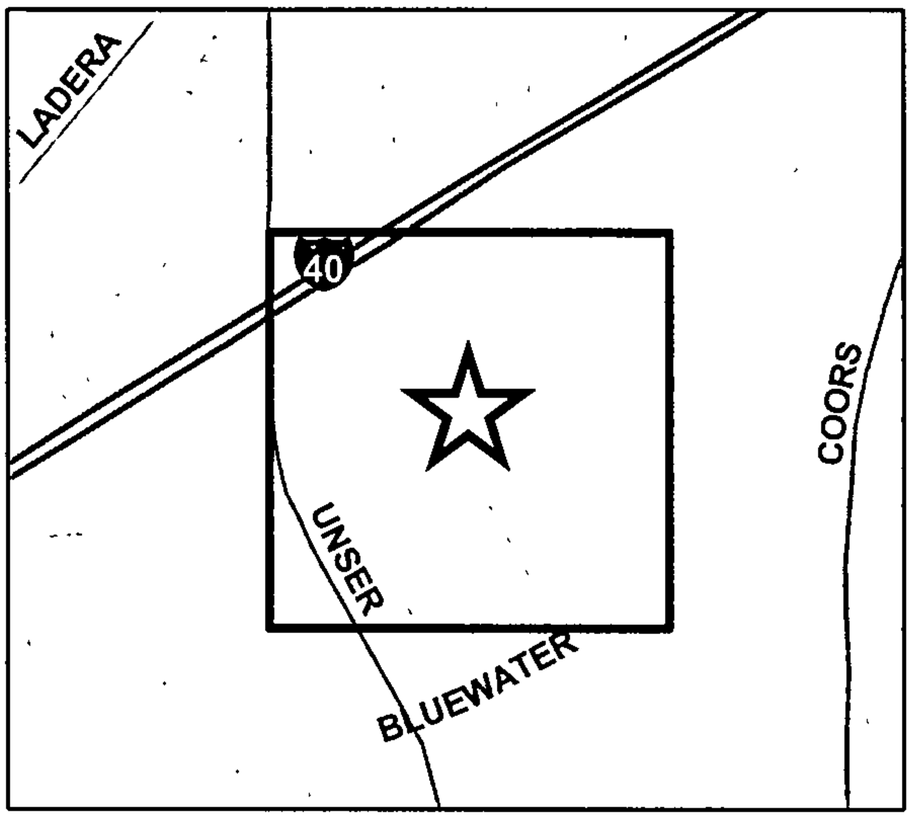
Project Number:
1006833

Hearing Date:
3-26-08

Zone Map Page:
J-9 J-10

Additional Case Numbers:
08DRB-70108
08DRB-70111
08DRB-70112





LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage

AGIS

1 inch equals 500 feet

Project Number:
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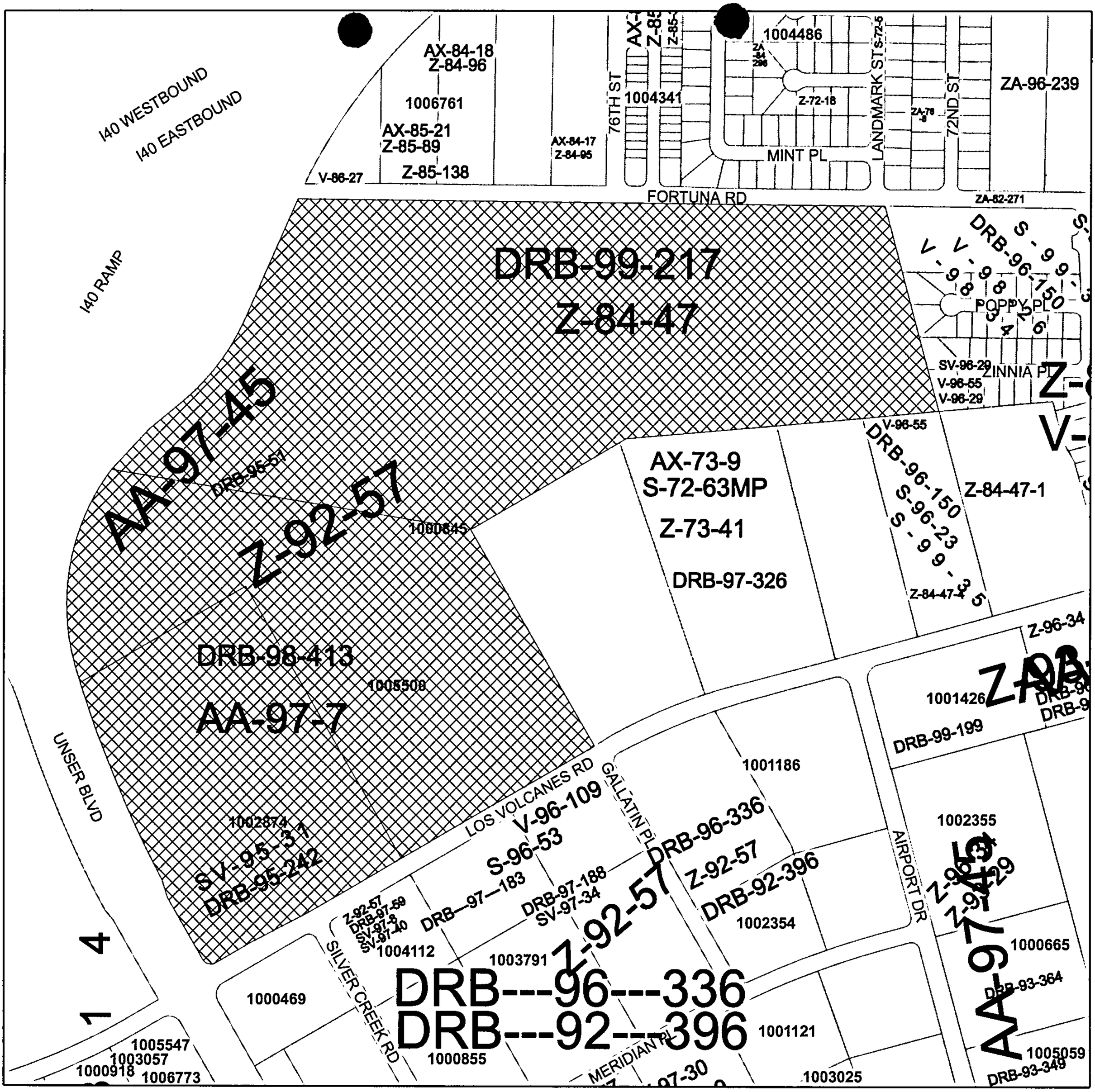

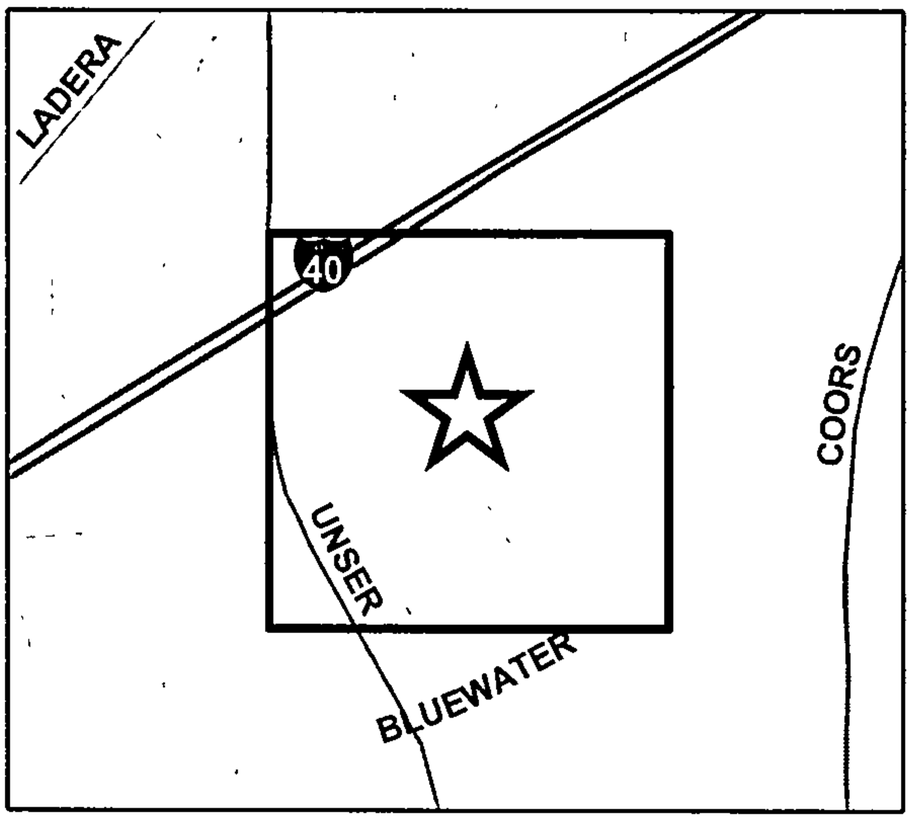

HISTORY MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1006833

Hearing Date:
3-26-08

Zone Map Page:
J-9 J-10

Additional Case Numbers:
08DRB-70108
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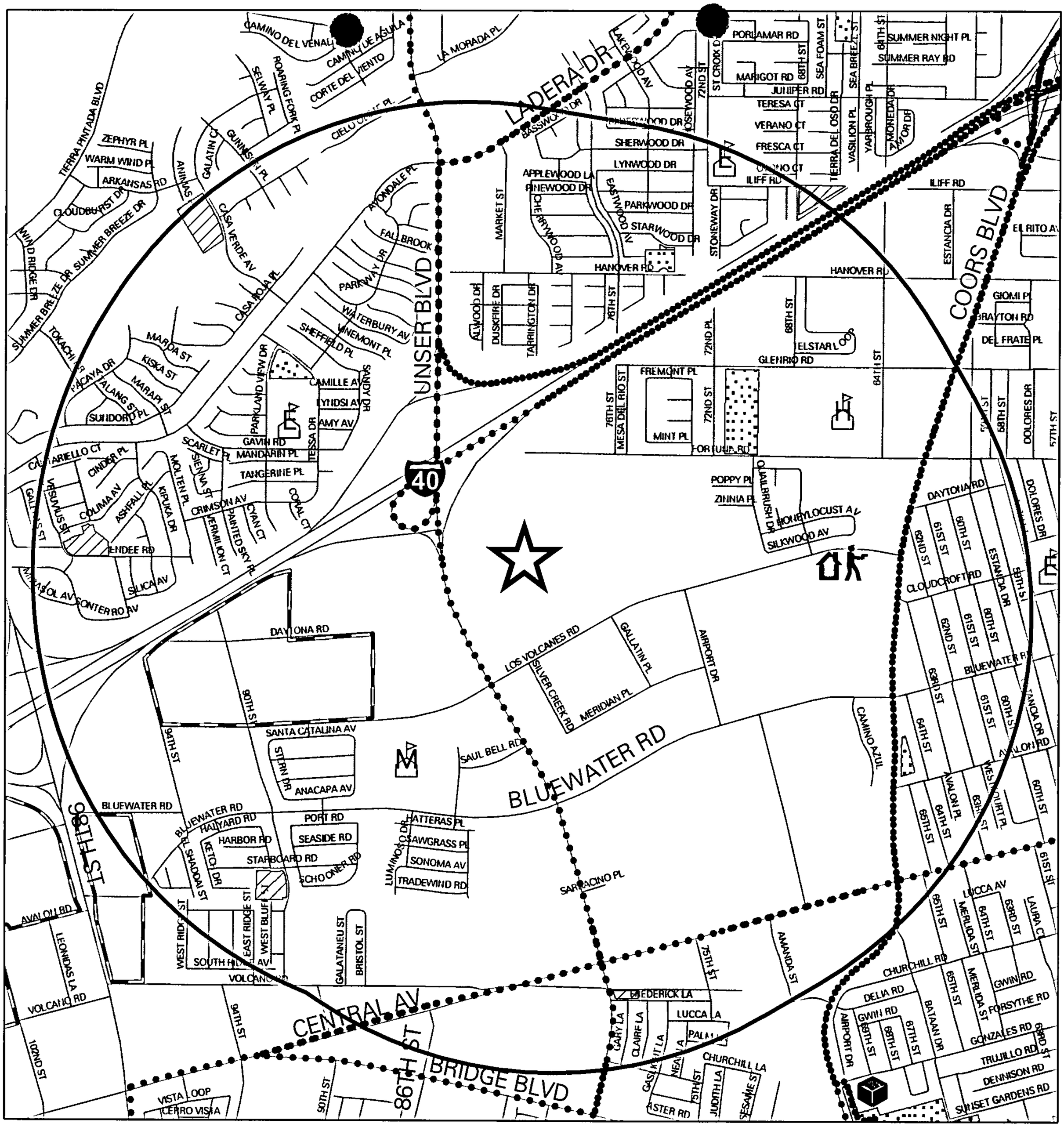
08DRB-70112



Public Facilities Map with One-Mile Site Buffer

COMMUNITY CENTER
MULTI-SERVICE CENTER
SENIOR CENTER
LIBRARY
MUSEUM
FIRE
POLICE
SHERIFF
SOLID WASTE
APS Schools
ABQ Ride Routes
AGIS.Jurisdiction
Landfill Buffer (1000 feet)
Landfills designated by EHD
Developed County Park
Undeveloped County Park
Developed City Park
Undeveloped City Park

Project Number: 10006833

0 0.5 1 Miles

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: March 26, 2008
Zone Atlas Page: J-9, J-10
Notification Radius: 100 Ft.

Project# 1006833
App#08DRB-70108
08DRB-70111
08DRB-70112

Cross Reference and Location: UNSER BLVD NW BETWEEN LOS VOLCANES NW AND INTERSTATE 40

Applicant: TABET LUMBER CO
606 BACA AVE
BELEN, NM 87002

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

Special Instructions:

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

Date Mailed: MARCH 7, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

APPEAL / PROTEST of... — 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.

APPLICATION INFORMATION:

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

APPLICANT: TABET LUMBER CO PHONE:
ADDRESS: 606 BACA AVE FAX:
CITY: BELEN STATE NM ZIP 87002 E-MAIL:
Proprietary interest in site: OWNERS List all owners: BCI COCA-COLA BOTTLING CO. OF LOS ANGELES

DESCRIPTION OF REQUEST:
VACATION OF PUBLIC AND PRIVATE EASEMENTS / MAJOR PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. TRACTS A AND B, MERIDIAN BUSINESS PARK II TRACT S-2A-1, ATRISCO BUSINESS PARK Block: Unit: 2
Subdiv/Addn/TBKA: TBKA — UNSER TOWNE CROSSING
Existing Zoning: IP Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): J-10, J-9 UPC Code: 101005808811030101
101005805017030106
101005803503930102

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
07DRB-70254 07DRB-70255 PROJ 1006833

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of existing lots: 3 No. of proposed lots: 16 Total area of site (acres): 70.3629
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: UNSER BOULEVARD NW
Between: LOS VOLCANES NW and INTERSTATE 40

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

SIGNATURE [signature] DATE 2·25·08
(Print) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S F.	Fees
08DRB-70108	VPE	V	$45.00
08DRB-70111	VPRE	V	$45.00
08DRB-70112	PP	S(2)	$900.00
	ADV		$75.00
	CME		$20.00
		Total	$1085.00

Hearing date 03/26/08

Sandy Landboy 02/29/08 Planner signature / date

Project # 1006833

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

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

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

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Russ Huggs
Applicant name (print)

Douglas Clark for Russ Huggs
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB-_____-70112
_____-_____-_____
_____-_____-_____

Sandy Handley 02/29/08
Planner signature / date

Project # 1006833

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101005801526130201	STATE HIGHWAY DEPT	PO BOX 1149	SANTA FE	NM	87504 1149	V	A1A	NW SW PORT OF TR 186 & 187 EXC PORT OUT TO R/W CONT 1.69 AC
2	101005812019030107	M & B INVESTMENTS LTD CO	P O BOX 6363	ALBUQUERQUE	NM	87197 0500	V	A1A	E'LY PORT OF TR S-1A OF TRS S-1A & S-2A ATRISCO BUSINESS PARK UNIT 2 BEING A REPLAT OF AN UNDIVIDED PORT OF TRS S-1 & ALL OF LTS 4 THRU 6 ATRISCO BUSINESS PARK UNIT 2
3	101005809928220203	GRAYLAND CORP & CLIFFORD CAP FUND INC ETAL C/O CLIFFORD CAPITAL FUND INC	PO BOX 35640	ALBUQUERQUE	NM	87176	V	A1A	THE S'LY PORTIONS OF TRACTS 182 & 183 AIRPORT UNIT TOWN OF ATRISCO GRANT UNIT 8 CONT 4.1300 AC +/-
4	101005813511530103	M & B INVESTMENTS LTD CO	PO BOX 6363	ALBUQUERQUE	NM	87197 6363	V	A1A	LT 3 LAND DIVISION TRACTS A, D, M, N, S-1 & S-2 OF THE PLAT OF UNIT NO. 2 ATRISCO BUSINESS PARK CONT 11.0100 AC
5	101005820303230301	BD DEVELOPMENT II LLC	PO BOX 6992	ALBUQUERQUE	NM	87192	C	A1A	LOT 7-A PLAT OF LOTS 7-A & 7-B MERIDIAN BUSINESS PARK BEING A REPLAT OF LOTS 7 & 8 MERIDIAN BUSINESS PARK CONT 5.8183 AC
6	101005711651820504	IRON MOUNTAN RECORDS MANAGMENT INC	745 ATLANTIC AVE	BOSTON	MA	02211	C	A1A	LT 2 LOTS 1 THRU 23 MERIDIAN BUSINESS PARK CONT 3.4740 AC
7	100905853025440301	STATE HIGHWAY COMM	PO BOX 1149	SANTA FE	NM	87504 1149	V	A1A	SLY POR TR 188 TOWN OF ATRISCO GRANT AIRPORT UNIT
8	101005805017030106	TABET LUMBER CO INC	606 BAC A AVE	BELEN	NM	87002	V	A1A	W'LY PORT OF TR S-1A OF TRS S-1A & S-2A ATRISCO BUSINESS PARK UNIT 2 BEING A REPLAT OF AN UNDIVIDED PORT OF TRS S-1 & ALL OF LTS 4 THRU 6 ATRISCO BUSINESS PARK UNIT 2
9	101005803503930102	COCA-COLA DR PEPPER BOTTLING CO	PO BOX 723040	ATLANTA	GA	31139	C	A1A	TR S2A1 PLAT OF TRS S2A1 & S2A2 ATRISCO BUSINESS PARK UNIT 2 BEING A REPL OF TR S2A CONT 20.000 AC
10	101005705448320114	EMPIRE CAPITAL ETAL C/O GRAYLAND CORP	P O BOX 35640	ALBUQUERQUE	NM	87176	V	A1A	TRACT L-1-A PLAT OF L-1-A, L-1-B & L-1-C ATRISCO BUSINESS PARK CONT 2.9441 AC
11	100905843400540108	M & B INVESTMENTS LTD CO	PO BOX 6363	ALBUQUERQUE	NM	87197 6363	V	A1A	TR T-1 RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL CORRIDOR CON T 39.3338 AC M/L
12	101005806227020202	GRAYLAND CORP & CLIFFORD CAP FUND INC ETAL C/O CLIFFORD CAPITAL FUND INC	PO BOX 35640	ALBUQUERQUE	NM	87176	V	A1A	TRACT 185-A-1 REPLAT OF TRACT 185-A TOGETHER WITH THE S'LY PORT OF TRACT 184 AIRPORT UNIT TOWN OF ATRISCO GRANT UNIT 8 CONT 3.5600 AC +/-
13	101005708350020505	ALS LLC	PO BOX 66887	ALBUQUERQUE	NM	87120	C	A1A	LT 1 LOTS 1 THRU 23 MERIDIAN BUSINESS PARK CONT 2.8077 AC
14	101005808811030101	TABET LUMBER CO INC ATTN: HERMAN TABET	606 BAC A AVE	BELEN	NM	87002	V	A1A	TR S2A2 PLAT OF TRS S2A1 & S2A2 ATRISCO BUSINESS PARK UNIT 2 BEING A REPL OF TR S2A CONT 30.000 AC

15	101005814701730401	IRON MOUNTAIN RECORDS MGMT INC	745 ATLANTIC AVE FLOOR 10	BOSTON	MA	02111 2735	C	A1A	LT 3 MERIDIAN BUSINESS PARK REPLAT OF LTS 1-9 IN TRACT M ATRISCO BUSINESS PARK UNIT 2
16	100905752843010308	I-40 GATEWAY WEST LLC	PO BOX 28216	SCOTTSDALE	AZ	85255	V	A1A	TR A-2-C-2 BLK 1 PLAT OF TRACTS A-2-C-1 & A-2-C-2 BLOCK 1 CLIFFORD WEST BUSINESS PARK UNIT 3 CONT 4.9892 AC

OR CURRENT RESIDENT
101005708350020505
ALS LLC
PO BOX 66887
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005705448320114
EMPIRE CAPITAL ETAL C/O
GRAYLAND CORP
P O BOX 35640
ALBUQUERQUE, NM 87176

OR CURRENT RESIDENT
101005814701730401
IRON MOUNTAIN RECORDS MGMT
INC
745 ATLANTIC AVE FLOOR 10
BOSTON, MA 02111 2735

OR CURRENT RESIDENT
101005805017030106
TABET LUMBER CO INC
606 BACA AVE
BELEN, NM 87002

Project# 1006833
MIGUEL MAESTAS
Avalon NA
9400 HARBOR RD NW
ALBUQUERQUE, NM 87121

Project# 1006833
BEN SANDOVAL
Los Volcanes NA
6516 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project# 1006833
ROBERT GAUGH
Laurelwood NA
7625 MAPLEWOOD NW
ALBUQUERQUE, NM 87120

Project# 1006833
PALMIRA PEREA-HAY
Parkway NA
839 WATERBURY NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005820303230301
BD DEVELOPMENT II LLC
PO BOX 6992
ALBUQUERQUE, NM 87192

OR CURRENT RESIDENT
101005809928220203
GRAYLAND CORP & CLIFFORD CAP
FUND INC ETAL C/O CLIFFORD
CAPITAL FUND INC
PO BOX 35640
ALBUQUERQUE, NM 87176

OR CURRENT RESIDENT
101005812019030107
M & B INVESTMENTS LTD CO
P O BOX 6363
ALBUQUERQUE, NM 87197 0500

Project# 1006833
SURV-TEK, INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Project# 1006833
KELLY CHAPPELLE
Avalon NA
9135 SANTA CATALINA AVE NW
ALBUQUERQUE, NM 87121

Project# 1006833
VAN BARBER
Westside Merchants Association
5201 CENTRAL NW
ALBUQUERQUE, NM 87105

Project# 1006833
PHYLLIS VILCHUCK
Laurelwood NA
7805 SPRINGWOOD RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101005803503930102
COCA-COLA DR PEPPER BOTTLING
CO
PO BOX 723040
ATLANTA, GA 31139

OR CURRENT RESIDENT
100905752843010308
I-40 GATEWAY WEST LLC
PO BOX 28216
SCOTTSDALE, AZ 85255

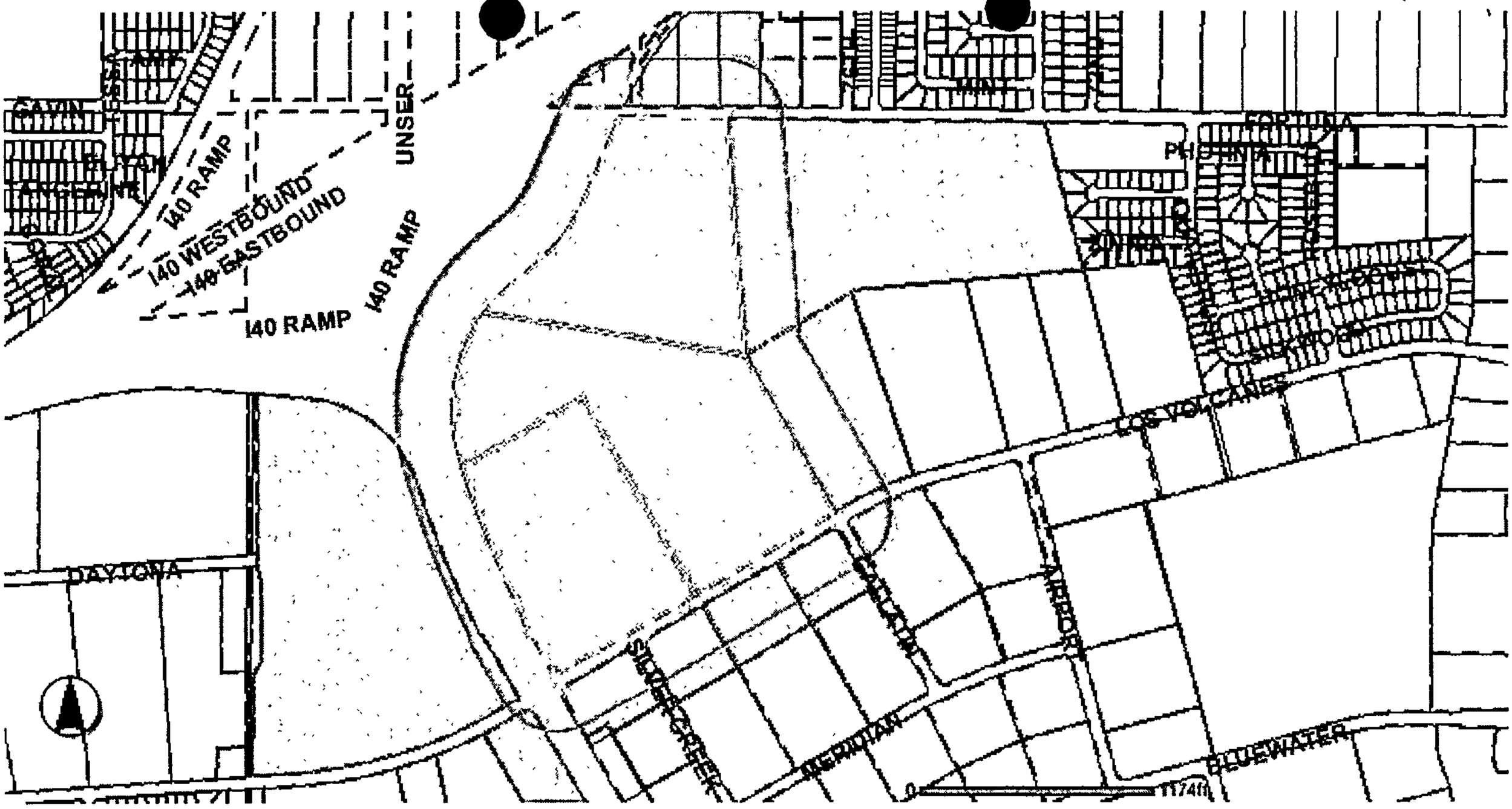
OR CURRENT RESIDENT
100905853025440301
STATE HIGHWAY COMM
PO BOX 1149
SANTA FE, NM 87504 1149

Project# 1006833
TABET LUMBER CO
606 BACA AVE
BELEN, NM 87002

Project# 1006833
MAX M GARCIA
Los Volcanes NA
6619 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project# 1006833
MIGUEL MAESTAS
Westside Merchants Association
6013 SUNSET GARDENS SW
ALBUQUERQUE, NM87121

Project# 1006833
CAROL CUNNINGHAM
Parkway NA
8012 BRIDGEWATER NW
ALBUQUERQUE, NM 87120


GAVIN
ANGELINE
I40 RAMP
I40 WESTBOUND
I40 EASTBOUND
UNSER
I40 RAMP
I40 RAMP
MINT
FORTUNA
PHOENIX
LOS VOLCANES
DAYTONA
SILVER CREEK
MERIDIAN
CALICO
AIRPORT
BLUEWATER

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

City of Albuquerque

Date: February 25, 2008

TO CONTACT NAME: Russ Hugg
COMPANY/AGENCY: Surv-a-Tek, Inc.
ADDRESS/ZIP: 9384 Valley View Dr NW 87114
PHONE/FAX #: 897-3366 / 897-3377

Thank you for your inquiry of February 25, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts A and B Meridian Business Park II and Tract S-2A-1, Atrisco Business Park Unit 2

zone map page(s) J-9/10.

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

Avalon N.A.

Neighborhood or Homeowner Association

Contacts: Miguel Maestas
9400 Harbor Rd. NW 87121
831-9629 (h)
Kelly Chappelle
9135 Santa Catalina Ave NW 87121
836-1766 (h)

Los Volcanes N.A.

Neighborhood or Homeowner Association

Contacts: Max M. Garcia
6619 Honeylocust Ave. NW 87121
833-0969 (h)
Ben Sandoval
6516 Honeylocust Ave NW 87121
836-4419

See reverse side for additional Neighborhood and/or Homeowner Associations YES (X) NO ( )

Information:

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

Sincerely,

Stephanie Dean

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnncontactformltr (12/03/07)

SURV TEK, INC.

Fax

Subject: **Date:**

To: **Attn:**

Phone: **Fax:** 924-3858

From: **Pages:** ~~3~~ 4

3864

☐ Urgent ☐ For Your Use ☐ For Your Files

☐ For Review ☐ Please Comment ☐ Please Reply

COMMENTS:

DOUGLAS

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

Additional Neighborhood or Homeowner Association Information

Westside Merchants Assoc
Neighborhood or Homeowner Association
Contacts: Van Barber
5201 Central NW 87105
350-2515(c)
Miguel Maestas
6013 Sunset Gardens SW 87121
831-5406 (w)

Parkway N.A.
Neighborhood or Homeowner Association
Contacts: Carol Cunningham
8012 Bridgewater NW 87120
831-7187(h) 480-5914(c)
Palmira Perea-Hay
839 Waterbury NW 87120
839-8123(h)

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Laurelwood N.A.
Neighborhood or Homeowner Association
Contacts: Robert Gaugh
7625 Maplewood NW 87120
839-0747
Phyllis Vilchuch
7805 Springwood Rd. NW 87120
836-7624

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (*i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone"*).
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (*i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd."*).
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (*if any*). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-

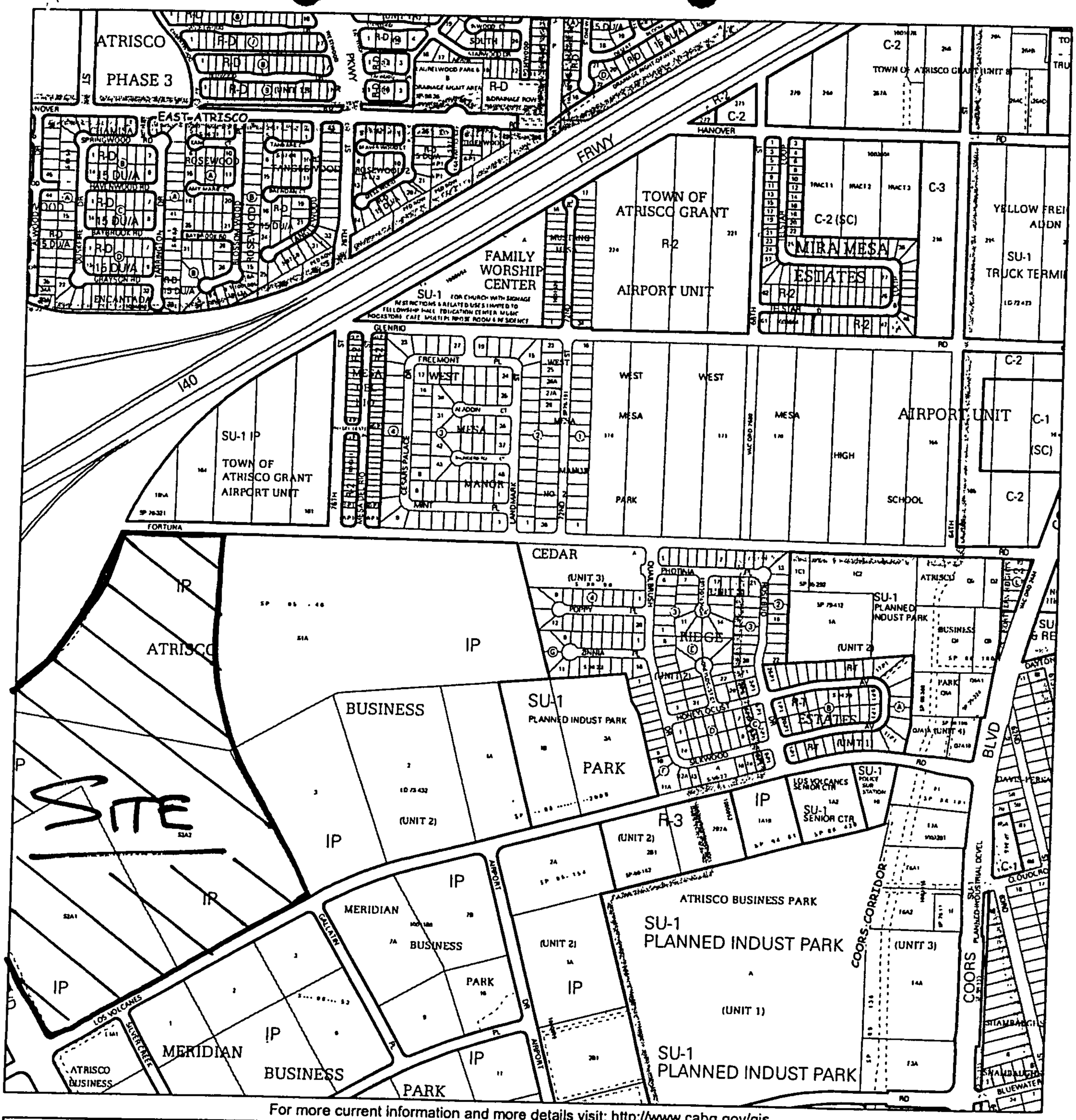
[ ] The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

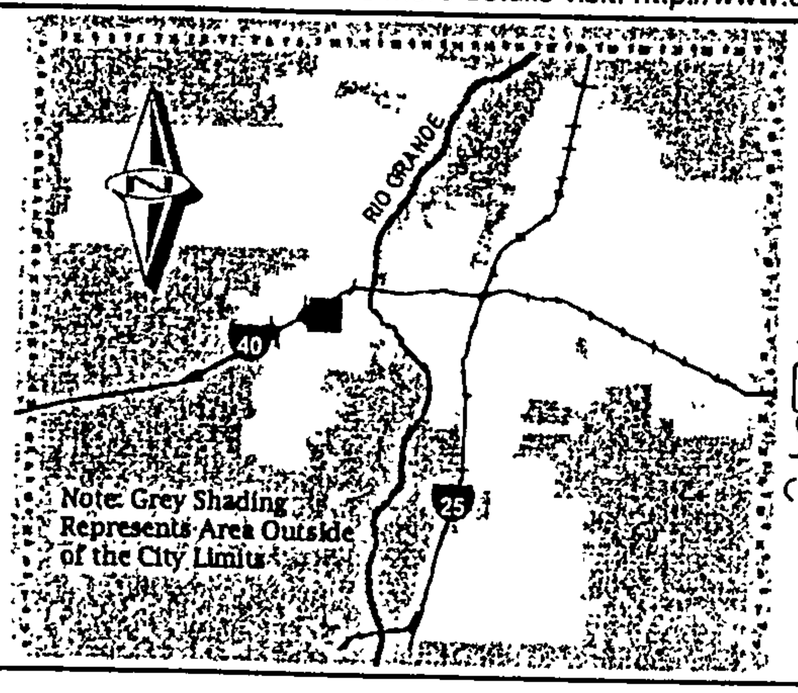
* * * \



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

J-10-Z

Selected Symbols

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

0 750 1,500 Feet

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☑ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

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

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

☑ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- ✓ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ✓ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ✓ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

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

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

RUSS HUGG
Applicant name (print)

2.25.08
Applicant signature / date

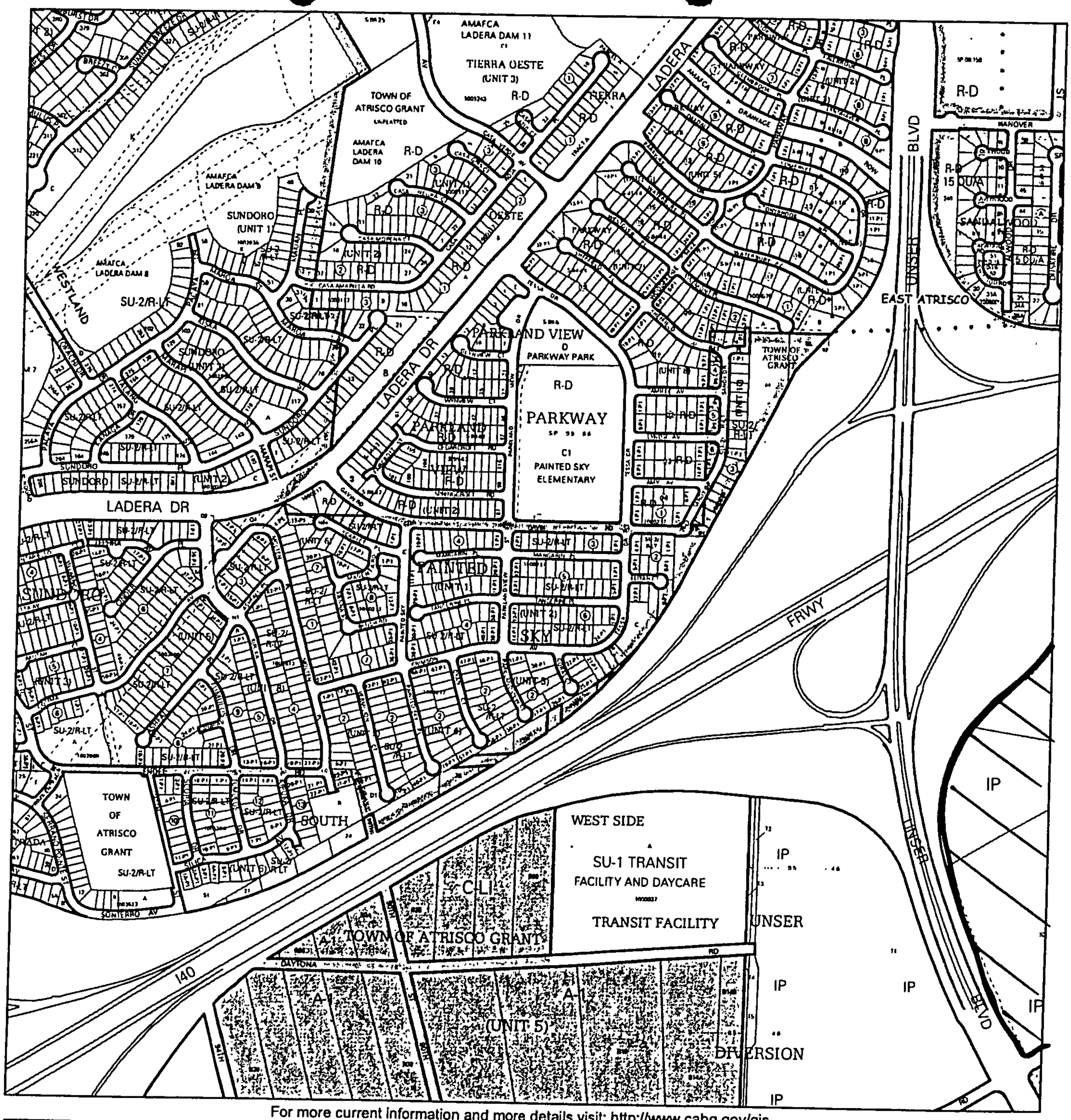
Form revised 4/07

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

Application case numbers
08DRB-70108
08DRB-70111
- -

Sandy Handelin 02/29/08
Planner signature / date

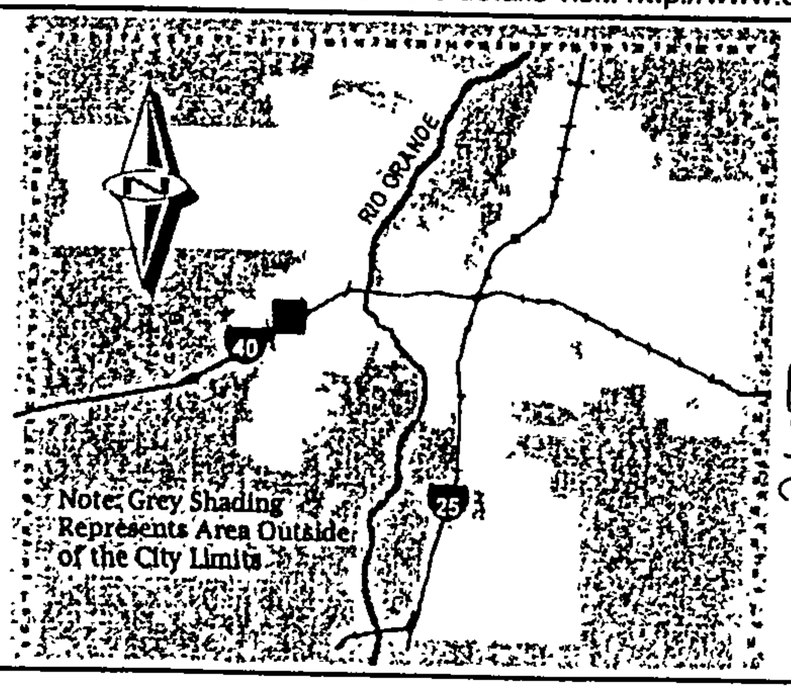
Project # PC06335



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

J-09-Z

Selected Symbols

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

0 750 1,500 Feet

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

February 25, 2008

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

Attention: Mr. Jack Cloud, Chair

RE: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

Dear Mr. Chairman

The owners of the above captioned property, Tabet Lumber Co., Inc. and BCI Coca-Cola Bottling Company of Los Angeles are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: 1) Vacation of a Public Utility Easement and a Private Drainage Easement and 2) Preliminary Plat approval to divide 3 existing Tracts into 16 new Lots, Dedicate additional public street right of way and grant private and public easements to serve said new lots.

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.

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

April 7, 2008

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Angela Gomez, DRB Administrative Assistant

Re: DRB Project Number 1006833, Vacation of Easements and Preliminary Plat for Unser Towne Crossing, City of Albuquerque, Bernalillo County, New Mexico.
Zone Atlas pages J-9 and J-10.

Ms. Gomez

Please defer the public hearing on this project to April 16, 2008, to allow additional time to address DRB comments.

Sincerely,

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

SURV TEK, INC.

Fax

Subject: **Date:** 4.7.08

To: DRB **Attn:** ANGELA GOMEZ

Phone: **Fax:** 924-3864

From: RUSS HUGG **Pages:** 2

☐ Urgent ☐ For Your Use ☐ For Your Files

☐ For Review ☐ Please Comment ☐ Please Reply

COMMENTS:

RE: DRB 1006833

THANKS
RUSS

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

Garcia, Andrew B.

From: John Spitz [JohnS@gra-arch.com]
Sent: Friday, April 04, 2008 1:08 PM
To: Cloud, Jack W.
Cc: Garcia, Andrew B.; Metro, Kristal D.
Subject: Project #1006833 - Unser Towne Crossing

Jack,

I am John C Spitz I work for George Rainhart Architect and Associates, agents for Weber and Company on the Unser Towne Crossing project (project #1006833). We are going to be deferring our hearing from Wednesday April 9, 2008 to Wednesday April 16, 2008.

Give me a call if you have any questions.

John C. Spitz
George Rainhart Architect & Associates
2325 San Pedro NE, Suite 2-B
Albuquerque, New Mexico 87110
Phone: 505-884-9110 ext 105
Fax: 505-837-9877
Email: jspitz@gra-arch.com

SURV TEK, INC.

Fax

Subject: **Date:** 3.25.08

To: CITY PLANNING **Attn:** ANGELA GOMEZ

Phone: **Fax:** 924.3864

From: RUSS HUGG **Pages:** 2

☐ Urgent ☐ For Your Use ☐ For Your Files

☐ For Review ☐ Please Comment ☐ Please Reply

COMMENTS:

RE: DRB 1006833 DEFERRAL

THANKS

RUSS

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

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

March 25, 2008

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Angela Gomez, DRB Administrative Assistant

Re: DRB Project Number 1006833, Vacation of Easements and Preliminary Plat for Unser Towne Crossing, City of Albuquerque, Bernalillo County, New Mexico.
Zone Atlas pages J-9 and J-10.

Ms. Gomez

Please defer the public hearing on this project to April 9, 2008, to allow additional time to address DRB comments.

Sincerely,

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

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006833 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See staff report dated 3-26-08.

RESOLUTION:

4-9-08

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

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

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

FOR:

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

DATE: March 26, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006833 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation
Final Plat
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

An approved conceptual drainage plan is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

4-16-08

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

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

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

FOR:

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

DATE: April 9, 2008

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

APPLICANT: TABET LUMBER CO PHONE: ___
ADDRESS: 606 BACA AVE FAX: ___
CITY: BELEN STATE NM ZIP 87002 E-MAIL: ___
Proprietary interest in site: OWNERS List all owners: BCI COCA-COLA BOTTLING CO. OF LOS ANGELES

DESCRIPTION OF REQUEST:
VACATION OF PUBLIC AND PRIVATE EASEMENTS / MAJOR PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. TRACTS A AND B, MERIDIAN BUSINESS PARK II TRACT S-2A-1, ATRISCO BUSINESS PARK Block: ___ Unit: 2
Subdiv/Addn/TBKA: TBKA — UNSER TOWNE CROSSING
Existing Zoning: IP Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): J-10, J-9 UPC Code: 101005808811030101
101005805017030106
101005803503930102

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
07DRB-70254 07DRB-70255 PROJ 1006833

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 3 No. of **proposed** lots: 16 Total area of site (acres): 70.3629
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: UNSER BOULEVARD NW
Between: LOS VOLCANES NW and INTERSTATE 40

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

SIGNATURE ___ DATE 2·25·08
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-70108	VPE	V	$ 45.00
08DRB-70111	VPRE	V	$ 45.00
08DRB-70112	PP	S(2)	$ 900.00
	ADV		$ 75.00
	CME		$ 20.00
		Total	$ 1085.00

Hearing date 03/26/08

Sandy Handley 02/29/08 Planner signature / date

Project # 1006833

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/24/2008 Issued By: PLNSDH

Permit Number: **2008 070 280** **Category Code 910**

Application Number: 08DRB-70280, Major - Final Plat Approval

Address:

Location Description: UNSER BLVD NW BETWEEN LOS VOLCANES NW AND INTERSTATE 40

Project Number: 1006833

Applicant
Tabet Lumber Co

606 Baca Ave
Belen NM 87002

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

russhugg@survtek.com

Application Fees

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

City Of Albuquerque
Treasury Division

6/24/2008 8:37AM LOC: ANNX
WS# 006 TRANS# 0005
RECEIPT# 00073811-00073811
PERMIT# 2008070280 TRSDHG
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/10/2008 Issued By: PLNSDH

Permit Number: **2008 070 398** **Category Code 910**

Application Number: 08DRB-70398, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: TOWNE CROSSING AVE NW BETWEEN UNSER BLVD NW AND GALLETINI PL NW

Project Number: 1006833

Applicant
Weber Co
Lawrence A Cates
14800 Quorem Dr, Ste 200
Dallas TX 75254
972-385-2272

Agent / Contact
Weber Co
Lawrence A Cates
14800 Quorem Dr, Ste 200
Dallas TX 75254
972-385-2272

Application Fees

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

City Of Albuquerque
Treasury Division

9/10/2008 9:29AM LOC: ANNX
WS# 008 TRANS# 0007
RECEIPT# 00096210-00096210
PERMIT# 2008070398 TRSSVC
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CA $70.00
CHANGE $0.00

Thank You

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

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

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

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Russ Hugg
Applicant name (print)

Douglas Clark for Russ Hugg
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB-_____-70112
_____-_____-_____
_____-_____-_____

Sandy Handley 02/29/08
Planner signature / date

Project # 1006833

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

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

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

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

☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

RUSS HUGG
Applicant name (print)

2·25·08
Applicant signature / date

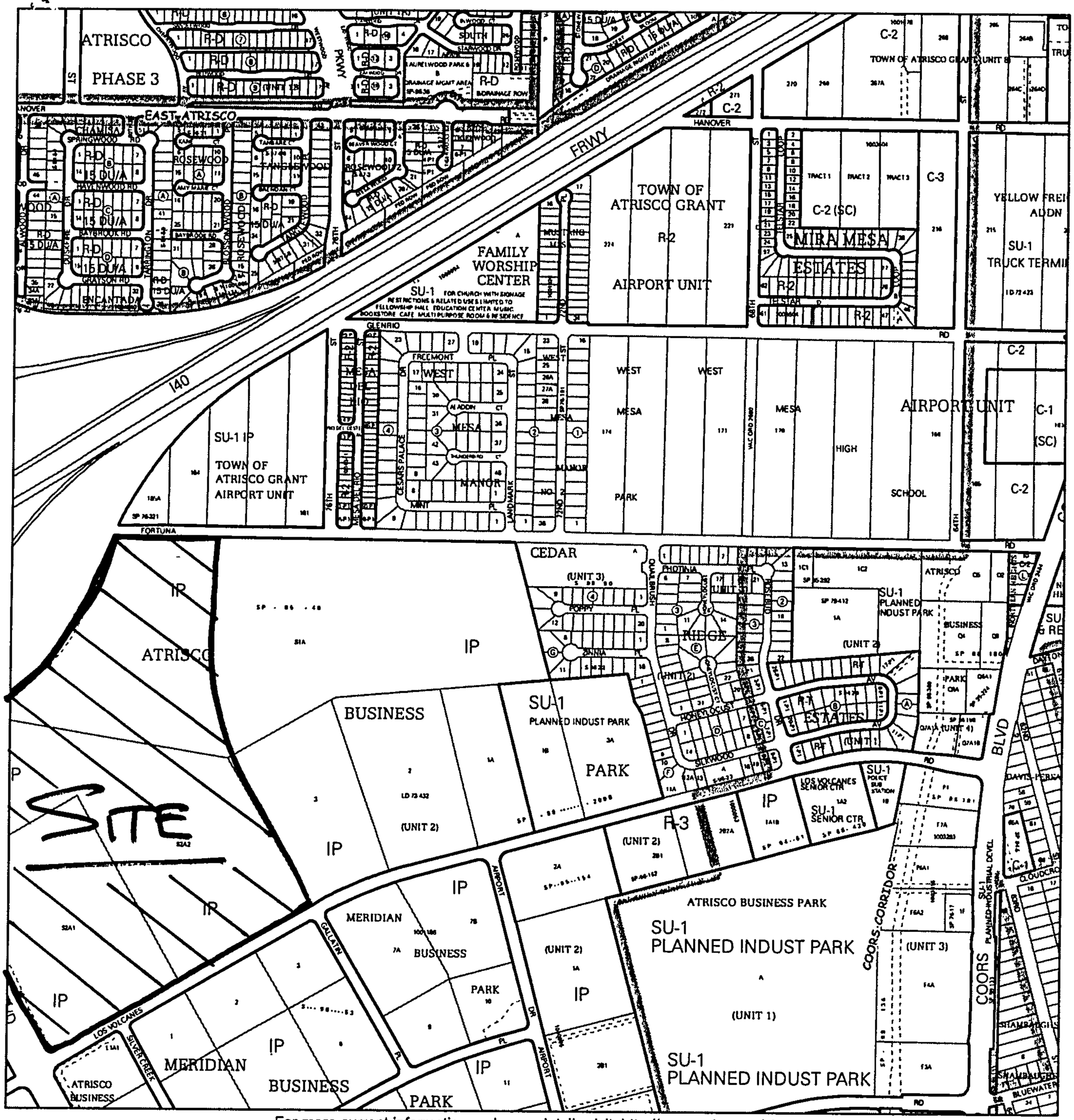
Form revised 4/07

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

Application case numbers
08DRB - 70108
08DRB - 70111
__ - __ - __

Sandy Handley 02/29/08
Planner signature / date

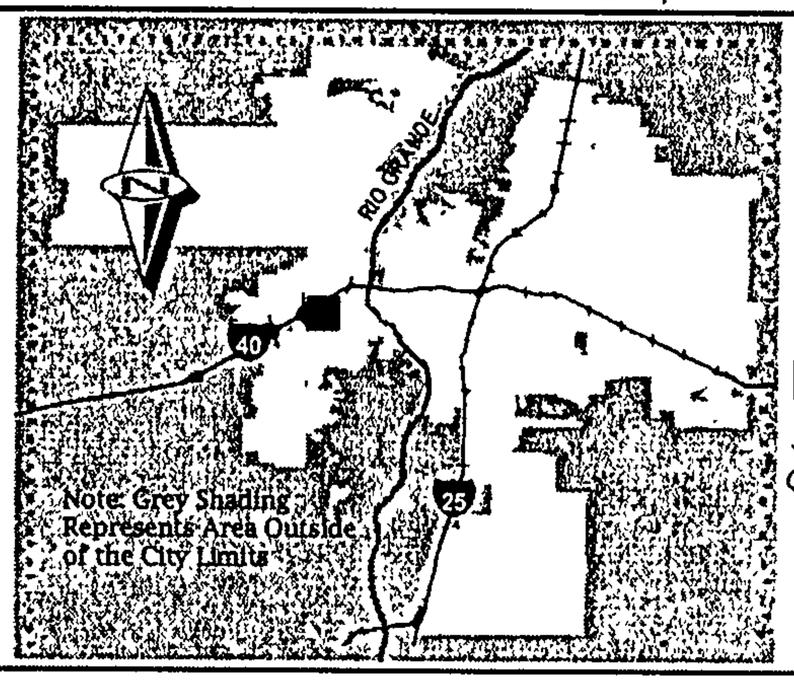
Project # 1006833



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 9/6/2007



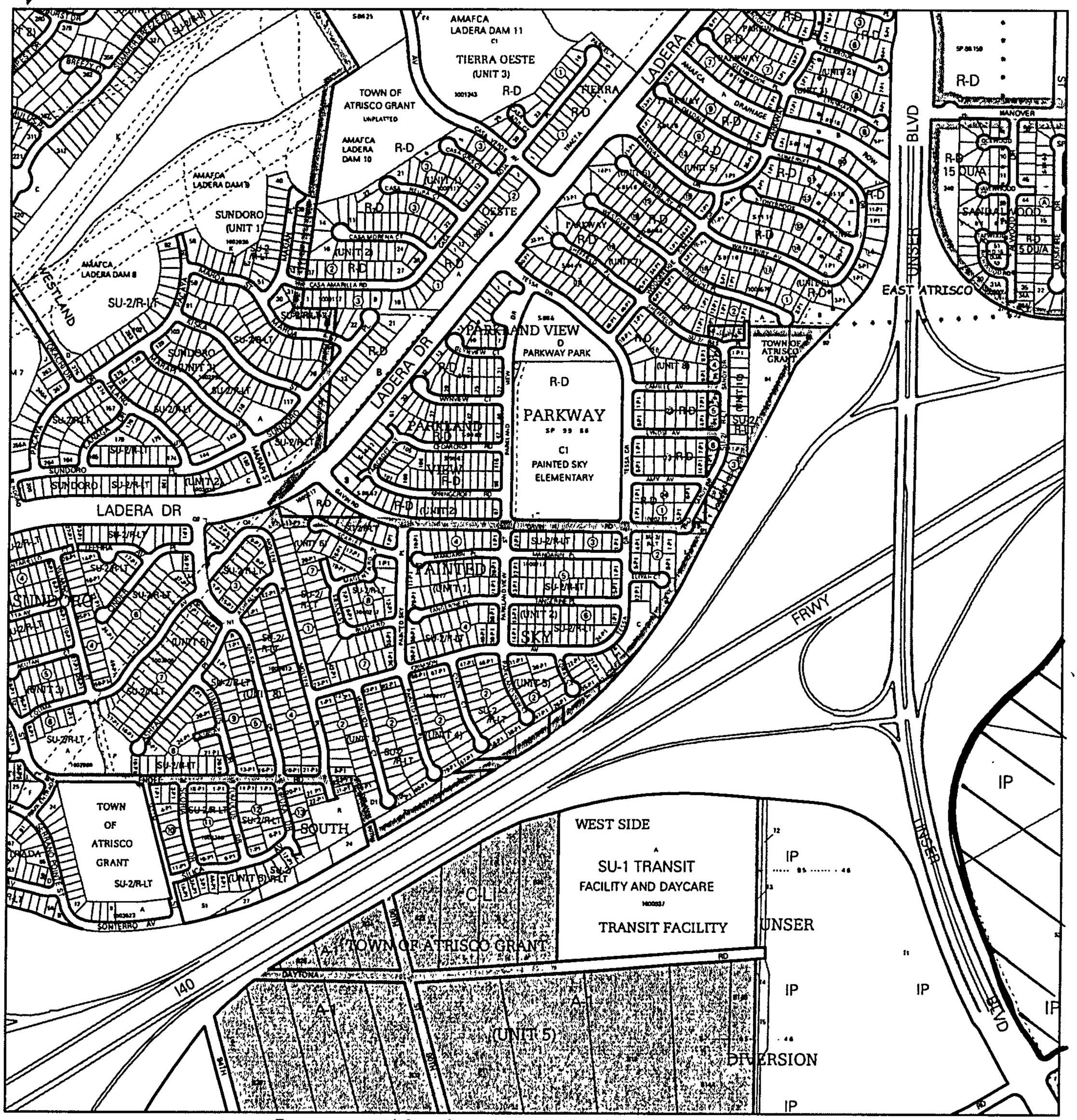
Zone Atlas Page:

J-10-Z

Selected Symbols

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

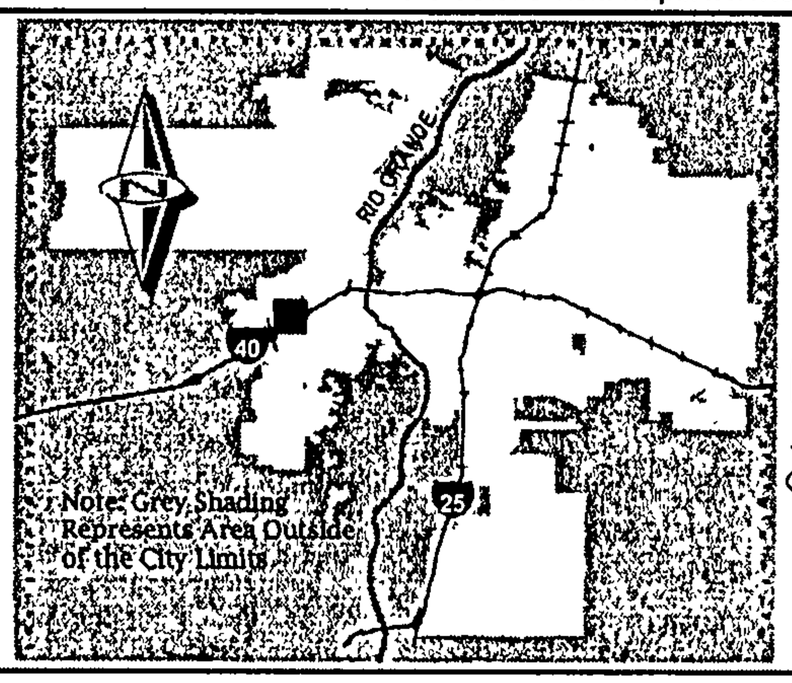
0 750 1,500 Feet



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

J-09-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

February 25, 2008

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

Attention: Mr. Jack Cloud, Chair

RE: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

Dear Mr. Chairman

The owners of the above captioned property, Tabet Lumber Co., Inc. and BCI Coca-Cola Bottling Company of Los Angeles are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: 1) Vacation of a Public Utility Easement and a Private Drainage Easement and 2) Preliminary Plat approval to divide 3 existing Tracts into 16 new Lots, Dedicate additional public street right of way and grant private and public easements to serve said new lots.

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.

November 2, 2007

Sharon Matson, Chairperson
Development Review Board
Planning Department
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87103

Dear Ms. Matson:

The undersigned is the owner of a portion of the property shown and described on the attached draft plat. We authorize SurvTek (Rusty Hugg) to act as our agent to make application to the Development Review Board of the City of Albuquerque and to process the preliminary plat of this property. Final plat approval shall require our execution of the final plat.

Tabet Lumber Company, Inc.
a New Mexico corporation

By: _____
Its: VP

cc: Glen Haikin, City Surveyor
Kevin Curran, City Attorney

H:\Weber & Co\JMM\Letters\Ltr to S Matson 2.doc

Coca-Cola Enterprises Inc.

2500 Windy Ridge Parkway
Atlanta, GA 30339
770-989-3000
770-989-3213 Fax

February 20, 2008

VIA DHL

Jack Cloud, Chairperson
Development Review Board
Planning Department
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87103

Dear Mr. Cloud:

The undersigned is the owner of a portion of the property shown and described on the attached preliminary plat which we have signed as an owner. We authorize SurvTek (Rusty Hugg) to act as our agent to make application to the Development Review Board of the City of Albuquerque and to process the preliminary plat of this property. We reserve the right to withdraw our approval of this platting action by written correspondence to you prior to the filing of a final plat.

BCI Coca-Cola Bottling Company of
Los Angeles, a Delaware corporation,
Successor by merger to the Coca-Cola
Dr. Pepper Bottling Company of
Albuquerque, Inc., a New Mexico corporation

By: _____
Its: Matthew J. Fanoe
Corporate Director
Real Estate & Facilities

cc: Glen Haikin, City Surveyor
Kevin Curran, City Attorney

Printed on Recycled Paper
Coca-Cola Enterprises Inc. is committed to using recyclable materials

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Weber & Company **DATE OF REQUEST:** 09 /14 /2007 **ZONE ATLAS PAGE(S):** J/K-9/10-Z

CURRENT:

ZONING IP Uses (Conditional Use)

PARCEL SIZE (AC/SQ. FT.) 53 Acres

LEGAL DESCRIPTION:

LOT OR TRACT # See Vicinity Map (Page A-1) in TIS

SUBDIVISION NAME for project area in Atrisco Business Park.

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [X]	BUILDING PERMIT [X]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: Shopping Center

BUILDING SIZE: 600,000 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Terry Q Brown DATE September 14, 2007

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: I-40/UNSER TIS (12-5-07)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER Tony Lyel DATE 09/14/07

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [X] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS.** ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

APPLICANT DATE 9-14-07

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 6/11/07 Tony Lyel 9-14-07

-FINALIZED __/__/__ TRAFFIC ENGINEER DATE

& 12-5-07

Revised June 27, 2005

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

November 20, 2007

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent:
Applicant:
Legal Description: **Tract S2-A1, Atrisco Business Park**
Acreage: **59 acres**
Zone Atlas Page: **J-9 / J-10**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
A Cultural Resources Survey of a 59-Acre Parcel Located at Unser Boulevard and Interstate 40 in Bernalillo County, New Mexico. by Amador Minjares (TRC Solutions; Todd Howell P.I. November 2007). NMCRIS #108167.

SITE VISIT: Yes, on November 7 2007. Determination that the former West Mesa Airport should be recorded as a historic site.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)--no significant sites in project area and 4B(3), information potential exhausted for LA 157883).***
  NOTE: *Information potential for LA 157883 has been exhausted not only by in-field recordation but also from other oral history and documentary evidence.*

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

FAX TRANSMITTAL SHEET

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C
2325 SAN PEDRO, N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 884-9110
FAX: (505) 837-9877
E-MAIL ADDRESS: grainhart@gra-arch.com

GRA PROJECT #: _____

DATE: 2-29-08

TO: ANDREW GARCIA

FAX NUMBER: 924-3864 PHONE NUMBER: _____

NUMBER OF PAGES BEING SENT (Including Transmittal Sheet): 2

FROM: JOHN C SPITZ

PROJECT: UNSER TOWNE CROSSING
CITY PROJECT # 1006833

COMMENTS:

IF YOU DO NOT RECEIVE THE NUMBER OF PAGES REFERENCED ABOVE. PLEASE CALL _____ AT (505) 884-9110

COPIES TO: _____

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Richard Dineen, Director

Martin J. Chavez, Mayor

Interoffice Memorandum

November 20, 2007

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent:
Applicant:
Legal Description: **Tract S2-A1, Atrisco Business Park**
Acreage: **59 acres**
Zone Atlas Page: **J-9 / J-10**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
A Cultural Resources Survey of a 59-Acre Parcel Located at Unser Boulevard and Interstate 40 in Bernalillo County, New Mexico. by Amador Minjares (TRC Solutions; Todd Howell P.I. November 2007). NMCRIS #108167.

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RECOMMENDATION(S):

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  NOTE: *Information potential for LA 157883 has been exhausted not only by in-field recordation but also from other oral history and documentary evidence.*

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

SURV TEK, INC.

Fax

Subject: **Date:**

To: **Attn:**

Phone: **Fax:** 924-3858

From: **Pages:** ~~3~~ 4

☐ Urgent ☐ For Your Use ☐ For Your Files 3864

☐ For Review ☐ Please Comment ☐ Please Reply

COMMENTS:

DOUGLAS

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

City of Albuquerque

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

Date: February 25, 2008

TO CONTACT NAME: Russ Hugg
COMPANY/AGENCY: Sun a Tek, Inc.
ADDRESS/ZIP: 9384 Valley View Dr NW 87114
PHONE/FAX #: 897-3366 / 897-3377

Thank you for your inquiry of February 25, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts A and B Meridian Business Park II and Tract S-2A-1, Atrisco Business Park Unit 2

zone map page(s) J-9/10.

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

Avalon N.A.

Neighborhood or Homeowner Association

Contacts: Miguel Maestas
9400 Harbor Rd. NW 87121
831-9629 (h)
Kelly Chappelle
9135 Santa Catalina Ave NW 87121
836-1766 (h)

Los Volcanes N.A.

Neighborhood or Homeowner Association

Contacts: Max M. Garcia
6619 Honeylocust Ave. NW 87121
833-0969 (h)
Ben Sandoval
6516 Honeylocust Ave NW 87121
836-4419

See reverse side for additional Neighborhood and/or Homeowner Associations YES (X) NO ( )

Information:

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

Sincerely,

Stephanie Dean

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Additional Neighborhood or Homeowner Association Information

Westside Merchants Assoc
Neighborhood or Homeowner Association
Contacts: Van Barber
5201 Central NW 87105
350-2515(c)
Miguel Maestas
6013 Sunset Gardens SW 87121
831-5406 (w)

Parkway N.A.
Neighborhood or Homeowner Association
Contacts: Carol Cunningham
8012 Bridgewater NW 87120
831-7187(h) 480-5914(c)
Palmira Perea-Hay
839 Waterbury NW 87120
839-8123(h)

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Laurelwood N.A.
Neighborhood or Homeowner Association
Contacts: Robert Gaugh
7625 Maplewood NW 87120
839-0747
Phyllis Vilchuch
7805 Springwood Rd. NW 87120
836-7624

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION,** the name of the existing zone category and primary uses and the name of the proposed category and primary uses *(i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").*
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal *(i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").*
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent *(if any).* In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations).* A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations *(if there are associations).* A copy must be submitted with application packet.

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* * * \

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02/26/2008

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Street, Apt. No.; or PO Box No. 5201 Central NW
City, State, ZIP+4 Albuquerque NM 87105
PS Form 3800, June 2002 See Reverse for Instructions

/C.

/exico 87114
ail: hugg@swcp.com

ebruary 25, 2008

- RETURN RECEIPT REQUESTED

ion N.A.

Albuquerque 87105
Attention: Van Barber

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

The owners of the above captioned property, Tabet Lumber Co., Inc. and BCI Coca-Cola Bottling Company of Los Angeles are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for 1) Vacation of a Public Utility Easement and a Private Drainage Easement and 2) Preliminary Plat approval to divide 3 existing Tracts into 16 new Lots, Dedicate additional public street right of way and grant private and public easements to serve said new lots.

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

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

Sincerely,

Russ P. Hugg, PS, Agent

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

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0118 05 Postmark Here FEB 26 2008 02/26/2008

Sent To: Phyllis Vilchuck c/o Laurelwood NA
Street, Apt. No.; or PO Box No. 7805 Springwood Rd. NW
City, State, ZIP+4 Albuquerque, NM. 87120

PS Form 3800, June 2002 See Reverse for Instructions

/C.

Mexico 87114
ail: hugg@swcp.com

ebruary 25, 2008

- RETURN RECEIPT REQUESTED

Laurelwood N.A.
7805 Springwood Road NW
Albuquerque 87120
Attention: Phyllis Vilchuck

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

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9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
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Sent To BEN SANDOVAL % LOS VOLCANES, NA
Street, Apt. No.; or PO Box No. 6516 Honey locust Ave, NW
City, State, ZIP+4 Albuquerque NM. 87121

PS Form 3800, June 2002 See Reverse for Instructions

/IC.

/exico 87114
ıll: hugg@swcp.com

'ebruary 25, 2008

- RETURN RECEIPT REQUESTED

Albuquerque 87121
Attention: Ben Sandoval

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
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Sent To Miguel Maestas c/o Avalon NA.
Street, Apt. No. or PO Box No. 9400 Harbor Rd. NW
City, State, ZIP+4 Albuquerque NM. 87121

PS Form 3800, June 2002 See Reverse for Instructions

VC.

Mexico 87114
ail: hugg@swcp.com

February 25, 2008

- RETURN RECEIPT REQUESTED

Albuquerque 87121
Attention: Miguel Maestas

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

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Sent To Miguel Maestas c/o Westside Merchants Assn.
Street, Apt. No., or PO Box No. 6013 Sunset Gardens SW
City, State, ZIP+4 Albuquerque NM. 87121

PS Form 3800, June 2002 See Reverse for Instructions

/C.

Mexico 87114
ail: hugg@swcp.com

February 25, 2008

- RETURN RECEIPT REQUESTED

ion N.A.

Attention: Miguel Maestas

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

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Sent To Robert Gaugh c/o Laurelwood NA
Street, Apt. No.; or PO Box No. 7625 Maplewood, NW
City, State, ZIP+4 ALBUQUERQUE NM. 87120

PS Form 3800, June 2002 See Reverse for Instructions

IC.

lexico 87114
ıll: hugg@swcp.com

ebruary 25, 2008

- RETURN RECEIPT REQUESTED

7625 Maplewood NW
Albuquerque 87120
Attention: Robert Gaugh

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

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Sent To Max Garcia c/o Los Volcanes NA
Street, Apt. No.; or PO Box No. 6619 Honeylocust Ave NW
City, State, ZIP+4 ABQ NM 87121

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/C.

'exico 87114
'll: hugg@swcp.com
ebruary 25, 2008

· RETURN RECEIPT REQUESTED

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

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9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
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FEB 26 2008

Sent To Kelly Chapelle c/o Avalon NA
Street, Apt. No.; or PO Box No. 6135 Santa Catalina Ave NW
City, State, ZIP+4 Albuquerque NM. 87121

PS Form 3800, June 2002 See Reverse for Instructions

/C.

lexico 87114
ıll: hugg@swcp.com

ebruary 25, 2008

· RETURN RECEIPT REQUESTED

Albuquerque 87121
Attention: Kelly Chapelle

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

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9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
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Sent To Carol Cunningham c/o Pulte Homes NA.
Street, Apt. No.; or PO Box No. 8012 Bridgewater NW
City, State, ZIP+4 Albuquerque NM. 87120

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VC.

Mexico 87114
ail: hugg@swcp.com

February 25, 2008

- RETURN RECEIPT REQUESTED

8012 Bridgewater NW
Albuquerque 87120
Attention: Carol Cunningham

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
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7005 3110 0000 0151 3258

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Sent To Palmira Perea-Hay US Parking NA
Street, Apt. No.; or PO Box No. 8039 Waterburn, NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

8039 Waterburn, NW
Albuquerque 87120
Attention: Palmira Perea- Hay

/IC.

lexico 87114
ll: hugg@swcp.com

'ebruary 25, 2008

- RETURN RECEIPT REQUESTED

Re: Tracts A and B, Meridian Business Park II and Tract S-2A-1, Atrisco Business Park, Unit 2 (To be known as UNSER TOWNE CROSSING) City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Pages J-9 and J-10.

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

Sincerely,

Russ P. Hugg, PS, Agent

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from MARCH 11, 2008 To MARCH 26, 2008

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Douglas Clark for Russ Hugg — (Applicant or Agent)

2.29.2008 — (Date)

I issued 4 signs for this application, 02/29/08 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 10068833

Rev. 1/11/05

Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

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

UNSER TOWNE CROSSING
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PORTION OF LOT S1A, ALL OF LOT S2A2, BLOCK 0000 ATRISCO BUSINESS PARK UNIT 2
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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12"	NEW WATER LINE 8400 L.F.				/	/	/
		8"	NEW WATER LINE 1100 L.F.				/	/	/
		8"	NEW SEWER LINE 8650 L.F.				/	/	/
			TRAFFIC - SEE ATTACHED LIST FOR ROAD IMPROVEMENTS. NEW ROAD INFRASTRUCTURE WILL BE FINALIZED AND DETAILED AFTER FINAL NEGOTIATIONS.				/	/	/
							/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1

2

3

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

John Spitz

From: Terry O. Brown [tobe@swcp.com]
Sent: Friday, September 14, 2007 9:01 AM
To: John Spitz
Subject: RE: Unser project
Attachments: TISAQIAform2.pdf

John,

Attached is the TIS / AQIA Form as best I could complete it. Bryan Burger is also out of town today. Tony Loyd can probably help make any corrections to the form needed.

Here are the items for the Infrastructure Listing:

Bluewater / Unser – Increase length of westbound left turn lane to 175 feet plus transition
Increase length of southbound left turn lane to 275 feet plus transition

I-40 South Ramp / Unser – Provide financial guaranty for traffic signal for two years from date of completion of construction. Construction of signal will be required if signal is warranted within the two year period.

Los Volcanes / Unser Blvd. – Reconstruct intersection of Los Volcanes / Unser Blvd. to provide the following geometry:

Mitigated Geometry (Los Volcanes Rd. / Unser Blvd.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Los Volcanes Rd.	2	0	0	1	0
WB Los Volcanes Rd.	2	0	1	0	1
NB Unser Blvd.	1	0	3	0	1
SB Unser Blvd.	2	0	2	0	1

Recommended access is via six proposed driveways. Two full access driveways are on Los Volcanes (Driveways "A" and "B"), one full access driveway is on Gallatin Pl. (Driveway "C"), two full access driveways are on Fortuna Rd. (Driveways "D" and "E"), and one right-turn-in, right-turn-out, left-turn-in access is on Unser Blvd. (Driveway "F"). See Preliminary Site Plan on Page A-2 in the Appendix of this report for further detail.

Driveway "A" is recommended to be a full access signalized driveway on Los Volcanes Rd. located approximately 950 feet east of Unser Blvd. (centerline to centerline). Driveway "A" should be constructed with the minimum geometry outlined in the following table:

Mitigated Geometry (Los Volcanes Rd. /Driveway "A")

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Los Volcanes Rd.	1	0	0	1	0
WB Los Volcanes Rd.	1	0	1	0	1
NB Driveway "A"	0	0	1+	0	0
SB Driveway "A"	1	0	0	1	0

1+ designates a single approach serving all turning movements.

The eastbound left turn lane on Los Volcanes Rd. at Driveway "A" should be at least 475 feet long plus transition. The westbound left turn lane should be at least 100 feet long plus transition.

Driveway "B" is recommended to be a full access unsignalized driveway on Los Volcanes Rd. located approximately 1350 feet east of Unser Blvd. (centerline to centerline). Driveway "B" should be designed with two exiting lanes (one for left turns and one for right turns) and one entering lane. Also, an eastbound left turn lane should be constructed on Los Volcanes Rd. at Driveway "B". The eastbound left turn lane should be at least 150 feet long plus transition.

Driveway "C" is recommended to be a full access unsignalized driveway on Gallatin Pl. located approximately 980 feet north of Los Volcanes Rd. (centerline to centerline). Driveway "C" should be designed and constructed with two exiting lanes (one for left turns and one for right turns) and one entering lane. A northbound left turn deceleration lane should be constructed on Gallatin Pl. at Driveway "C". The northbound left turn lane should be constructed to a length of 150 feet plus transition. In addition to Driveway "C", a service / secondary access driveway may be constructed on Gallitan Pl.

Driveways "D" and "E" are recommended to be full access unsignalized driveways on Fortuna Rd. located west of Gallitan Pl. as per the site plan on Page A-2 in the Appendix of this report. Both Driveway "D" and "E" should be constructed with one exiting lane and one entering lane. A westbound left turn lane on Fortuna Rd. is not warranted at either Driveway "D" or "E". In addition to Driveway "D" and Driveway "E", an access can be constructed on the extreme west end of the development off of Fortuna Rd. at the dead-end as shown on the Site Plan.

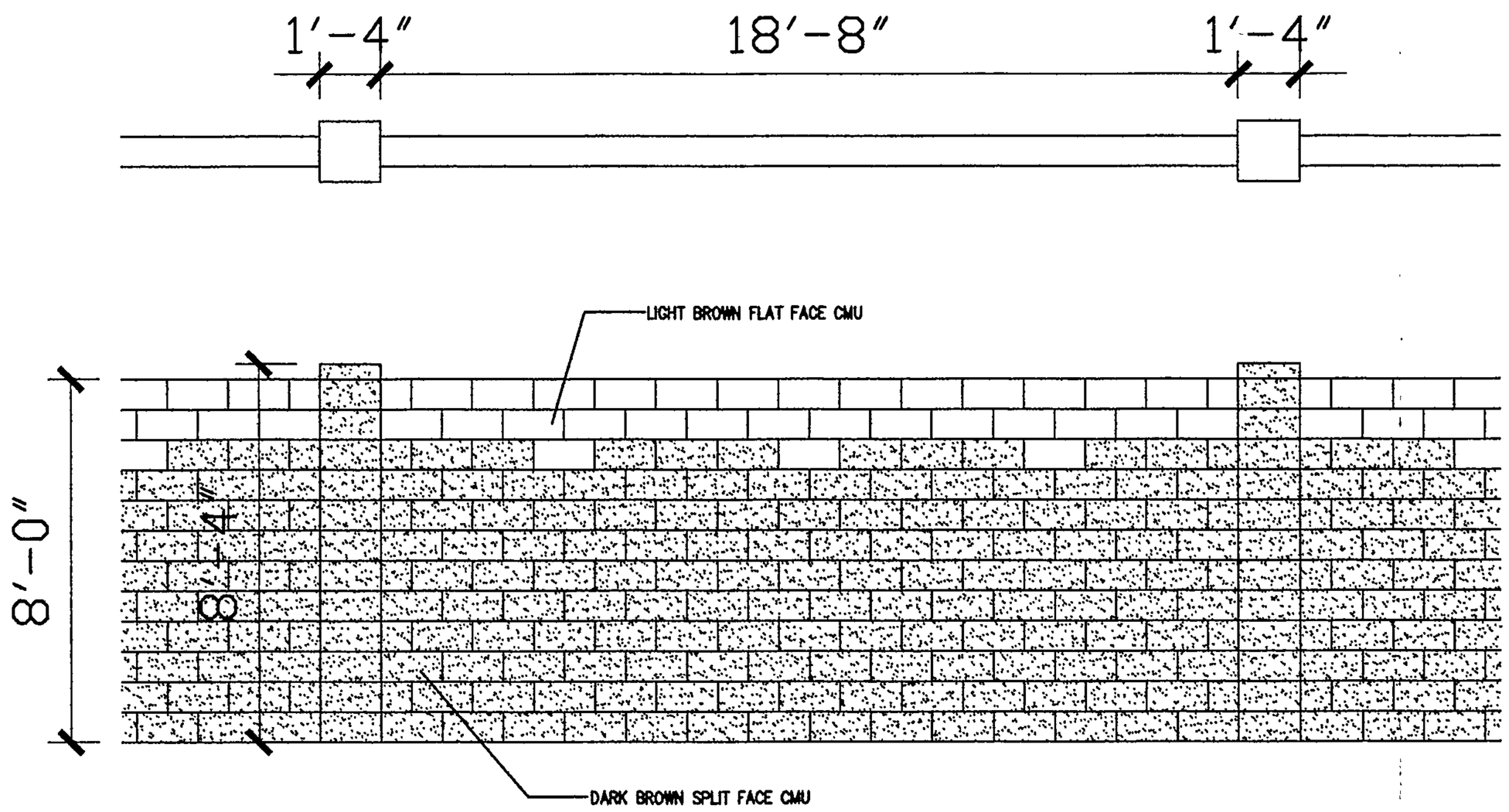
Driveway "F" is recommended to be a right-turn-in, right-turn-out, left-turn-in only unsignalized driveway located approximately 950 feet north of Los Volcanes Rd. on the east side of Unser Blvd. Driveway "F" should be constructed with one exiting lane (for right turns only) and one entering lane. A southbound left turn deceleration lane is required on Unser Blvd. at Driveway "F". The southbound left turn deceleration lane should be constructed to a length of 525 feet plus transition (12.5:1 taper). A northbound right turn deceleration lane is warranted on Unser Blvd. at Driveway "F". The northbound right turn deceleration lane should be constructed to a length of 400 feet plus transition (12.5:1 taper). Driveway "F" must be approved by both the Transportation Coordinating Committee (T.C.C.) at the Mid-Region Council of Governments and the Access Control Committee at the New Mexico Department of Transportation.

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

Best Regards,

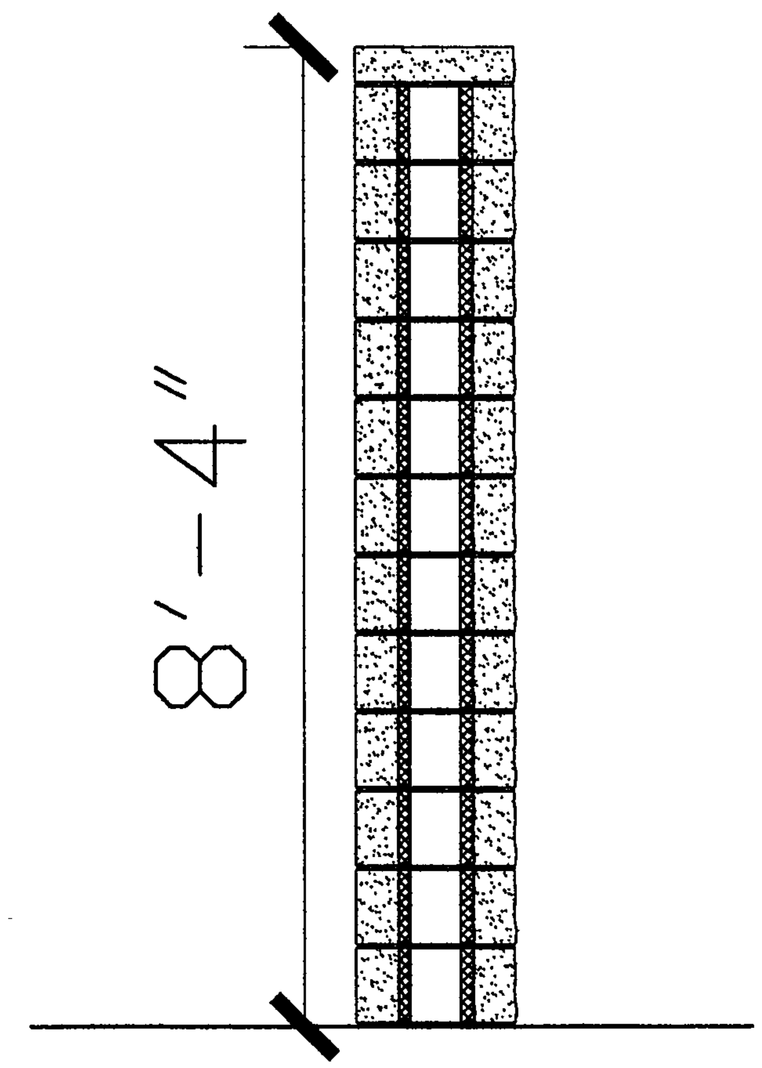
Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Office
(505) 212-0267 - FAX
(505) 270-4192 - Cell
e-mail: *tobe@swcp.com*

From: John Spitz [mailto:JohnS@gra-arch.com]
Sent: Friday, September 14, 2007 7:09 AM
To: Terry O. Brown
Subject: Unser project



SITE SCREEN WALL

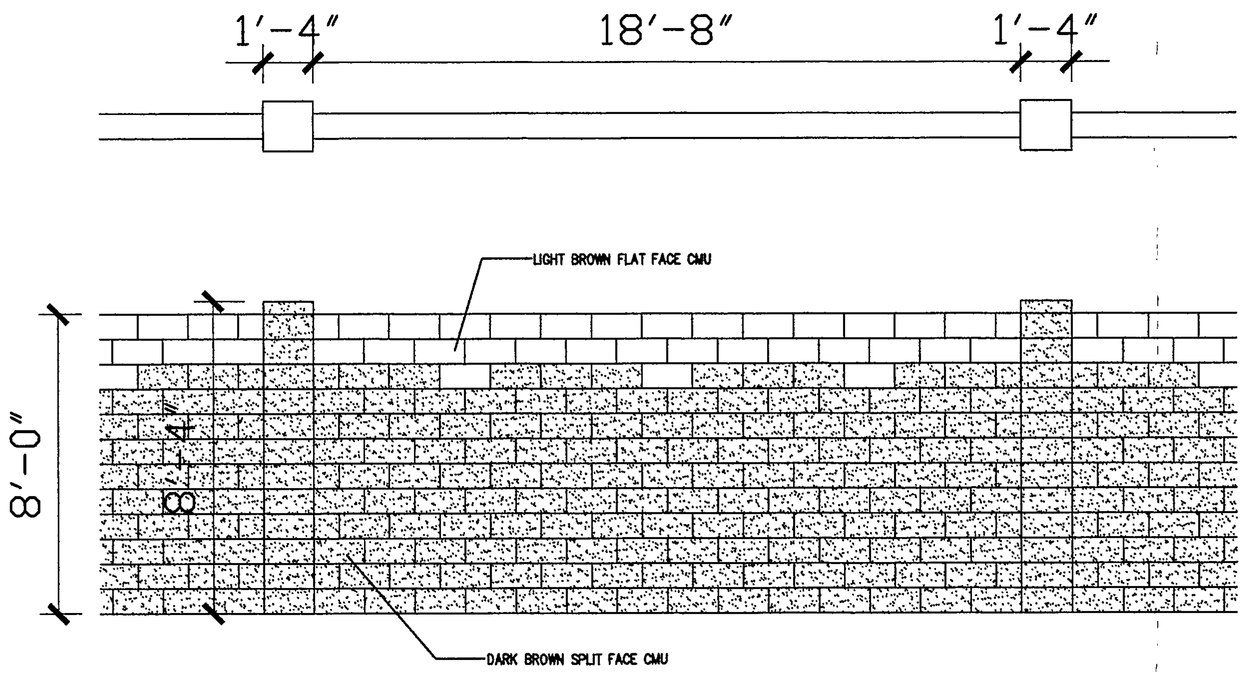
1/4" = 1'-0"



SITE SCREEN WALL - SECTION

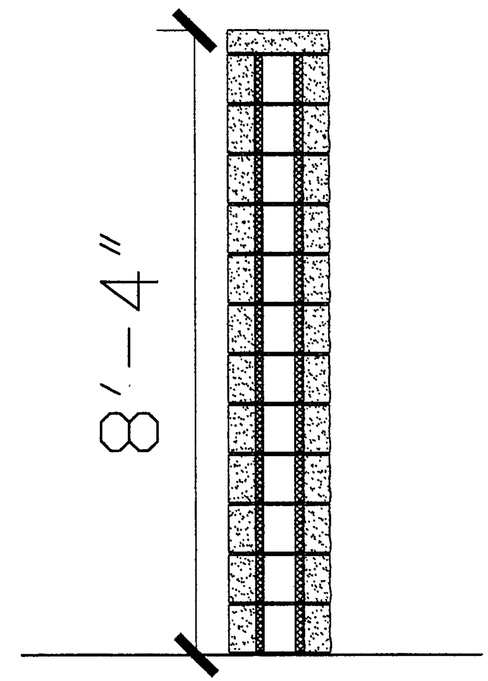
1/2" = 1'-0"

UNSER TOWNE CROSSING



SITE SCREEN WALL

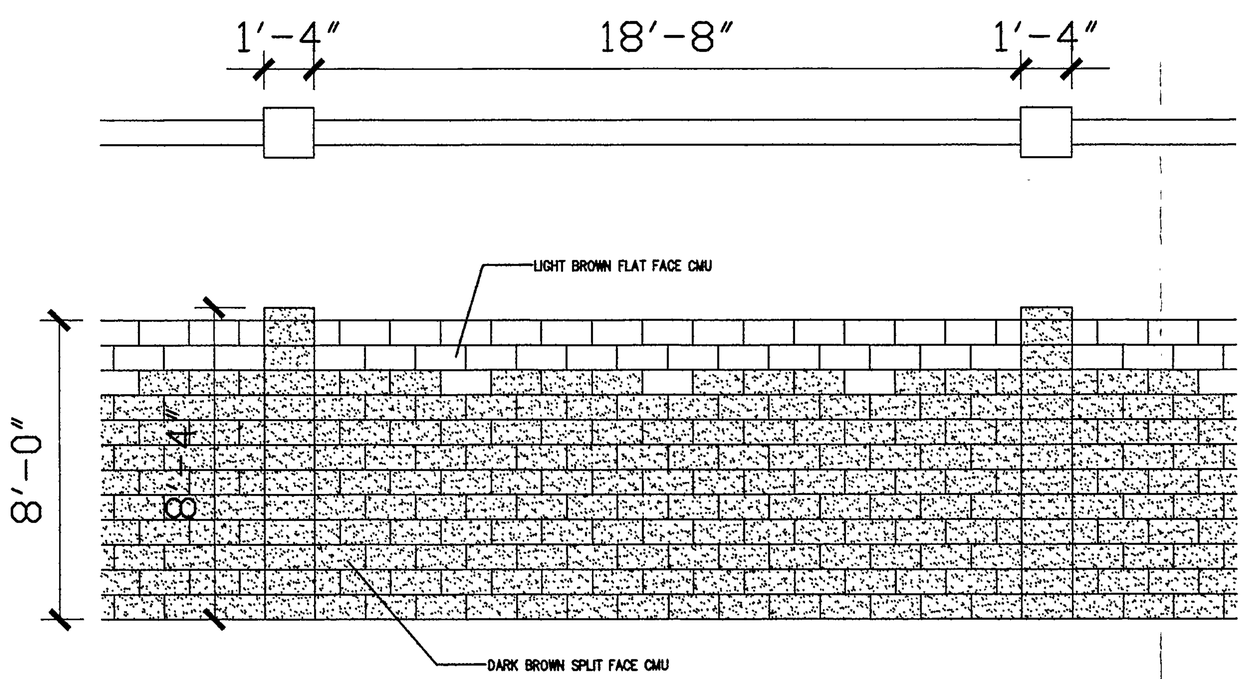
1/4" = 1'-0"



SITE SCREEN WALL - SECTION

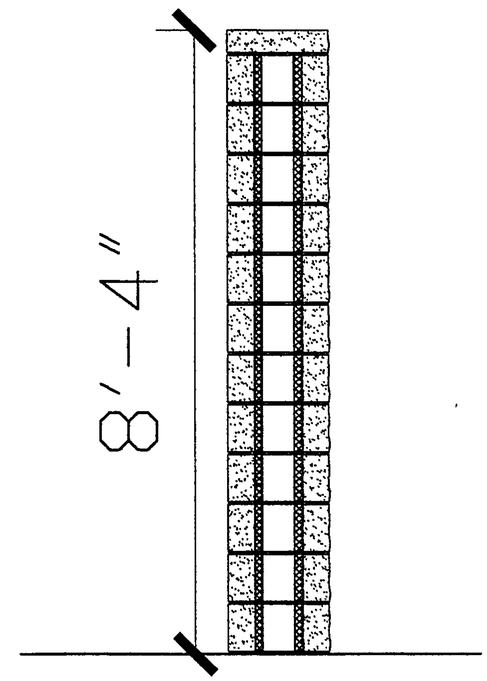
1/2" = 1'-0"

UNSER TOWNE CROSSING



SITE SCREEN WALL

1/4" = 1'-0"



SITE SCREEN WALL - SECTION

1/2" = 1'-0"

UNSER TOWNE CROSSING

CITY OF ALBUQUERQUE

INTER-OFFICE MEMO

September 28, 2007

TO: Sheran Matson, DRB Chair

FROM: Carmen Marrone

RE: Project #1006833, Unser Towne Crossing

I have reviewed the above project for compliance with the "Big Box" Ordinance, C/S2 O-06-53 and have prepared the following comments for your consideration.

(D) Large Retail Facility Regulations

(3) Site Division - requires that the site be broken up in smaller blocks (approx. 360' x 360')

Phase I block = 800' x 1100'

Phase II block = 680' x 1100'

Phase III block = 500' x 800'

Comment: The layout constitutes "strip development" and is not conducive to walking.

Conditions:

1. A minimum of one additional Secondary Driveway should be provided in each phase.
2. Secondary Driveways shall be designed per (3)(b). *See example from Fountain Hills project for street layout.*
3. Buildings should line the Primary and Secondary Driveways.

(5) Site Design

(b)2 – Parking shall not dominate the building frontage. Parking needs to be broken up more.

Note: The *West Side Strategic Plan* requires a Pedestrian Plan overlaying the contour map

(g)2 – The screen wall must be 8' high. Site Plan indicates 3' high. Please justify.

(h)1 – Provide a landscaped traffic circle at the intersection of phases.

(h)2 – Break up long rows of parking with trees. *See Fountain Hills illustration.*

- Site plan does not indicate planter areas for trees. How big are the planter areas?

(h)4 – Water Harvesting Techniques? – curb cuts, allow of flow into landscaped areas.

(j)2 - In general, the site topography limits connectivity between phases, therefore each phase should provide an aggregate of public space. The aggregate space should be a focal point for each phase. See "How to Create Village and Community Centers", pp 12-14.

(6) Main Structure

- Provide color renderings

(b)1 – west elevation of Sheet A3.1 contains 362 feet of windows. Total length of façade is 1,050 feet. Building is 200,000 sq. ft. Patios are not recessed but rather linear in fashion.

(b)2 – provide more distinction of building mass through change in roof plane. Roofline is too flat.

- unable to distinguish building projections/recesses.

(c)2 – explain how this section has been met

Maintenance Agreement

Do we need a second (seperate agreement)

Marrone, Carmen M.

To: Loyd, Tony J.; Broderick, Kevin P.
Subject: FW: Neighborhood Meeting postponed!

This is to inform you that a Pre-Application Meeting is scheduled for Sept. 25. Please see the details below:

Pre-Appplication Public Facilitated Meeting
on PA#07-70 - Unser Towne Crossing
Tuesday, September 11, 2007
6 p.m. to 8 p.m.
West Mesa Community Center
5500 Glenrio NW (Coors/Glenrio)

This Pre-Application Public Meeting will discuss the proposed Target/Anchor "Big Box" project that will be heard at the Development Review Board (DRB) at a Public Hearing. The applicant has submitted Site Development Plans for Subdivision and for Building Permit for the "Unser Towne Crossing". This project is located within the boundaries of the Atrisco Business Park at the Southeast corner of Unser Boulevard NW and I-40 Freeway.

Per the Big Box Ordinance, the City Traffic Engineer is required to attend such a meeting to determine if the scope of the TIS needs to be expanded per Neighborhood comments. Please be advised that one of you or a representative of your choice needs to attend this meeting. If you need more details regarding this request, please let me know. Thank you,

Carmen

From: Jim Strozier [mailto:cp@consensusplanning.com]
Sent: Thursday, September 06, 2007 3:24 PM
To: john.grimes@weberandcompany.com; 'John Myers'; georger@gra-arch.com
Cc: Marrone, Carmen M.; Winklepleck, Stephani I.
Subject: Neighborhood Meeting postponed!

The meeting originally scheduled for the 11th of September has been postponed in order to address the notification requirements in the Big Box ordinance. It looks like the neighborhood meeting will be rescheduled to September 25th. That is a Tuesday. We are waiting on confirmation of the location.

The notice requirements and party responsibility is as follows:

1. Letters to the Neighborhood Association Contacts and Property Owners within 100'. Responsibility: Jim Strozier (the Planning Department has pulled the property owner information)
2. Sign – A 4' x 6' needs to be placed on the property advertising the pre-application public meeting (that is all the guidance it says about the sign). Responsibility: George Rainhart's office
3. Post the meeting on the Planning Department's Website. Responsibility: Stephanie Winklepleck
4. Contact the Neighborhood Associations via email. Responsibility: Stephanie Winklepleck
5. Invite the City Traffic Engineer to the meeting (their attendance is mandatory). Responsibility: Carmen Marrone

All of these items need to done at least 10 calendar days prior to the meeting.

Thanks,

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006833 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure list comments.
An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-14-07

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

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

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

DATE: OCTOBER 10, 2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 10, 2007 9:00 a.m.
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, 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 ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

A. Call to Order 9:00 A.M. Adjourned: 11:30
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

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

1. **Project# 1004071**
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA,** zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**

2. **Project# 1004540**
07DRB-70256 VACATION OF PUBLIC EASEMENT
07DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS** & Tract(s) D, **VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **THE VACATIONS WERE 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. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**

3. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/14/07.**

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

4.	**Project# 1006801** 07DRB-70240 MINOR - SDP FOR BUILDING PERMIT	CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK,** zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/24/07.**
5.	**Project# 1004873** 07DRB-70283 EPC APPROVED SDP FOR BUILD PERMIT	DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK,** zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
6.	**Project# 1000771** 07DRB-70281 EPC APPROVED SDP FOR BUILD PERMIT	DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments,** zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
7.	**Project# 1005410** 07DRB-70292 MINOR - SDP FOR BUILDING PERMIT	MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION,** zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHNGTON NE containing approximately 2 acre(s). (C- **DEFERRED AT THE AGENT'S REQUEST TO**MMR **10/24/07.**

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

8. **Project# 1002565**
07DRB-70293 EXT OF SIA FOR TEMP DEFR SDWK CONST
07DRB-70294 SIDEWALK WAIVER

RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION,** zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project# 1002315**
07DRB-70284 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2,** zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**

10. **Project# 1003597**
07DRB-70285 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS,** zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**

11. **Project # 1000469**
06DRB-01416 Minor-Extension of Preliminary Plat

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of **Tract(s) L-1-C, ATRISCO BUSINESS PARK,** zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1004414**
07DRB-70286 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PHILLIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A,** zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**

13. **Project# 1006855**
07DRB-70291 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION,** zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**

14. **Project# 1006733**
07DRB-70288 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70290 SIDEWALK WAIVER

SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION,** zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**

15. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as Tierra Buena Estates)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006833 **AGENDA#** 3 **DATE:** 10/10/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 10, 2007

Project# 1006833
07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWN CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10)

AMAFCA

Unser Towne Crossing, I-40/Unser, (J-9)
No objection to requested actions. AMAFCA will not require a Funding Agreement for contribution to the West I-40 Drainage Channel project. The engineer should verify if the NMDOT pond west of the site is a permanent facility since it diverts flow away from the development. The NMDOT may have future plans to revise the interchange.

COG No comments received.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to:

APS

Police Department No crime prevention or CPTED comments at this time.

Fire Department

Exact fire hydrant requirement will be figured when permitted plans are submitted for review.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

Infrastructure List is incomplete. An executed SIA is required for City Engineer signoff on the site plans.

Transportation Development

1) A plat is needed.
2) An infrastructure list is needed. (This should be tied to both the plat the the SDP for BP)
3) The offsites for the TIS have not been identified. A meeting is needed.
4) A copy of the easement for the Coca Cola site is needed.
5) Both site plans need to reflect the correct geometry for the intersection of Gallatin and Los Volcanes.
6) The MRCOG approval of the access point onto Unser is needed.

Parks & Recreation

No objection.

ABCWUA

No objection to Site Plan for Subdivision. On Site Plan for Building Permit, the Utility Plan should be revised so that the public water lines are not immediately adjacent to the store fronts. Water lines should be located in other drive lanes away from the store fronts. Infrastructure List needs to include all water/sewer lines in Gallatin Pl.

Planning Department

1. The signature block for the SPS and SPBP contains the EPC language...why? The word, "Signoff" should not appear in the signature block title.

2. Lots 1-4 and 9-11 do not have a Phase indication...why? They are outlined with a line pattern on the SPBP...why?

3. The Atrisco Business Park Master Plan (ABPMP) allows a maximum of 32 square feet for a monument sign. See Sheet 4 of 10. The monument sign elevation in the SPBP is 150 square feet. The Zone Code allows 150 square feet and the Big Box Ordinance speaks only to a maximum 15 foot height. We will allow 150 square feet.

4. The screen wall faces a street. Therefore, the wall design regulations of Section 14-16-3-19 of the Zone Code apply. The screen wall shown on Sheet AS4 does not comply.

5. Sheet 3 of 10 of the ABPMP requires 20% of the net site area to be landscaped. The SPBP indicates 17.5% landscaping.

6. If indivual lots are planned as shown, a platting action is also required.

7. For approval a Certificate of No Effect or Approval from the City Archaeologist is required per O-07-72, the City Archaeological Ordinance.

Impact Fee Administrator

Per Resolution R-04-159, Impact Fees for non-residential development in a designated Metropolitan Redevelopment Area are waived.

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

Cc: Albuquerque Public Schools & New Mexico State Land Office P.O. Box 25704 Albuquerque NM 87125

Cc: High Mesa Consulting Group 6010-B Midway Park Blvd NE Albuquerque, NM 87109

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: October 10, 2007
Zone Atlas Page: J-9, J-10
Notification Radius: 100 Ft.

Project#1006833
App#07DRB-70254
07DRB-70255

Cross Reference and Location: LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW

Applicant: WEBER AND COMPANY
16000 DALLAS PARKWAY STE 300
DALLAS, TX 87110

Agent: GEORGE RAINHART ARCHITECTS
2325 SAN PEDRO NE
ALBUQUERQUE, NM 87110

Special Instructions:

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

Date Mailed: SEPTEMBER 21, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): George Rainhart Architects PHONE: 884-9110
ADDRESS: 2325 San Pedro NE FAX: 837-9877
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: georger@gra-arch.com

APPLICANT: Weber and Company PHONE: 972-739-8472
ADDRESS: 16000 Dallas Parkway, Suite 300 FAX:
CITY: Dallas STATE TX ZIP 75248 E-MAIL: john.grimes@weberandcompany.com
Proprietary interest in site: Contract Purchaser List all owners: Tabal Lumber Co., → Coca Cola NM.

DESCRIPTION OF REQUEST: Site Plan for Subdivision and Site Plan for Building Permit

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

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

Lot or Tract No. Portion of Tracts S2A2, S2A1, S1A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Atrisco Business Addition
Existing Zoning: IP Proposed zoning: — MRGCD Map No ___
Zone Atlas page(s): J9 & J10 UPC Code: See Attached

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 07ZHE – 00465, Project ~~1000383~~, AA 04-00823, Z92-57

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 3 No. of proposed lots: 14 Total area of site (acres): ±53 acres
LOCATION OF PROPERTY BY STREETS: On or Near: Los Volcanes N.W.
Between: Unser Blvd N.W. and Galatin N.W.

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 8/29/07

SIGNATURE [signature] DATE September 14, 2007
(Print) JOHN C. SPITZ Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70254	SDS	P(2)	$ 385.00
07DRB - - 70255	SBP		$ 385.00
	Adv		$ 75.00
	CMF		$ 20.00
			$
			Total $ 865.00

Hearing date October 10, 2007

[signature] 9/14/07
Planner signature / date

Project # 1006833

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 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 PER ATRISCO BUSINESS PARK MASTER PLAN
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Subdivision Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
✓ 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 PER ATRISCO BUSINESS PARK MASTER PLAN
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Copy of Site Plan with Fire Marshal's stamp
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the 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.

JOHN C. SPITZ
Applicant name (print)

Applicant signature / date

Form revised APRIL 2007

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

Application case numbers
07DRB - - 70254
07DRB - - 70255
- -

Andrew Garcia 9/14/07
Planner signature / date

Project # 1006833

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101005801526130201	STATE HIGHWAY DEPT	PO BOX 1149	SANTA FE	NM	87504 1149	V	A1A	NW SW PORT OF TR 186 & 187 EXC PORT OUT TO R/W CONT 1.69 AC
2	101005812019030107	M & B INVESTMENTS LTD CO	P O BOX 6363	ALBUQUERQUE	NM	87197 0500	V	A1A	E'LY PORT OF TR S-1A OF TRS S-1A & S-2A ATRISCO BUSINESS PARK UNIT 2 BEING A REPLAT OF AN UNDIVIDED PORT OF TRS S-1 & ALL OF LTS 4 THRU 6 ATRISCO BUSINESS PARK UNIT 2
3	101005809928220203	GRAYLAND CORP & CLIFFORD CAP FUND INC ETAL C/O CLIFFORD CAPITAL FUND INC	PO BOX 3 5640	ALBUQUERQUE	NM	87176	V	A1A	THE S'LY PORTIONS OF TRACTS 182 & 183 AIRPORT UNIT TOWN OF ATRISCO GRANT UNIT 8 CONT 4.1300 AC +/-
4	101005813511530103	M & B INVESTMENTS LTD CO	PO BOX 6363	ALBUQUERQUE	NM	87197 6363	V	A1A	LT 3 LAND DIVISION TRACTS A, D, M, N, S-1 & S-2 OF THE PLAT OF UNIT NO. 2 ATRISCO BUSINESS PARK CONT 11.0100 AC
5	101005820303230301	BD DEVELOPMENT II LLC	PO BOX 6 992	ALBUQUERQUE	NM	87192	C	A1A	LOT 7-A PLAT OF LOTS 7-A & 7-B MERIDIAN BUSINESS PARK BEING A REPLAT OF LOTS 7 & 8 MERIDIAN BUSINESS PARK CONT 5.8183 AC
6	101005711651820504	IRON MOUNTAN RECORDS MANAGMENT INC	745 ATLANTIC AVE	BOSTON	MA	02211	C	A1A	LT 2 LOTS 1 THRU 23 MERIDIAN BUSINESS PARK CONT 3.4740 AC
7	100905853025440301	STATE HIGHWAY COMM	PO BOX 1149	SANTA FE	NM	87504 1149	V	A1A	SLY POR TR 188 TOWN OF ATRISCO GRANT AIRPORT UNIT
8	101005805017030106	TABET LUMBER CO INC	606 BAC A AVE	BELEN	NM	87002	V	A1A	W'LY PORT OF TR S-1A OF TRS S-1A & S-2A ATRISCO BUSINESS PARK UNIT 2 BEING A REPLAT OF AN UNDIVIDED PORT OF TRS S-1 & ALL OF LTS 4 THRU 6 ATRISCO BUSINESS PARK UNIT 2
9	101005803503930102	COCA-COLA DR PEPPER BOTTLING CO	PO BOX 7 23040	ATLANTA	GA	31139	C	A1A	TR S2A1 PLAT OF TRS S2A1 & S2A2 ATRISCO BUSINESS PARK UNIT 2 BEING A REPL OF TR S2A CONT 20.000 AC
10	100905843400540108	M & B INVESTMENTS LTD CO	PO BOX 6363	ALBUQUERQUE	NM	87197 6363	V	A1A	TR T-1 RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL CORRIDOR CON T 39.3338 AC M/L
11	101005806227020202	GRAYLAND CORP & CLIFFORD CAP FUND INC ETAL C/O CLIFFORD CAPITAL FUND INC	PO BOX 3 5640	ALBUQUERQUE	NM	87176	V	A1A	TRACT 185-A-1 REPLAT OF TRACT 185-A TOGETHER WITH THE S'LY PORT OF TRACT 184 AIRPORT UNIT TOWN OF ATRISCO GRANT UNIT 8 CONT 3.5600 AC +/-
12	101005708350020505	ALS LLC	PO BOX 6 6887	ALBUQUERQUE	NM	87120	C	A1A	LT 1 LOTS 1 THRU 23 MERIDIAN BUSINESS PARK CONT 2.8077 AC
13	101005808811030101	TABET LUMBER CO INC ATTN: HERMAN TABET	606 BAC A AVE	BELEN	NM	87002	V	A1A	TR S2A2 PLAT OF TRS S2A1 & S2A2 ATRISCO BUSINESS PARK UNIT 2 BEING A REPL OF TR S2A CONT 30.000 AC
14	101005814701730401	IRON MOUNTAIN RECORDS MGMT INC	745 ATLANTIC AVE FLOOR 10	BOSTON	MA	02211 2735	C	A1A	LT 3 MERIDIAN BUSINESS PARK REPLAT OF LTS 1-9 IN TRACT M ATRISCO BUSINESS PARK UNIT 2

Or Current Resident
ALS LLC
PO BOX 66887
ALBUQUERQUE, NM 87120

Or Current Resident
BD DEVELOPMENT II LLC
PO BOX 6992
ALBUQUERQUE, NM 87192

Or Current Resident
COCA-COLA DR PEPPER BOTTLING CO
PO BOX 723040
ATLANTA, GA 31139

Or Current Resident
GRAYLAND CORP & CLIFFORD CAP FUND INC ETAL C/O CLIFFORD CAPITAL FUND INC
PO BOX 35640
ALBUQUERQUE, NM 87176

Or Current Resident
IRON MOUNTAIN RECORDS MGMT INC
745 ATLANTIC AVE FLOOR 10
BOSTON, MA 02111 2735

Or Current Resident
M & B INVESTMENTS LTD CO
P O BOX 6363
ALBUQUERQUE, NM 87197 0500

Or Current Resident
STATE HIGHWAY COMM
PO BOX 1149
SANTA FE, NM 87504 1149

Or Current Resident
TABET LUMBER CO INC
606 BACA AVE
BELEN, NM 87002

Project# 1006833
GEORGE RAINHART ARCHITECTS
2325 SAN PEDRO NE
ALBUQUERQUE, NM 87110

Project# 1006833
WEBER AND COMPANY
16000 DALLAS PARKWAY STE 300
DALLAS, TX 75248

Project# 1006833
MAX M. GARCIA
Los Volcanes
6619 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project# 1006833
BEN SANDOVAL
Los Volcanes
6516 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project# 1006833
VAN BARBER
Westside Merchants Assoc.
5201 CENTRAL NW
ALBUQUERQUE, NM 87105

Project# 1006833
MIGUEL MAESTAS
Westside Merchants Assoc.
6013 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121

Project# 1006833
MIGUEL MAESTAS
Avalon N.A.
9400 HARBOR RD NW
ALBUQUERQUE, NM 87121

Project# 1006833
KELLY CHAPPELLE
Avalon N.A.
9135 SANTA CATALINA AVE NW
ALBUQUERQUE, NM 87121

Project# 1006833
CAROL CUNNINGHAM
Parkway N.A.
8012 BRIDGEWATER NW
ALBUQUERQUE, NM 87120

Project# 1006833
PALMIRA PEREA-HAY
Parkway N.A.
8039 WATERBURY NW
ALBUQUERQUE, NM 87120

Project# 1006833
ROBERT GAUGH
Laurelwood N.A.
7625 MAPLEWOOD NW
ALBUQUERQUE, NM 87120

Project# 1006833
PHYLLIS VILCHUCK
Laurelwood N.A.
7805 SPRINGWOOD RD NW
ALBUQUERQUE, NM 87120

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

September 10, 2007

Jim Strozier
Consensus Planning
302 8th Street NW/87102
Phone: 764-9801/Fax: 842-5495

Dear Jim:

Thank you for your inquiry of **September 10, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **BIG BOX – TRACTS S2A2, WESTERLY HALF OF TRACT S1A AND APPROXIMATELY 4.25 ACRES OF TRACT S2A1** zone map **J-9-10.**

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

LOS VOLCANES N.A. (LVC) "R"
***Max M. Garcia** *e-mail:* Max_Garcia@msn.com
6619 Honeylocust Ave. NW/87121 833-0969 (h)
Ben Sandoval *e-mail:* bjsandoval@msn.com
6516 Honeylocust Ave. NW/87121 836-4419 (h)

WESTSIDE MERCHANTS ASSOC. (WSM) "R"
***Van Barber** *e-mail:* vanbarber@wccdg.org
5201 Central NW/87105 350-2515 (c)
Miguel Maestas *e-mail:* mmaestas@ydinm.org
6013 Sunset Gardens SW/87121 831-5406 (w)

AVALON N.A. (AVA) "R"
***Miguel Maestas** *e-mail:* mmaestas@ydinm.org
9400 Harbor Rd. NW/87121 831-9629 (h)
Kelly Chappelle *e-mail:* lchappelle319@msn.com
9135 Santa Catalina Ave. NW/87121 836-1766 (h)

PARKWAY N.A. (PKW) "R"
***Carol Cunningham** *e-mail:* jscunning@comcast.net
8012 Bridgewater NW/87120 831-7187 (h)
Palmira Perea-Hay *e-mail* hayperea@msn.com
8039 Waterbury NW/87120 839-8123 (h)

Weber & Company

REAL ESTATE DEVELOPMENT/INVESTMENTS

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

September 12, 2007

Re: Unser Towne Crossing

To Whom It May Concern:

Weber and Company hereby allows George Rainhart Architects and Associates to act as agent on behalf of all planning related actions as required for Unser Towne Crossing.

Thank You

John Grimes
President – Southwest Division
Weber and Company

16000 Dallas Parkway, Suite 300 • Dallas, Texas 75248 • 972 739-8400 • Fax 972.739-8491
12600 Deerfield Parkway Suite 100 • Alpharetta, Georgia 30004 • 678 566-3727 • Fax 678 566-3728

LAURELWOOD N.A. (LWD) "R"
***Robert Gaugh** *e-mail:* zabego@earthlink.net
7625 Maplewood NW/87120 839-0747 (h)
Phyllis Vilchuck *e-mail:* p_vilchuck_123@msn.com
7805 Springwood Rd. NW/87120 836-7624 (h)

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department
planningnaform(07/23/07)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 14, 2007

Max M. Garcia
6619 Honeylocust Ave. NW
Albuquerque, NM 87121

Ben Sandoval
6516 Honeylocust Ave. NW
Albuquerque, NM 87121

Dear Mr. Garcia and Mr. Sandoval:

Consensus Planning and George Rainhart Architects and Associates; on behalf of the property owner (Weber and Company) has submitted a Site Plan for Subdivision and a Site Plan for Building Permit to the City of Albuquerque for the construction of a shopping center proposed to be anchored by a Target Store on a ± 58 acre property, located at the northeast corner of Unser Boulevard NW and Los Volcanes Road NW.

The purpose of this letter is to inform the members of the Los Volcanes Neighborhood Association that the hearing is scheduled for October 10, 2007, at 9 a.m. It will be held in the Hearing Room, lower lever of Plaza del Sol, 600 North 2nd Street NW (southeast corner of Lomas Boulevard NW and 2nd Street NW).

Please feel free to call me at 764-9801 if you desire additional information or have any questions or would like to meet regarding this application.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Atlas Page J-9-Z and J-10-Z

PRINCIPALS

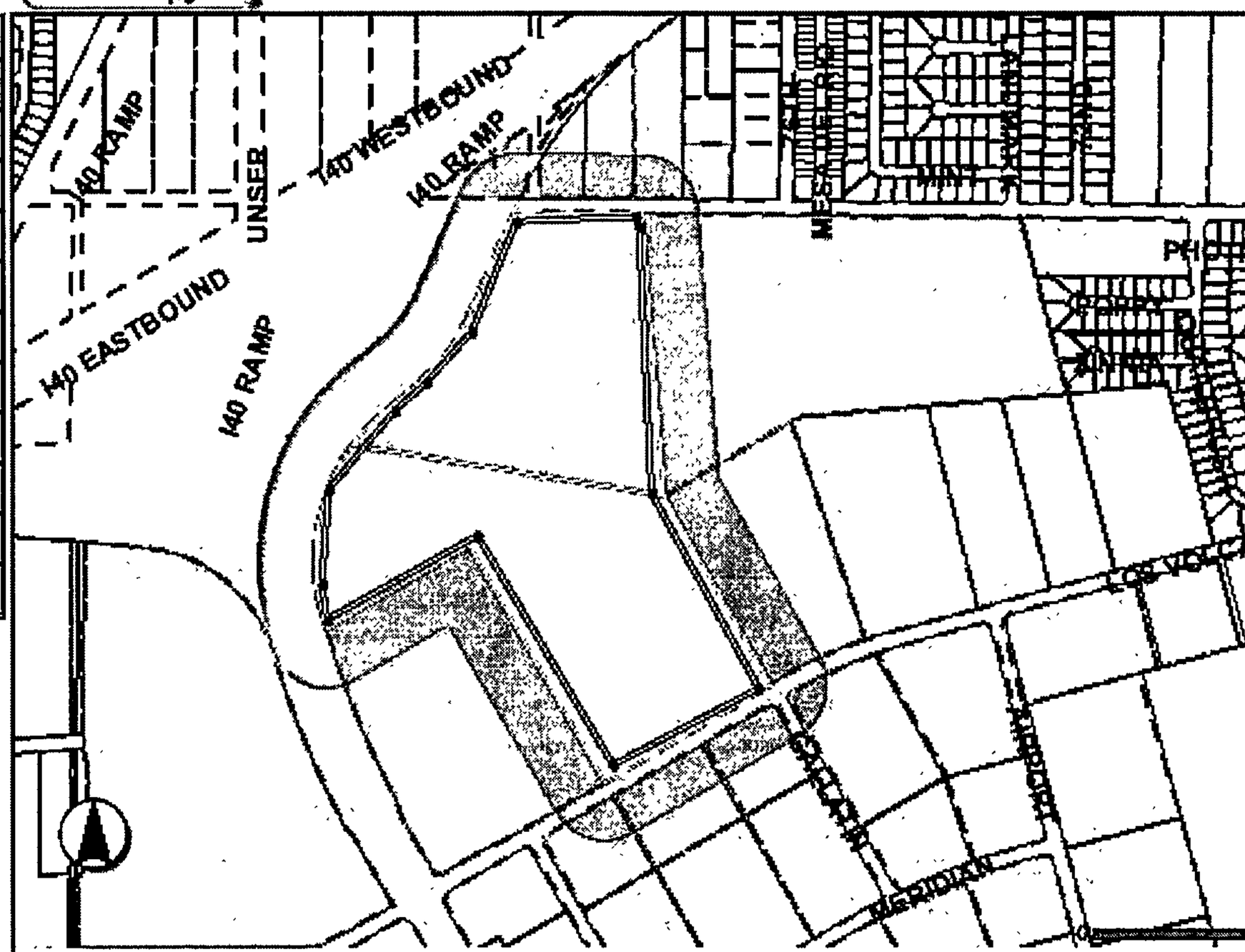
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

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

Refresh Map

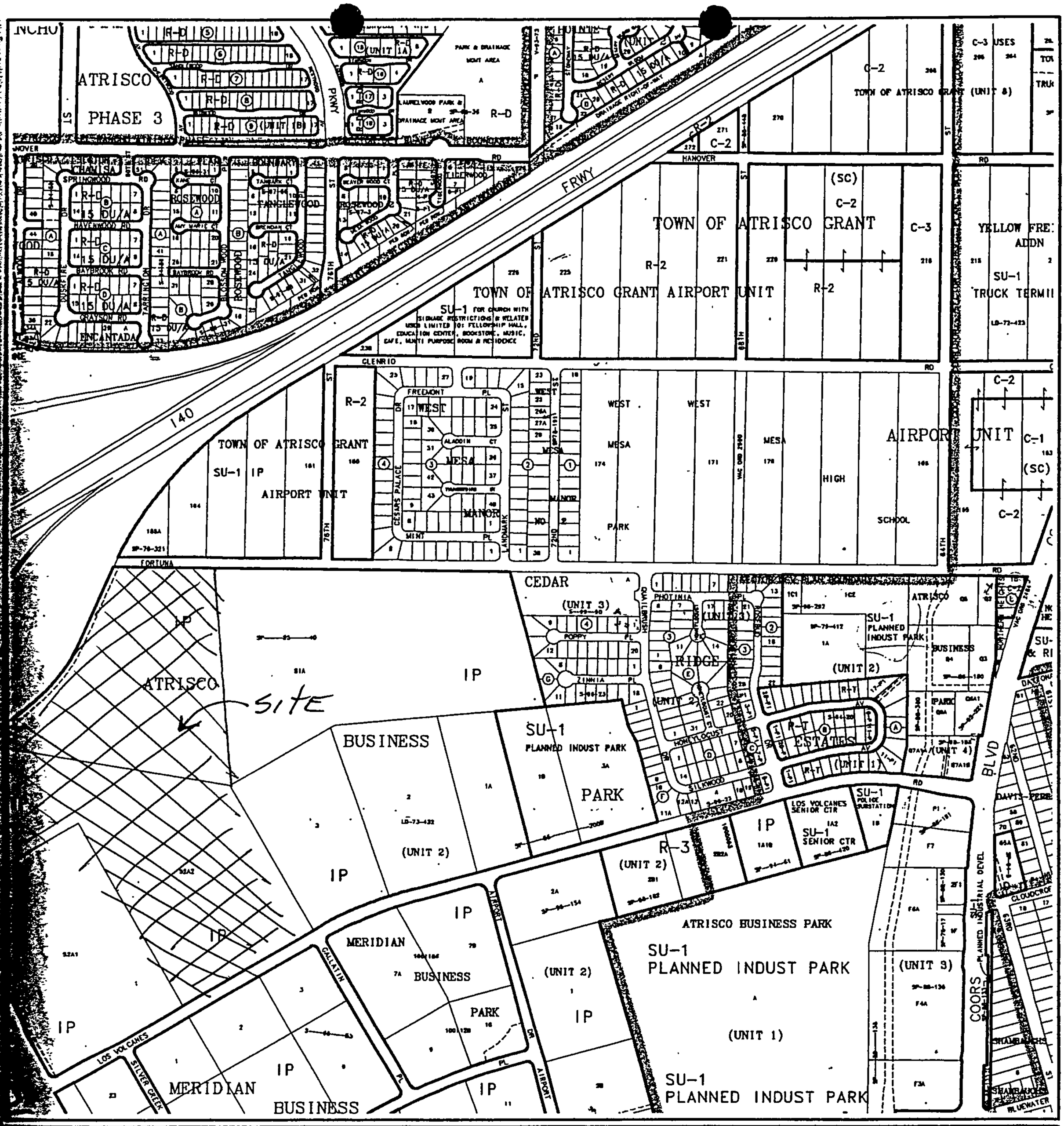
☑ Auto Refresh

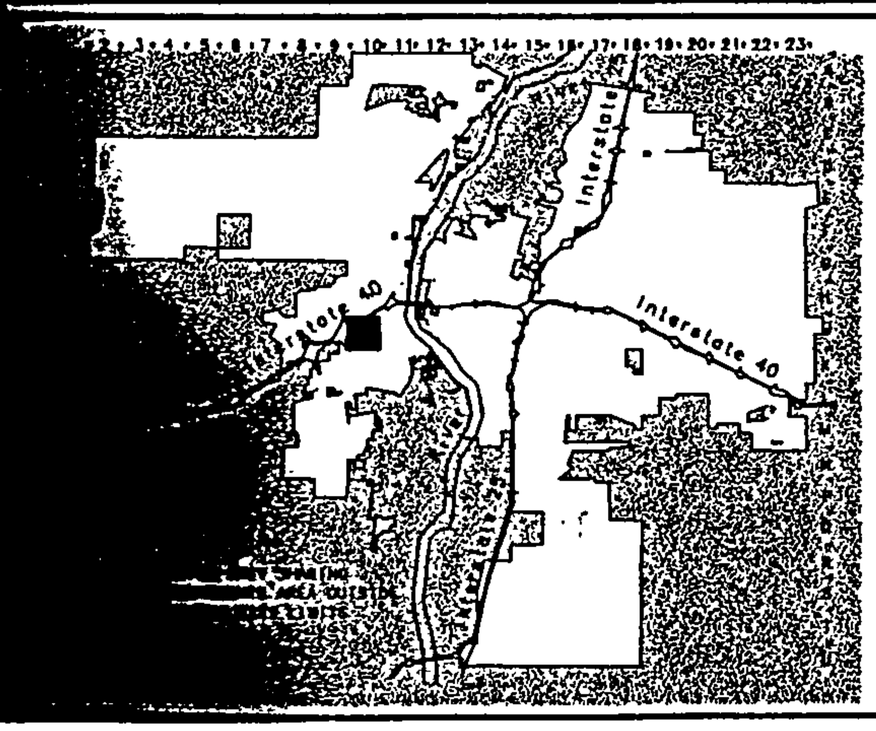
OWNERSHIP

Rec	UPC CODE	OWNER
1	101005801526130201	STATE HIGHWAY DEPT
2	101005812019030107	M & B INVESTMENTS LTD CO

Help:
Closed group, click to open.
Open group, click to close.

Buffer SEARCH REFRESH HELP INDEX PAGE CONTACT





CITY OF Albuquerque

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through July 19, 2001

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 14, 2007

Max M. Garcia
6619 Honeylocust Ave. NW
Albuquerque, NM 87121

Ben Sandoval
6516 Honeylocust Ave. NW
Albuquerque, NM 87121

Dear Mr. Garcia and Mr. Sandoval:

Consensus Planning and George Rainhart Architects and Associates; on behalf of the property owner (Weber and Company) has submitted a Site Plan for Subdivision and a Site Plan for Building Permit to the City of Albuquerque for the construction of a shopping center proposed to be anchored by a Target Store on a ± 58 acre property, located at the northeast corner of Unser Boulevard NW and Los Volcanes Road NW.

The purpose of this letter is to inform the members of the Los Volcanes Neighborhood Association that the hearing is scheduled for October 10, 2007, at 9 a.m. It will be held in the Hearing Room, lower lever of Plaza del Sol, 600 North 2nd Street NW (southeast corner of Lomas Boulevard NW and 2nd Street NW).

Please feel free to call me at 764-9801 if you desire additional information or have any questions or would like to meet regarding this application.

Sincerely,

James K. Strozier, AICP
Principal

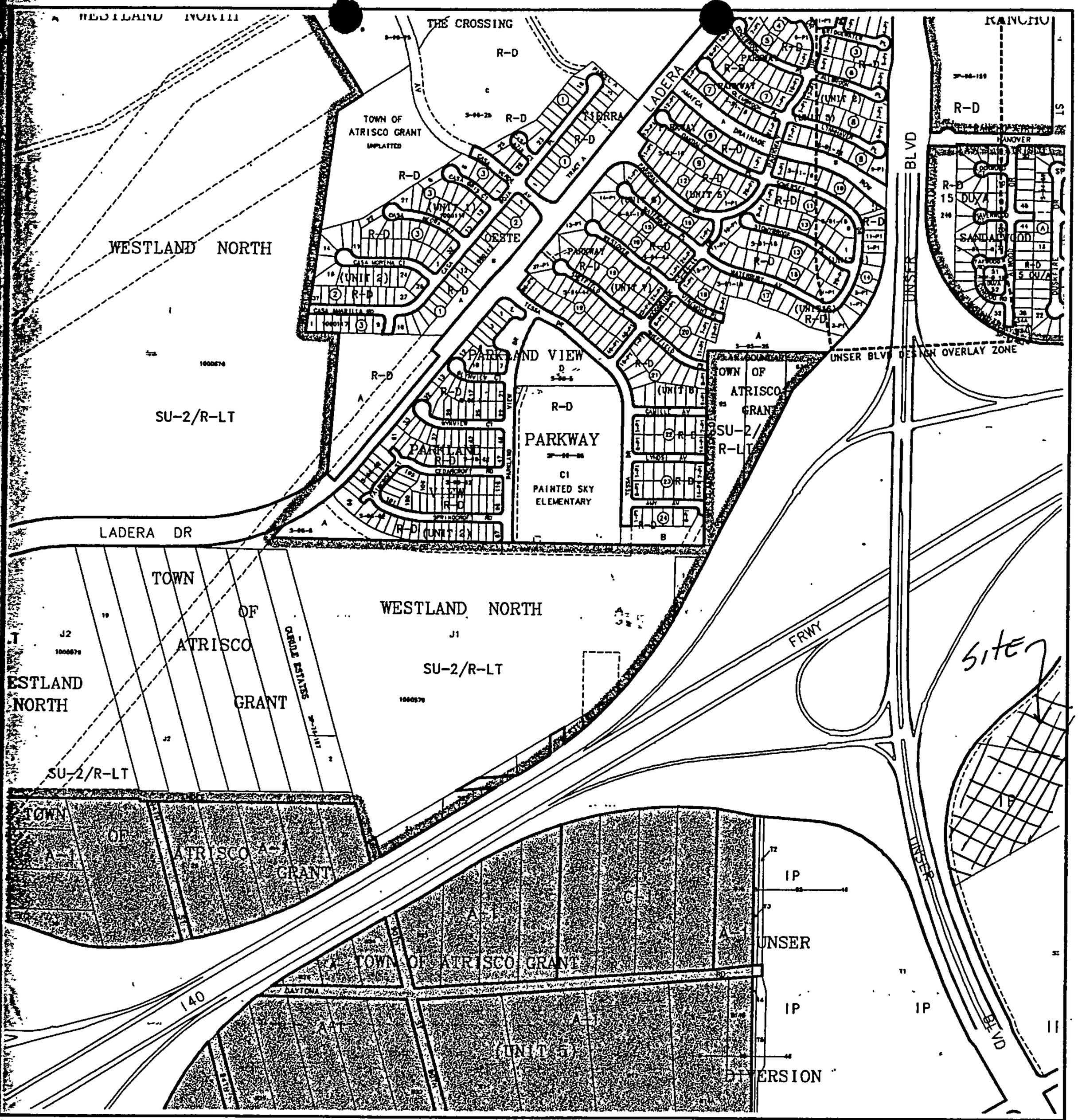
Attachments: Zone Atlas Page J-9-Z and J-10-Z

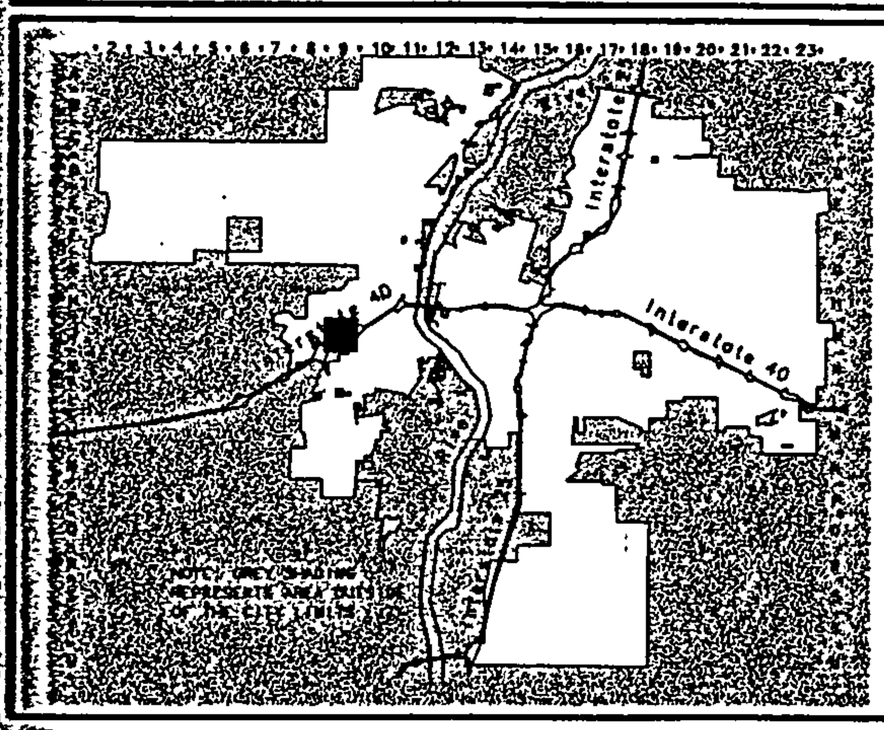
PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP





CITY OF Albuquerque

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-9-Z

Map Amended through July 19, 2001

UPC Numbers

LEGAL DESCRIPTION	UPC #
TRACT S2A2 PLAT OF TRACTS S2A1 & S2A2 ATRISCO BUSINESS PARK UNIT 2	101005808811030101
WESTERLY PORTION OF TRACT S-1A OF TRACTS S-1A & S-2A ATRISCO BUSINESS PARK UNIT 2	101005805017030106
A PORTION OF TRACT S2A1 PLAT OF TRACTS S2A1 & S2A2 ATRISCO BUSINESS PARK UNIT 2	103506048504340602

CITY OF ALBUQUERQUE

Mattt Fanoe
Coca-Cola Enterprises Inc.
2500 Windy Ridge Parkway
Atlanta, GA 30339

October 31, 2007

Dear Mr. Fanoe:

Granting of the additional right-of-way for Los Volcanes will reduce the existing setbacks to just over 20 feet. It is allowable to count the proposed 10' landscape and sidewalk easement from back of curb to your property line as part of the 20' setback requirements of the Atrisco Business Park Master Plan. Based upon the drawings provided (attached), the required setbacks will be met after the additional right-of-way dedication and granting of the 10' sidewalk and landscaping easement.

Should Coca-Cola elect to expand or redevelop their existing property, the setbacks from the proposed shopping center property to the east and north of the existing Coca-Cola property would be 10' for buildings and 10' for parking lots from the east and north Coca-Cola property lines.

Lastly, the proposed sidewalk and landscaping easement should appear on the plat dedicating the additional right of way for Los Volcanes Road. The plat will specify the maintenance responsibilities and beneficiaries of the easement.

All of the above statements are based upon the current set guidelines provided in the Atrisco Business Park Master Plan and may or may not apply should that document be amended at a future date.

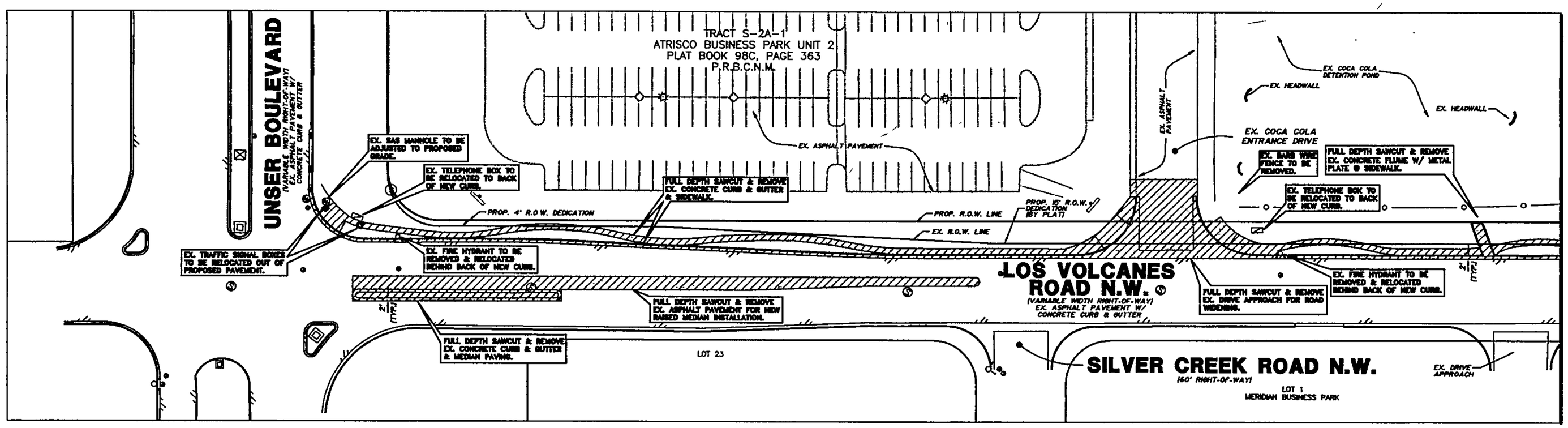
Please do not hesitate to contact me if you have any questions or require any additional information.

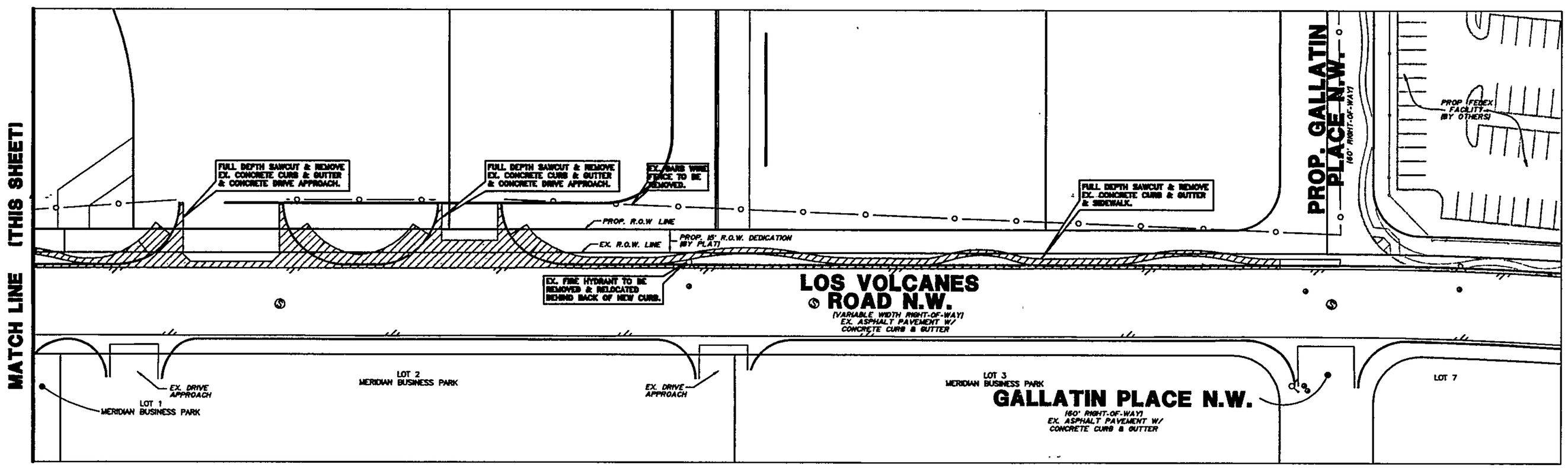
Yours truly,

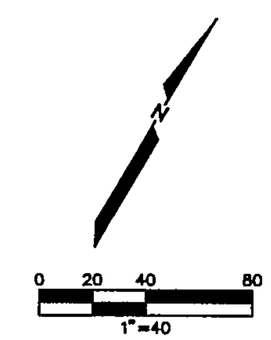
Sheran Matson, AICP
Development Review Board Chair, City of Albuquerque

cc: John Grimes, President-Southeast Division
Weber and Company
12600 Deerfield Parkway, Suite 100
Alpharetta, Georgia 30004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov







LEGEND

- F.H. FIRE HYDRANT
- O.S. SET CHISELED "X" SET
- O.F.X. CHISELED "X" FOUND
- O.F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- O.S.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- U.E.B.U.C. UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- S.M.H. SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- TREE
- AREA TO BE DEMOLISHED
- FULL DEPTH SAWCUT & REMOVE

NOTES:

1. CONTRACTOR SHALL ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND PLUGGING UTILITY SERVICES. CONTRACTOR TO NOTIFY AFFECTED UTILITY COMPANIES AND OBTAIN APPROVAL BEFORE STARTING WORK.
2. CONTRACTOR TO REMOVE VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED OR IN USE WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER. CONTRACTOR TO ENSURE TEMPORARY UTILITY SERVICES ARE OPERATIONAL BEFORE INTERRUPTION OF EXISTING SERVICES.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH CONTRACT DOCUMENTS, SPECIFICATIONS, CONSTRUCTION PLANS, ALL NOTES, THE CITY OF ALBUQUERQUE STANDARDS, AND ANY OTHER SPECIFICATIONS APPLICABLE TO THE PROPER COMPLETION OF THIS PROJECT.
5. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO ANY DEMOLITION OR CONSTRUCTION, ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
6. ALL WORK SHALL CONFORM TO THE CITY OF ALBUQUERQUE SPECIFICATIONS, STANDARDS, AND DETAILS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
8. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", AS CORRECTLY AMENDED, AND THE CITY OF ALBUQUERQUE STANDARDS.
9. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. TOP SOIL SHALL BE STOCK PILED AT THE SITE FOR USE IN LANDSCAPED AREAS.
10. CONTRACTOR TO COORDINATE W/ALL FRANCHISE & CITY UTILITY COMPANIES PRIOR TO REMOVAL OF ANY EXISTING FACILITIES.
11. ALL PAVEMENT REMOVAL ADJACENT TO EX. PAVEMENT TO BE REMOVED BY FULL DEPTH SAWCUT.
12. PRIOR TO BID THE CONTRACTOR SHALL VISIT THE SITE & BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING FACILITIES, TREES AND UTILITIES LOCATED WITHIN UNSER TOWNE CROSSING PROJECT.

GOVERNMENT AND UTILITY SERVICES

CITY OF ALBUQUERQUE

Planning Department

Plat and Site Plan Approval
Richard Dinsen
600 Second Street N.W.
Albuquerque, NM 87102
(505)924-3873

Commercial Plan Review and Building Permit
Tony Reynolds
600 Second Street N.W.
Albuquerque, NM 87102
(505)924-3955

Public Works Department

Hydrology Development:
Drainage Plan Approval
Brad Bingham

Design Review Committee:
Civil and Utility Plan Review
Kevin Broderick

ELECTRIC AND GAS SERVICES

Public Service Company of New Mexico
Armond Allstrom
4201 Edith Boulevard N.E.
Albuquerque, NM 87107
(505)241-3471

TELEPHONE

US West Communications
Larry Gurule
P.O. Box 1355, Station 700
201 Third Street N.W.
Albuquerque, NM 87103-1355
(505)245-6846

CABLE TELEVISION

Comcast Cable
Violet Watson
4611 Montbel Loop N.E.
Albuquerque, NM 87107
(505)761-6232

FIBER OPTIC

Zapire
Steve Benjamin
505 Marquette Avenue N.E.
Suite 1605
Albuquerque, NM 87103
(505)998-2274

GST
Royal Harrison
3830 Singer Boulevard N.E.
Suite 1000
Albuquerque, NM 87109
(505)938-7339

MCI
Andy Darnell
3700 Singer Boulevard N.E.
Suite A
Albuquerque, NM 87109
(505)346-4470

AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATIONS BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "10-K10", ELEVATION 5142.79 (NAVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

REVISIONS

NO.	DATE	REMARKS	BY

		DATE
DESIGNED BY	BMB	8/20/07
DRAWN BY	CAC	8/20/07
CHECKED BY	BMB	8/20/07

NORTHING:
EASTING:
ELEVATION:

LCA
Lawrence A. Cates & Associates, LLP
Consulting Engineers Dallas*Austin
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: UNSER TOWNE CROSSING
N.E.Q. LOS VOLCANES ROAD AND UNSER BLVD.
LOS VOLCANES ROAD DEMOLITION PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO. 26048 | MAP NO. X X | SHEET X OF X

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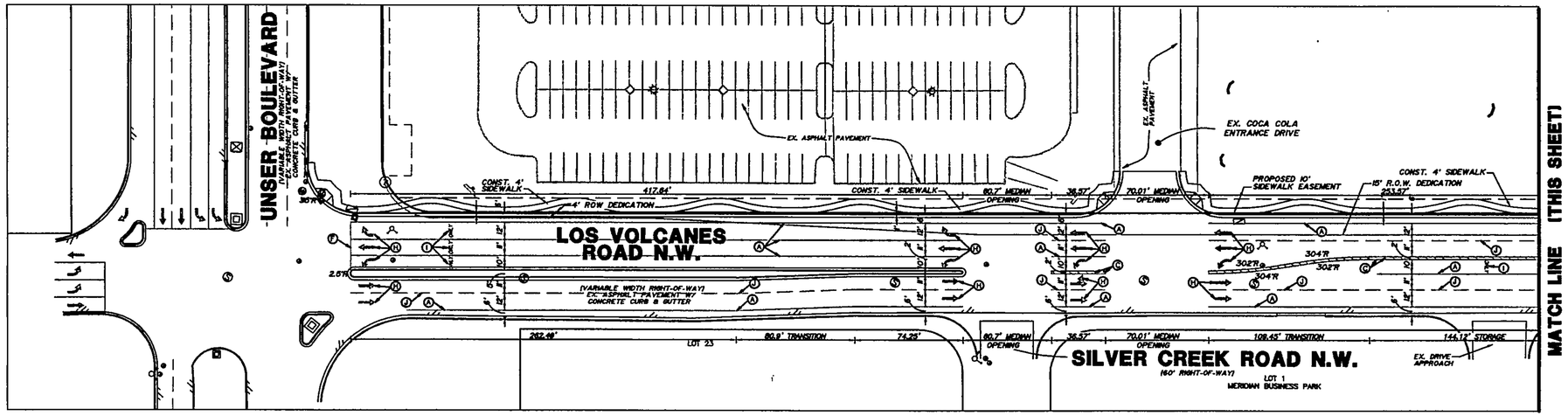
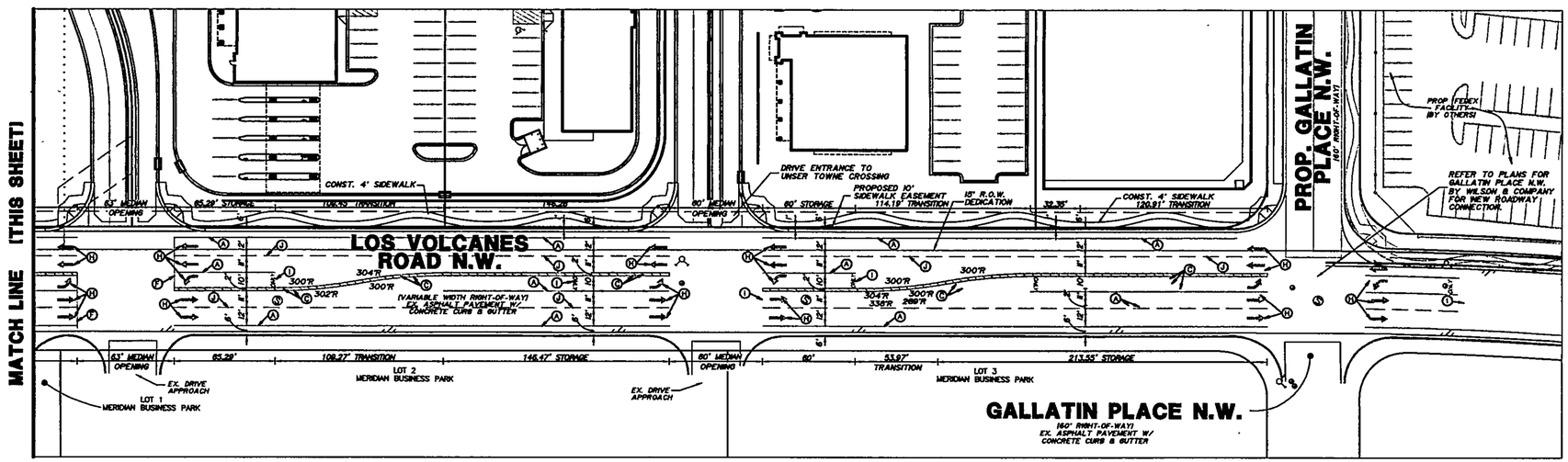
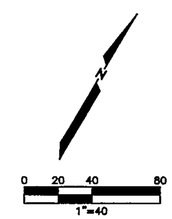






LEGEND

- F.H. FIRE HYDRANT
- CK SET CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- P.P. OVERHEAD UTILITY POLE W/ GUY
- U.E.B.U.P. UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- S.M.H. SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- TREE
- SAWCUT & REMOVE EX. PVMT.

STRIPING LEGEND

- (A) REFLECTIVE PAVEMENT MARK TYPE I (W) (4") (SOLID)
- (B) REFLECTIVE PAVEMENT MARK TYPE I (W) (8") (SOLID)
- (C) REFLECTIVE PAVEMENT MARK TYPE I (Y) (4") (SOLID)
- (D) REFLECTIVE PAVEMENT MARK TYPE I (Y) (4") (DOUBLE SOLID)
- (E) REFLECTIVE PAVEMENT MARK TYPE I (Y) (24") (SOLID)
- (F) REFLECTIVE PAVEMENT MARK TYPE I (W) (24") (SOLID)
- (G) RAISED REFLECTIVE MARKER TYPE II-A-A
- (H) REFLECTIVE PAVEMENT MARK TYPE I (W) ARROW
- (I) REFLECTIVE PAVEMENT MARK TYPE I (W) WORD
- (J) REFLECTIVE PAVEMENT MARK TYPE I (W) (4") DASHED

PROJECT NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:

   SURV TEK, INC.
   9384 VALLEY VIEW DRIVE N.W.
   ALBUQUERQUE, NEW MEXICO 87114
   505-897-3366
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
4. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
5. COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
6. REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.
7. BUILDING DIMENSIONS & COORDINATES ARE TO THE OUTSIDE OF TILT WALL.

AS BUILT INFORMATION

	CONTRACTOR	DATE
WORK STAKED BY		
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "10-K10", ELEVATION 5142.79 (NAVD 1929)
2. "
3. "

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	BMB	8/20/07
DRAWN BY	CAC	8/20/07
CHECKED BY	BMB	8/20/07

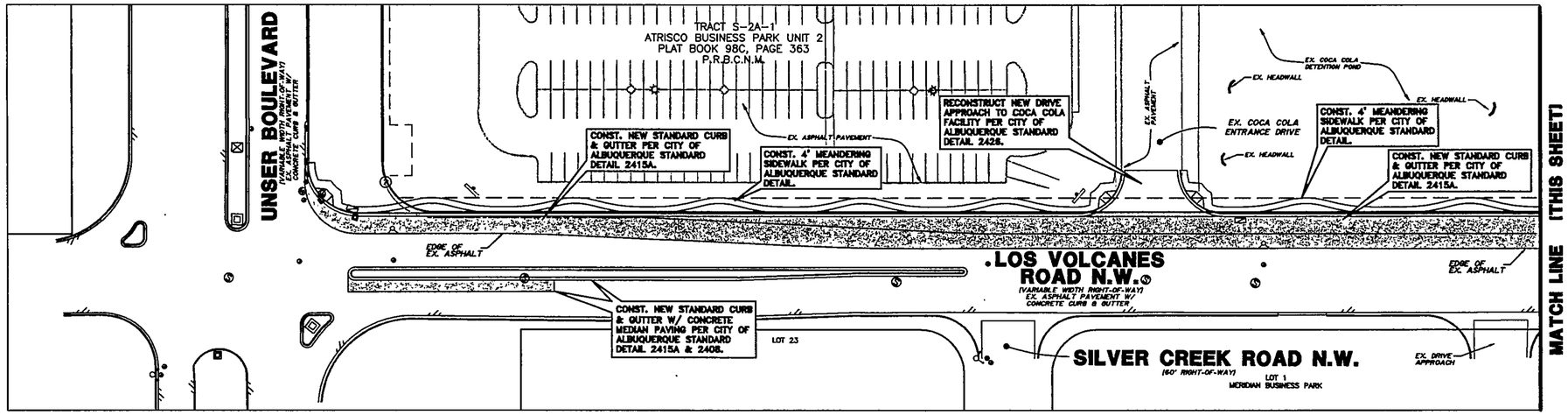
LCA
Lawrence A. Cates & Associates, LLP
Consulting Engineers Dallas*Austin
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

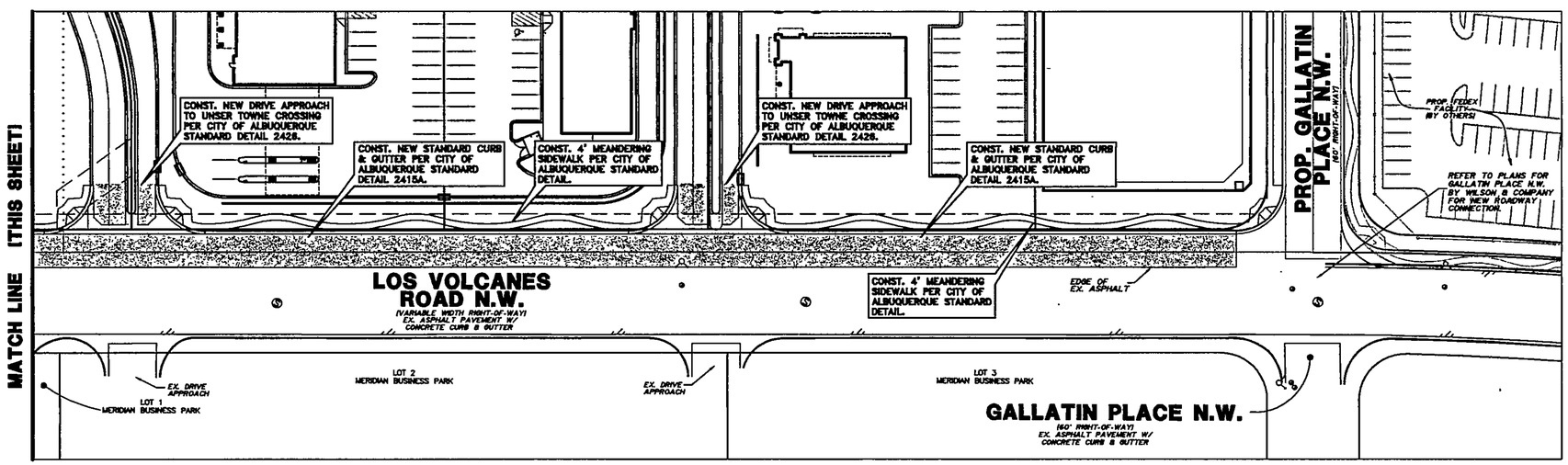
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: UNSER TOWNE CROSSING
N.E.Q. LOS VOLCANES ROAD AND UNSER BLVD.
LOS VOLCANES ROAD DIMENSION CONTROL & STRIPING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO.	26048	MAP NO.	X X	SHEET X OF X





0 20 40 80
1"=40

LEGEND

- F.H. FIRE HYDRANT
- CX SET CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- O.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- UE EUP UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- SMH SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- TREE
- SAWCUT & REMOVE EX. PVMT.
- NEW ASPHALT PAVEMENT PER CITY OF ALBUQUERQUE STANDARD DETAIL 2407.

MATCH LINE (THIS SHEET)

AS BUILT INFORMATION

CONTRACTOR	DATE
STAKED BY	
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "10-K10", ELEVATION 5142.79 (NAVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	BMB	8/20/07
DRAWN BY	CAC	8/20/07
CHECKED BY	BMB	8/20/07

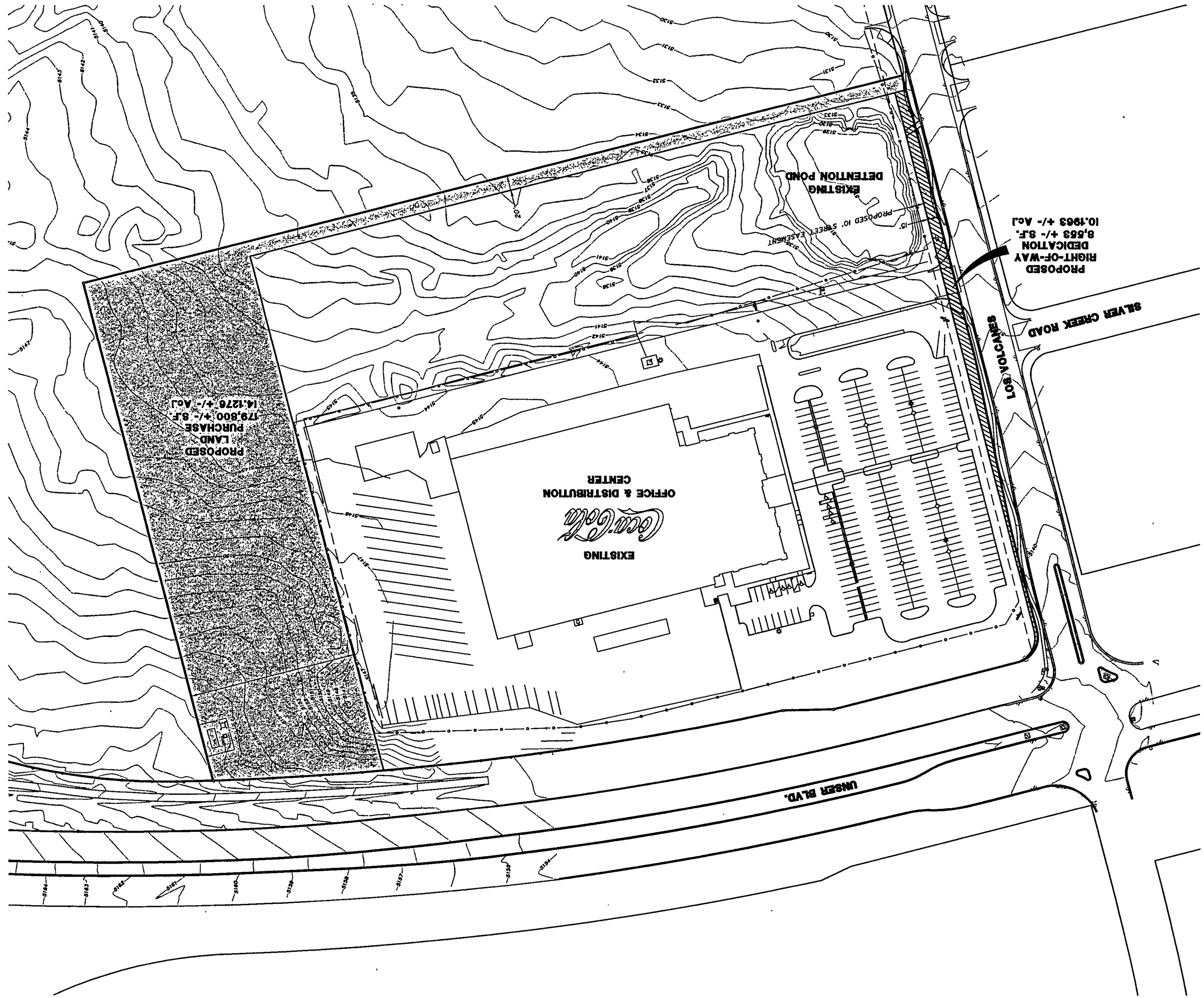
Lawrence A. Cates & Associates, LLP
Consulting Engineers Dallas • Austin
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: UNSER TOWNE CROSSING
N.E.Q. LOS VOLCANES ROAD AND UNSER BLVD.
LOS VOLCANES ROAD PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO. 26048 | MAP NO. X X | SHEET X OF X



0 30' 60' 120'
1"=60'

REV	DATE	REMARKS

COCA COLA LAND PURCHASE EXHIBIT

UNSER TOWNE CROSSING

UNSER BLVD. & LOS VOLCANES RD.

THE CITY OF ALBUQUERQUE, NEW MEXICO

LAWRENCE A. CATES & ASSOC., LLP
CONSULTING ENGINEERS
14600 QUORUM DR., SUITE 200 (972) 380-2272 DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LCA	LCA	8/07	1"=60'		28048 COCKLAND	

R:\1WORD\26048\26048_COKEEXHIBIT.dwg, 8/10/2007 10:55:00 AM, bzyan

#3a

DRB CASE ACTION LOG (SITE DEVELOPMENT PLAN)

SPS

REVISED 10/08/07

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

DRB Application No.: 07DRB-70254	Project # 106833
Project Name: **UNSER TOWNE CROSSING**	
Agent: GEORGE RAINHART ARCHITECTS	Phone No.:884-9110

Your request was approved on _____ 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): Bcapias
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **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.**

Created on: 10/08/07

#5

DRB CASE ACTION LOG (SDP – BP)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70255 Project # 1006833

Project Name: ATRISCO BUSINESS ADDITION to be known as UNSER TOWNE CROSSING

Agent: GEORGE RAINHART Phone No.:

Your request was approved on _____ 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):_____
- ❑ **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.**

Created On:

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/29/2008 Issued By: PLNSDH

Permit Number: **2008 070 108** **Category Code 910**

Application Number: 08DRB-70108, Vacation Of Public Easement

Address:

Location Description: UNSER BLVD NW BETWEEN LOS VOLCANES NW AND INTERSTATE 40

Project Number: 1006833

Applicant
Tabet Lumber Co

606 Baca Ave
Belen NM 87002

Agent / Contact
Surv-Tek Inc
Russ Hugg

9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

2/29/2008 12:50PM
ASR 008 TRANSIT C
RECEIPT# 00088087-00088089
PERMIT# 2008070108
Trans Amt $1,085.00
APN Fee
Conflict Manag. Fee
DRB Actions
CK
CHANGE

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/29/2008 Issued By: PLNSDH

Permit Number: **2008 070 112** **Category Code 910**

Application Number: 08DRB-70112, Major - Preliminary Plat Approval

Address:

Location Description: UNSER BLVD NW BETWEEN LOS VOLCANES NW AND INTERSTATE 40

Project Number: 1006833

Applicant
Tabet Lumber Co

606 Baca Ave
Belen NM 87002

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

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$900.00
	TOTAL:	**$900.00**

City Of Albuquerque
Treasury Division

2/29/2008 12:49PM [illegible]
WS# 008 TRANS# [illegible]
RECEIPT# 00088087-00088089
PERMIT# 2008070112
Trans Amt $1,085.00
DRB Actions [illegible]
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/29/2008 Issued By: PLNSDH

Permit Number: **2008 070 111** **Category Code 910**

Application Number: 08DRB-70111, Vacation Of Private Easement

Address:

Location Description: UNSER BLVD NW BETWEEN LOS VOLCANES NW AND INTERSTATE 40

Project Number: 1006833

Applicant
Tabet Lumber Co

606 Baca Ave
Belen NM 87002

Agent / Contact
Surv-Tek Inc
Russ Hugg

9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$45.00**

City Of Albuquerque
Treasury Division

2/29/2008 12:49PM
JS# 008
RECEIPT# 00088087-00088087
PERMIT# 2008070111
Trans Amt $1,085.00
DRB Actions

Thank You

Marrone, Carmen M.

From: Jim Strozier [cp@consensusplanning.com]
Sent: Friday, September 14, 2007 10:01 PM
To: Winklepleck, Stephani I.; Marrone, Carmen M.
Cc: 'John Grimes'
Subject: FW: Pre-App Meeting Sign

DSC01852.JPG
(801 KB)

Stephanie and Carmen,

Attached is a photo of the sign posted for the public meeting.

Jim Strozier
Consensus Planning, Inc.
---- Original Message ----
From: "Molly Rush" <MollyR@gra-arch.com>
Date: 9/14/07 4:37 pm
To: "cp@consensusplanning.com" <cp@consensusplanning.com>
Cc: "jmyers@moplaw.com" <jmyers@moplaw.com>
Subj: Pre-App Meeting Sign
Here is the pre-app sign that went up.

Thank you

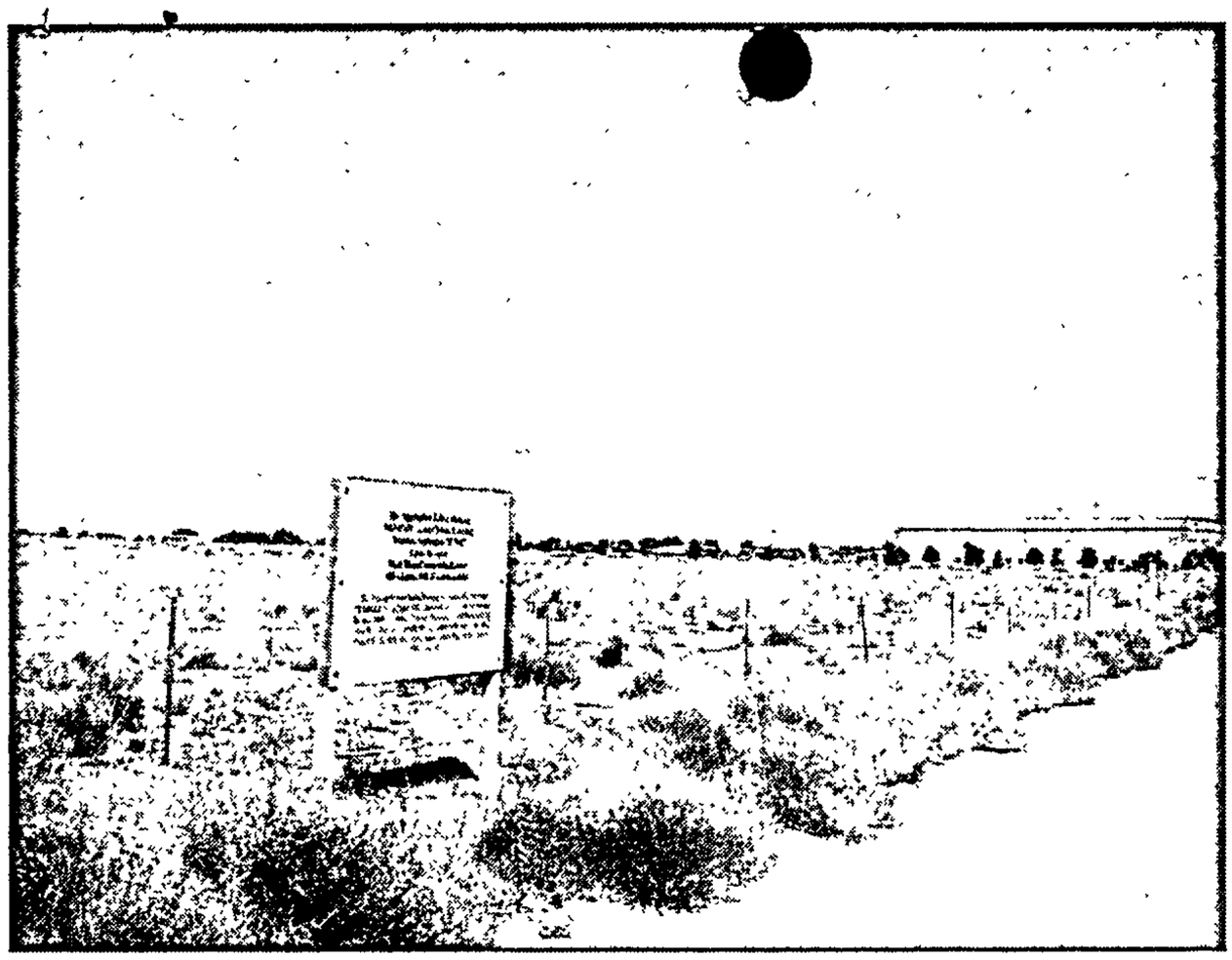
Molly Rush, Adminstrative Assistant

George Rainhart Architect & Associates, P.C.

2325 San Pedro NE, Suite 2B

Albuquerque, NM 87110

505-884-9110 Fax: 505-837-9877



Garcia, Andrew B.

From: John Spitz [JohnS@gra-arch.com]
Sent: Tuesday, February 26, 2008 7:49 AM
To: Garcia, Andrew B.
Subject: Deferral for 07DRB-70254 and 07DRB-70255

Andrew,

I am John Spitz with George Rainhart Architect & Associates, agent for Weber and Company on the Unser Towne Crossing project, DRB case numbers 07DRB-70254 and 07DRB-70255, City project # 1006833. We are going to be deferring our hearing to Wednesday March 26, 2008.

Give me a call if you have any questions.

John C. Spitz
George Rainhart Architect & Associates
2325 San Pedro NE, Suite 2-B
Albuquerque, New Mexico 87110
Phone: 505-884-9110 ext 105
Fax: 505-837-9877
Email: jspitz@gra-arch.com

Garcia, Andrew B. Project # 1006633

From: John Spitz [JohnS@gra-arch.com]
Sent: Tuesday, January 29, 2008 9:28 AM
To: Garcia, Andrew B.
Subject: Deferral for 07DRB-70254 and 07DRB-70255

Andrew,

I am John Spitz with George Rainhart Architect & Associates, agent for Weber and Company on the Unser Towne Crossing project, DRB case numbers 07DRB-70254 and 07DRB-70255. We are going to be deferring our hearing to Wednesday February 27, 2008.

Give me a call if you have any questions.

John C. Spitz
George Rainhart Architect & Associates
2325 San Pedro NE, Suite 2-B
Albuquerque, New Mexico 87110
Phone: 505-884-9110 ext 105
Fax: 505-837-9877
Email: jspitz@gra-arch.com

Garcia, Andrew B.

From: John Spitz [JohnS@gra-arch.com]
Sent: Monday, December 10, 2007 3:32 PM
To: Garcia, Andrew B.
Cc: George Rainhart
Subject: Deferral for 07DRB-70254 and 07DRB-70255

Andrew,

I am John Spitz with George Rainhart Architect & Associates, agent for Weber and Company on the Unser Towne Crossing project, DRB case numbers 07DRB-70254 and 07DRB-70255. We are going to be deferring our hearing to Wednesday January 30, 2008.

Give me a call if you have any questions.

John C. Spitz
George Rainhart Architect & Associates
2325 San Pedro NE, Suite 2-B
Albuquerque, New Mexico 87110
Phone: 505-884-9110 ext 105
Fax: 505-837-9877
Email: jspitz@gra-arch.com

Garcia, Andrew B.

From: John Spitz [JohnS@gra-arch.com]
Sent: Tuesday, November 13, 2007 11:33 AM
To: Garcia, Andrew B.
Cc: Matson, Sheran A.; George Rainhart
Subject: Deferal fo 07DRB-70254 and 07DRB-70255

Andrew,

I am John Spitz with George Rainhart Architect & Associates, agent for Weber and Company on the Unser Towne Crossing project, DRB case numbers 07DRB-70254 and 07DRB-70255. We are going to be deferring our hearing to Wednesday December 12, 2007.

Give me a call if you have any questions.

John C. Spitz
George Rainhart Architect & Associates
2325 San Pedro NE, Suite 2-B
Albuquerque, New Mexico 87110
Phone: 505-884-9110 ext 105
Fax: 505-837-9877
Email: jspitz@gra-arch.com

Matson, Sheran A.

From: John Spitz [JohnS@gra-arch.com]
Sent: Tuesday, November 13, 2007 11:33 AM
To: Garcia, Andrew B.
Cc: Matson, Sheran A.; George Rainhart
Subject: Deferal fo 07DRB-70254 and 07DRB-70255

Andrew,

I am John Spitz with George Rainhart Architect & Associates, agent for Weber and Company on the Unser Towne Crossing project, DRB case numbers 07DRB-70254 and 07DRB-70255. We are going to be deferring our hearing to Wednesday December 12, 2007.

Give me a call if you have any questions.

John C. Spitz
George Rainhart Architect & Associates
2325 San Pedro NE, Suite 2-B
Albuquerque, New Mexico 87110
Phone: 505-884-9110 ext 105
Fax: 505-837-9877
Email: jspitz@gra-arch.com

Narrative

The proposed Unser Towne Crossing will be approximately 540,000 SF when fully completed. The 53 acre site is separated into three phases.

Phase I includes the Large Retail Facility Target Store of approximately 132,000 SF liner shops along the south wall and in line retail spaces extending north. Phase I out parcels along Los Volcanos are designed to screen the parking area. Shops 8 building is a portion of the small space retail cluster located along the east west access drive.

Phase II includes a major store of approximately 100,000 SF. Small and medium size retail spaces extend to the north and south of the major store. Shops 7 building is a portion of the small space retail cluster located along the east west access drive. Phase III includes a main building mass of approximately 74,000 SF composed of small and medium sizes retail users.

Phase III outparcels are designed for restaurant users and screen the parking area. This phase also includes approximately 30,000 SF of small retail spaces along the east/west access drive.

Topography

This site falls over 40' from the western boundary of Phase III to the Target driveway on Gallatin Place. The main building mass of phase III and the associated parking are designed as a plateau about 15' below the I-40 on ramp. A landscaped berm provides a vertical transition of about 7' down to the cross site access drives. The Phase II buildings are stepped at dimising walls to provide 7' of grade transition from north to south. The Phase I buildings are also stepped at dimising walls to provide 5' of grade transition from north to south. Target is 12' below the Phase II major store and about 8' above Gallitin Place.

Center Organization

The Phase I area is designed as a General Retail area. The Phase II area is composed of Soft Goods Retailers, such as clothing stores, specialty Fashion Stores, Shoe Stores, and Linen Stores. The Phase III area is composed of Hard Goods Retailers, such as Electronics Stores and Office and Pet supply stores. This concept clusters similar types of retailers to encourage shoppers to park and walk to access several stores shopping for a desired product. Phase I and II are designed to work together. The pedestrian walkway connecting Phase I and Phase II stores is wide and is designed with a variety of pavements, planters, seating areas, patios, and plazas. This area is well shaded with trees and trellises. The Phase I & II areas connect to the central retail cluster along the east/west access drive. There are pedestrian connections to the Phase III area although this area is a cluster of destination retailers usually accessed by shoppers looking for specific hard goods.

Vehicular Circulation Elements

The three Phases of the Center are served with a north/south boulevard and an east/west access drive creating an intersection in the center of the site. Small specialty retail buildings are located at this intersection and along the east/west drive.

Specific Compliance with C/S2 0-06-53

Location and Access

p15/2 complies. Unser is a 6 lane arterial and Los Volcanos a collector will be constructed as 4 lanes. Both roadways are within 700' of the Center. The Center has two full access points to Los Volcanos and a three quarter access to Unser subject to government approval.

Per p15-4 Unser is an access controlled roadway and additional access to and from the center is via Gallatin Place, a local road that does not pass directly thru a residential subdivision.

Site Division

p16/3d. The site dimensions result in irregular block sizes.

Site Design

p18/2. Parking areas are screened from adjoining streets by structures. The three main fields are surrounded by buildings.

p18/4. At least every 3rd parking bay has was a 10' wide walkway. This feature is provided in excess of this requirement. These areas are shaded with trees.

p19. Street trees are provided per street tree ordinance.

p19/d. Signage is per Shopping Center Regulations – All are monument style 15' high and maximum 150 SF. One sign per 300 ft of frontage.

p20e. Drive up Bank windows do not face the public row.

p20g. Truck Bays/Docks area is screened with 8' walls and minimum 15' landscape buffer. Screen walls are of decorative masonry. Walls extend at least 100' from the face of the dock.

p20h2. One shade tree per 8 spaces.

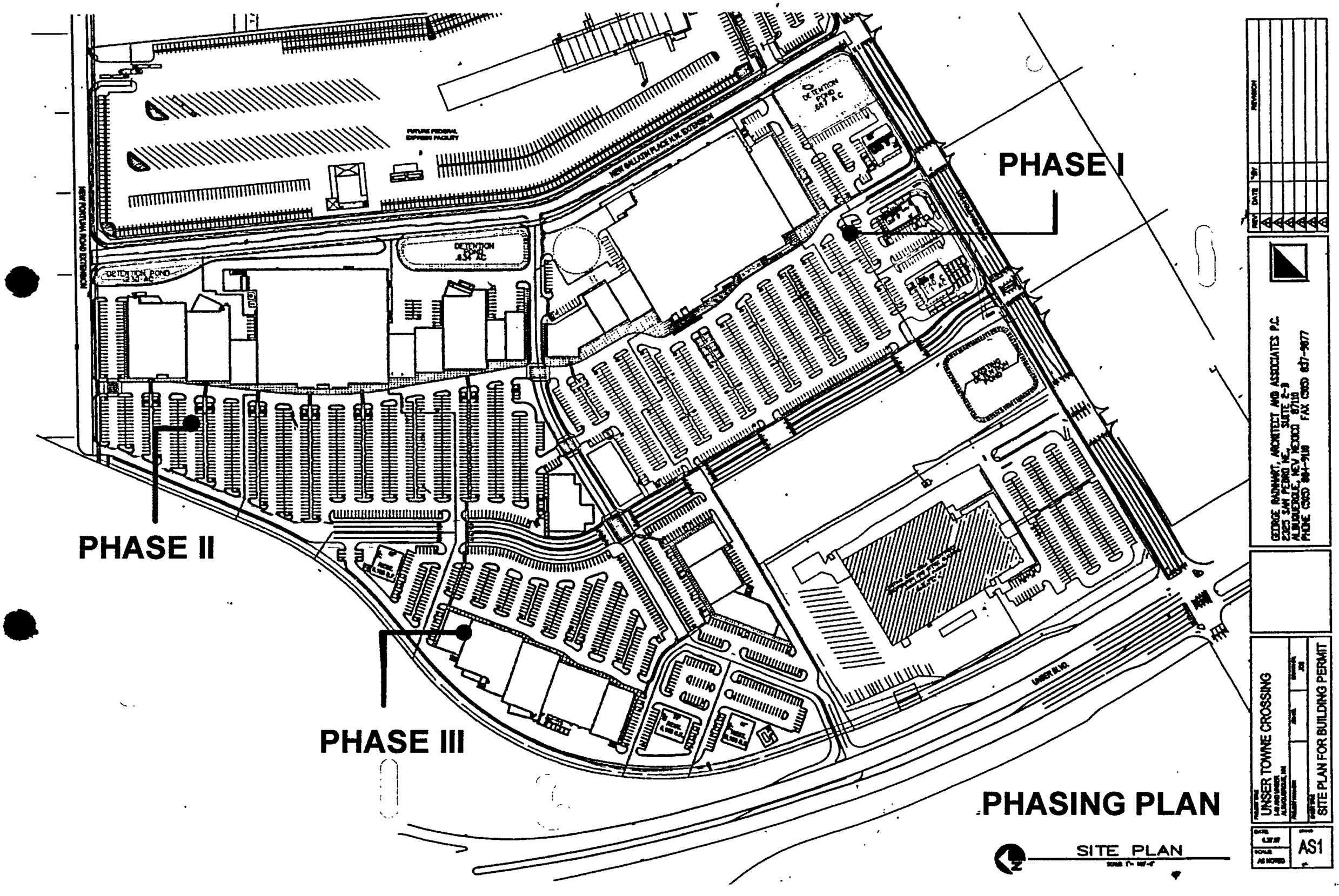
p22. Pedestrian Walkways. 8' minimum lined with shade trees

p22. Pedestrian Plaza I - 132,362 divided by 20,000 times 400 SF = 2647 SF linked to the main entrance has seating. 40% of plaza is plant material. The area is highly visible for security. Pedestrian scale lighting provided.

Main Structure Design

p24. The main structures are screened from street by smaller buildings and a retail suite liner. The entrance façade has a recessed patio 20' depth and display windows for 50% of the façade. The patio contains shade structure and seating. The façade has 4 distinct building expressions. There are no walls over 100' with out a 24" vertical offset. The façade has 40% of the length shaded.

p25. Exterior wall materials include multiple finishes, projecting cornices and baskets, planters, trees and trellises.


PHASE I
PHASE II
PHASE III
PHASING PLAN
SITE PLAN
FUTURE FEDERAL EXPRESS FACILITY
NEW BALLSTON PLACE N.W. EXTENSION
NEW FORTUNA ROAD EXTENSION
UNSER BLVD.
DETENTION POND .637 AC
DETENTION POND .834 AC
DETENTION POND .83 AC
EXISTING DETENTION POND
REV
DATE
BY
REVISION
GEORGE RADNAKIT, ARCHITECT AND ASSOCIATES P.C.
8225 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 881-9118 FAX (505) 837-9677
PROJECT TITLE
UNSER TOWNE CROSSING
SITE PLAN FOR BUILDING PERMIT
DATE
SCALE
AS NOTED
AS1

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**
NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".
Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
✓ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
✓ 9. Any Internal Circulation Requirements
✓ 10. For each lot:
  ✓ a. Maximum Building Height
  ✓ b. Minimum Building Setback
  N/A c. Maximum Total Dwelling Units and / or
  ✓ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

Revised 4/18/06

SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional, but STRONGLY recommended)

___ 1. Overall Design Theme and Land Use Concept
___ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
___ 3. Street Design
___ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
___ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
___ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
___ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
___ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
___ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

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.

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 NO TEMPORARY STRUCTURES
✓ E. Walls, fences, and screening: indicate height, length, color and materials
✓ F. Dimensions of all principal site elements or typical dimensions thereof
✓ G. Loading facilities
✓ H. Site lighting (indicate height & fixture type)
✓ I. Indicate structures within 20 feet of site
✓ J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

X A. Parking layout with spaces numbered per aisle and totaled.
X 1. **Location and typical dimensions**, including handicapped spaces
X 2. **Calculations:** spaces required: 2524 provided: 2552
Handicapped spaces required: 95 provided: 95

X B. Bicycle parking & facilities
X 1. Bicycle racks, spaces required: 127
provided: 127
X 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
✓ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
✓ 3. Location of traffic signs and signals related to the functioning of the proposal
✓ 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

✓ 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 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

N/A 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. NOT RESIDENTIAL

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.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): George Rainhart Architects PHONE: 884-9110
ADDRESS: 2325 San Pedro NE FAX: 837-9877
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: georger@gra-arch.com

APPLICANT: Weber and Company PHONE: 972-739-8472
ADDRESS: 16000 Dallas Parkway, Suite 300 FAX:
CITY: Dallas STATE TX ZIP 75248 E-MAIL: john.grimes@weberandcompany.com
Proprietary interest in site: Contract Purchaser List all owners: Tabel Lumber Co., → Coca Cola NM.

DESCRIPTION OF REQUEST: Site Plan for Subdivision and Site Plan for Building Permit

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

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

Lot or Tract No. Portion of Tracts S2A2, S2A1, S1A Block: Unit:
Subdiv/Addn/TBKA: Atrisco Business Addition
Existing Zoning: IP Proposed zoning: — MRGCD Map No
Zone Atlas page(s): J9 & J10 UPC Code: See Attached

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07ZHE – 00465, Project #1000383, AA 04-00823, Z92-57

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 3 No. of proposed lots: 14 Total area of site (acres): ±53 acres
LOCATION OF PROPERTY BY STREETS: On or Near: Los Volcanes N.W.
Between: Unser Blvd N.W. and Galatin N.W.

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 8/29/07

SIGNATURE John C. Spitz DATE September 14, 2007
(Print) JOHN C. SPITZ Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70254	SPS	P(2)	$ 385.00
07DRB - - 70255	SBP		$ 385.00
- -	Adv		$ 75.00
- -	CMF		$ 20.00
- -			$
			Total $ 865.00

Hearing date October 10, 2007

Andrew Garcia 9/14/07
Planner signature / date

Project # 1006833

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 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 PER ATRISCO BUSINESS PARK MASTER PLAN
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Subdivision Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
✓ 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 PER ATRISCO BUSINESS PARK MASTER PLAN.
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Copy of Site Plan with Fire Marshal's stamp
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN**
FOR SUBDIVISION or BUILDING PERMIT (DRB10) **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the 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.

JOHN C. SPITZ
Applicant name (print)

Applicant signature / date

Form revised **APRIL 2007**

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

Application case numbers
07DRB - - 70254
07DRB - - 70255
- -

Andrew Garcia 9/14/07
Planner signature / date

Project # 1006833

UPC Numbers

LEGAL DESCRIPTION	UPC #
TRACT S2A2 PLAT OF TRACTS S2A1 & S2A2 ATRISCO BUSINESS PARK UNIT 2	1010058088110301 01
WESTERLY PORTION OF TRACT S-1A OF TRACTS S-1A & S-2A ATRISCO BUSINESS PARK UNIT 2	1010058050170301 06
A PORTION OF TRACT S2A1 PLAT OF TRACTS S2A1 & S2A2 ATRISCO BUSINESS PARK UNIT 2	1035060485043406 02

WESTLAND NORTH

THE CROSSING

R-D

TOWN OF ATRISCO GRANT

UNPLATTED

WESTLAND NORTH

SU-2/R-LT

LADERA DR

PARKLAND VIEW

PARKWAY

C1

PAINTED SKY ELEMENTARY

LADERA

RIDRRA

OESTE

PARKWAY

(UNIT 6)

(UNIT 7)

(UNIT 8)

(UNIT 2)

(UNIT 3)

(UNIT 5)

UNSER BLVD DESIGN OVERLAY ZONE

TOWN OF ATRISCO GRANT

SU-2/R-LT

RANCHO

R-D

15 DU/A

SANDALWOOD

5 DU/A

TOWN OF ATRISCO GRANT

WESTLAND NORTH

J1

J2

SU-2/R-LT

CLEVELE ESTATES

FRWY

site 2

TOWN OF ATRISCO GRANT

A-1

IP

UNSER

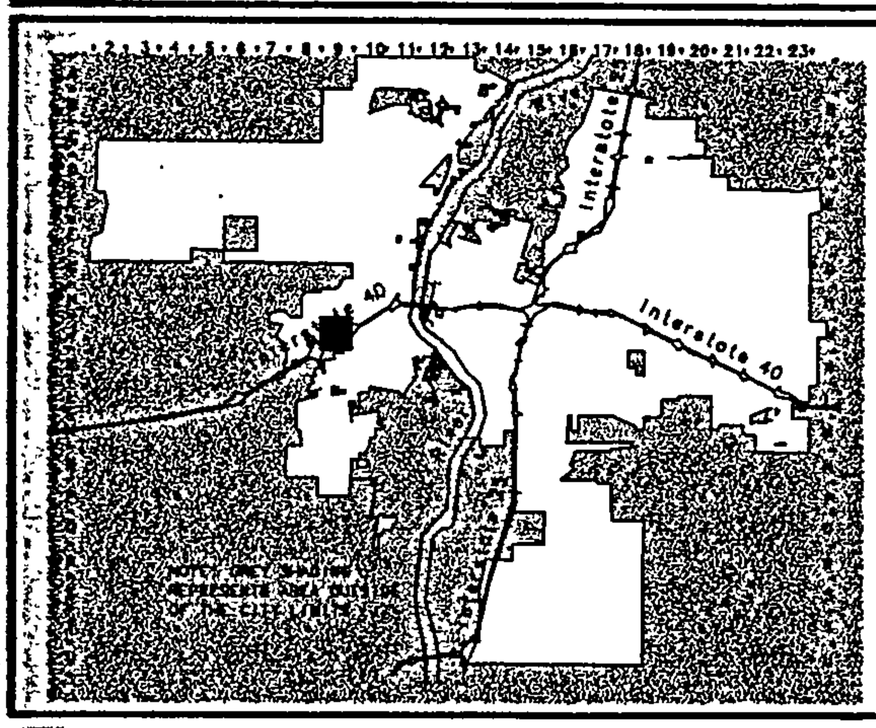
BLVD

140

DAYTONA

(UNIT 5)

DIVERSION



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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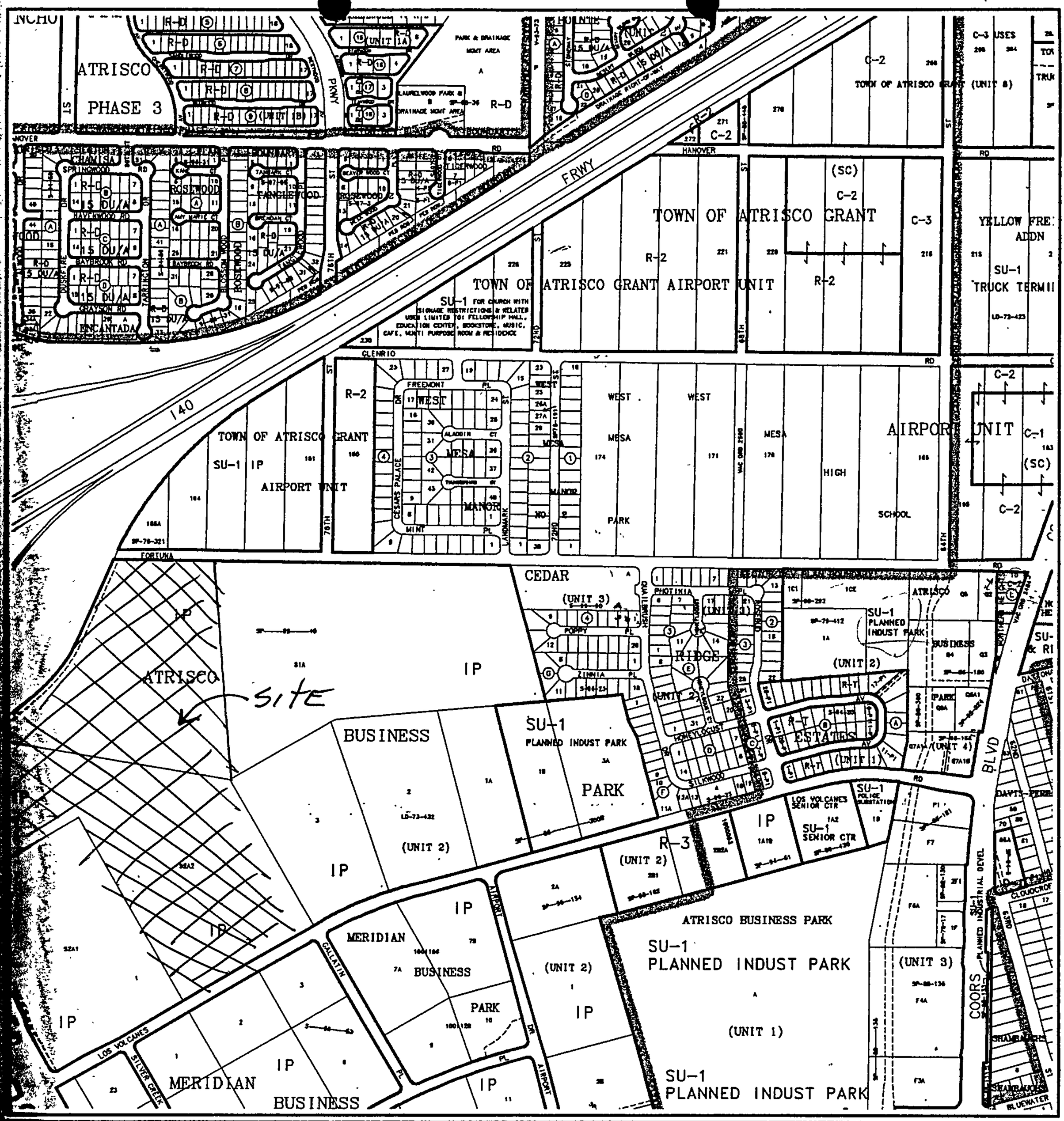
GRAPHIC SCALE IN FEET

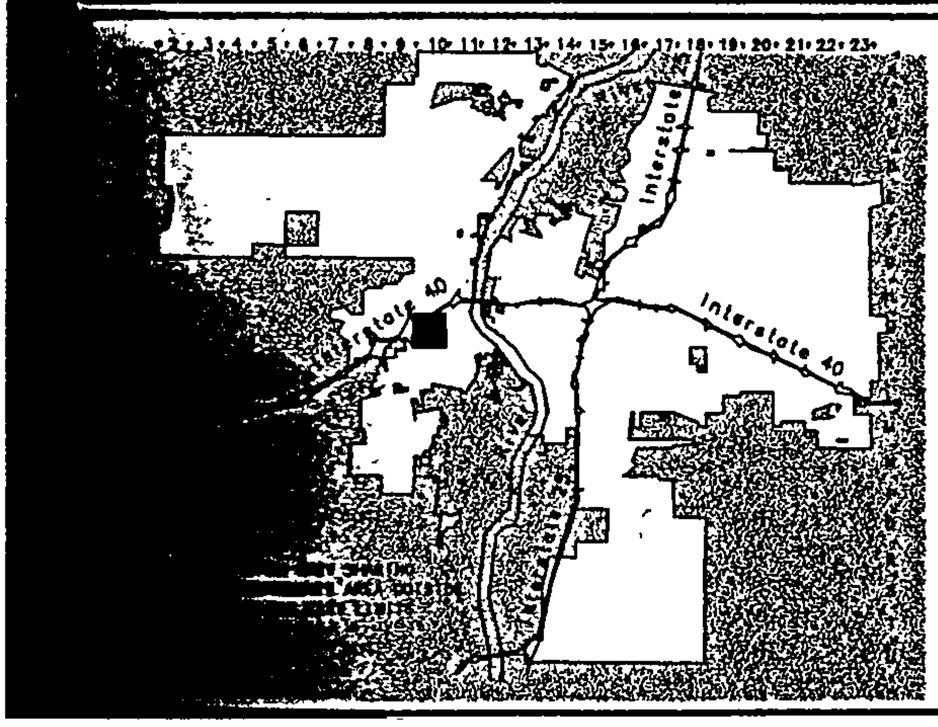
250 0 750 1000

Zone Atlas Page

J-9-Z

Map Amended through July 19, 2001





CITY OF Albuquerque

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through July 19, 2001

Weber & Company

REAL ESTATE DEVELOPMENT/INVESTMENTS

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

September 12, 2007

Re: Unser Towne Crossing

To Whom It May Concern:

Weber and Company hereby allows George Rainhart Architects and Associates to act as agent on behalf of all planning related actions as required for Unser Towne Crossing.

Thank You

John Grimes
President – Southwest Division
Weber and Company

16000 Dallas Parkway, Suite 300 • Dallas, Texas 75248 • 972/739-8400 • Fax 972/739-8491
12600 Deerfield Parkway, Suite 100 • Alpharetta, Georgia 30004 • 678/566-3727 • Fax 678/566-3728

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

September 10, 2007

Jim Strozier
Consensus Planning
302 8th Street NW/87102
Phone: 764-9801/Fax: 842-5495

Dear Jim:

Thank you for your inquiry of **September 10, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **BIG BOX – TRACTS S2A2, WESTERLY HALF OF TRACT S1A AND APPROXIMATELY 4.25 ACRES OF TRACT S2A1** zone map **J-9-10.**

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

LOS VOLCANES N.A. (LVC) "R"
***Max M. Garcia** *e-mail:* Max_Garcia@msn.com
6619 Honeylocust Ave. NW/87121 833-0969 (h)
Ben Sandoval *e-mail:* bjsandoval@msn.com
6516 Honeylocust Ave. NW/87121 836-4419 (h)

WESTSIDE MERCHANTS ASSOC. (WSM) "R"
***Van Barber** *e-mail:* vanbarber@wccdg.org
5201 Central NW/87105 350-2515 (c)
Miguel Maestas *e-mail:* mmaestas@ydinm.org
6013 Sunset Gardens SW/87121 831-5406 (w)

AVALON N.A. (AVA) "R"
***Miguel Maestas** *e-mail:* mmaestas@ydinm.org
9400 Harbor Rd. NW/87121 831-9629 (h)
Kelly Chappelle *e-mail:* lchappelle319@msn.com
9135 Santa Catalina Ave. NW/87121 836-1766 (h)

PARKWAY N.A. (PKW) "R"
***Carol Cunningham** *e-mail:* jscunning@comcast.net
8012 Bridgewater NW/87120 831-7187 (h)
Palmira Perea-Hay *e-mail* hayperea@msn.com
8039 Waterbury NW/87120 839-8123 (h)

LAURELWOOD N.A. (LWD) "R"
***Robert Gaugh** *e-mail:* zabego@earthlink.net
7625 Maplewood NW/87120 839-0747 (h)
Phyllis Vilchuck *e-mail:* p_vilchuck_123@msn.com
7805 Springwood Rd. NW/87120 836-7624 (h)

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department
planningrnaform(07/23/07)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 14, 2007

Max M. Garcia
6619 Honeylocust Ave. NW
Albuquerque, NM 87121

Ben Sandoval
6516 Honeylocust Ave. NW
Albuquerque, NM 87121

Dear Mr. Garcia and Mr. Sandoval:

Consensus Planning and George Rainhart Architects and Associates; on behalf of the property owner (Weber and Company) has submitted a Site Plan for Subdivision and a Site Plan for Building Permit to the City of Albuquerque for the construction of a shopping center proposed to be anchored by a Target Store on a ± 58 acre property, located at the northeast corner of Unser Boulevard NW and Los Volcanes Road NW.

The purpose of this letter is to inform the members of the Los Volcanes Neighborhood Association that the hearing is scheduled for October 10, 2007, at 9 a.m. It will be held in the Hearing Room, lower lever of Plaza del Sol, 600 North 2nd Street NW (southeast corner of Lomas Boulevard NW and 2nd Street NW).

Please feel free to call me at 764-9801 if you desire additional information or have any questions or would like to meet regarding this application.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Atlas Page J-9-Z and J-10-Z

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

CONSENSUS PLANNING

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(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 14, 2007

Miguel Maestas
9400 Harbor Road NW
Albuquerque, NM 87121

Kelly Chappelle
9135 Santa Catalina Ave NW
Albuquerque, NM 87121

Dear Mr. Maestas and Ms. Chappelle:

Consensus Planning and George Rainhart Architects and Associates; on behalf of the property owner (Weber and Company) has submitted a Site Plan for Subdivision and a Site Plan for Building Permit to the City of Albuquerque for the construction of a shopping center proposed to be anchored by a Target Store on a ± 58 acre property, located at the northeast corner of Unser Boulevard NW and Los Volcanes Road NW.

The purpose of this letter is to inform the members of the Avalon Neighborhood Association that the hearing is scheduled for October 10, 2007, at 9 a.m. It will be held in the Hearing Room, lower lever of Plaza del Sol, 600 North 2nd Street NW (southeast corner of Lomas Boulevard NW and 2nd Street NW).

Please feel free to call me at 764-9801 if you desire additional information or have any questions or would like to meet regarding this application.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Atlas Page J-9-Z and J-10-Z

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

CONSENSUS PLANNING

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302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 14, 2007

Van Barbar
5201 Central NW
Albuquerque, NM 87105

Miguel Maestas
6013 Sunset Garden SW
Albuquerque, NM 87121

Dear Mr. Barber and Mr. Maestas:

Consensus Planning and George Rainhart Architects and Associates; on behalf of the property owner (Weber and Company) has submitted a Site Plan for Subdivision and a Site Plan for Building Permit to the City of Albuquerque for the construction of a shopping center proposed to be anchored by a Target Store on a ± 58 acre property, located at the northeast corner of Unser Boulevard NW and Los Volcanes Road NW.

The purpose of this letter is to inform the members of the Westside Merchants Association that the hearing is scheduled for October 10, 2007, at 9 a.m. It will be held in the Hearing Room, lower lever of Plaza del Sol, 600 North 2nd Street NW (southeast corner of Lomas Boulevard NW and 2nd Street NW).

Please feel free to call me at 764-9801 if you desire additional information or have any questions or would like to meet regarding this application.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Atlas Page J-9-Z and J-10-Z

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

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Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 14, 2007

Carol Cunningham
8012 Bridgewater NW
Albuquerque, NM 87120

Palmira Perea-Hay
8039 Waterbury NW
Albuquerque, NM 87120

Dear Ms. Cunningham and Ms. Perea-Hay:

Consensus Planning and George Rainhart Architects and Associates; on behalf of the property owner (Weber and Company) has submitted a Site Plan for Subdivision and a Site Plan for Building Permit to the City of Albuquerque for the construction of a shopping center proposed to be anchored by a Target Store on a ± 58 acre property, located at the northeast corner of Unser Boulevard NW and Los Volcanes Road NW.

The purpose of this letter is to inform the members of the Parkway Neighborhood Association that the hearing is scheduled for October 10, 2007, at 9 a.m. It will be held in the Hearing Room, lower lever of Plaza del Sol, 600 North 2nd Street NW (southeast corner of Lomas Boulevard NW and 2nd Street NW).

Please feel free to call me at 764-9801 if you desire additional information or have any questions or would like to meet regarding this application.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Atlas Page J-9-Z and J-10-Z

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

CONSENSUS PLANNING

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Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

September 14, 2007

Robert Gaugh
7625 Maplewood NW
Albuquerque, NM 87120

Phyllis Vilchuck
7805 Springwood Road NW
Albuquerque, NM 87120

Dear Mr. Gaugh and Ms. Vilchuck:

Consensus Planning and George Rainhart Architects and Associates; on behalf of the property owner (Weber and Company) has submitted a Site Plan for Subdivision and a Site Plan for Building Permit to the City of Albuquerque for the construction of a shopping center proposed to be anchored by a Target Store on a ± 58 acre property, located at the northeast corner of Unser Boulevard NW and Los Volcanes Road NW.

The purpose of this letter is to inform the members of the Laurelwood Neighborhood Association that the hearing is scheduled for October 10, 2007, at 9 a.m. It will be held in the Hearing Room, lower lever of Plaza del Sol, 600 North 2nd Street NW (southeast corner of Lomas Boulevard NW and 2nd Street NW).

Please feel free to call me at 764-9801 if you desire additional information or have any questions or would like to meet regarding this application.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Atlas Page J-9-Z and J-10-Z

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

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MAX GARCIA
LOS VOLCANES N.A.
6619 HONEYLOCUST AVE. NW
ALBUQUERQUE, NM 87121

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MIGUEL MAESTAS
WESTSIDE MERCHANTS ASSOC
6013 SUNSET GARDEN SW
ALBUQUERQUE, NM 87121

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Total Postage & Fees	$ 5.77

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CAROL CUNNINGHAM
PARKWAY N.A.
8012 BRIDGEWATER NW
ALBUQUERQUE, NM 87120

PS Form 3800, Ju

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PHYLLIS VILCHUCK
LAURELWOOD N.A.
7805 SPRINGWOOD ROAD NW
ALBUQUERQUE, NM 87120

PS Form 3800, June 2002

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.77

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Street, Apt. No.; or PO Box No.
City, State, ZIP+

KELLY CHAPPELLE
AVALON N.A.
9135 SANTA CATALINA AVE NV
ALBUQUERQUE, NM 87121

PS Form 3800,

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Return Reciept Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.77

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VAN BARBER
WESTSIDE MERCHANTS ASSOC
5201 CENTRAL NW
ALBUQUERQUE, NM 87105

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Total Postage & Fees	$ 5.77

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City, State, ZIP+4

MIGUEL MAESTAS
AVALON N.A.
9400 HARBOR ROAD NW
ALBUQUERQUE, NM 87121

PS Form 3800, Ju

7004 1350 0000 0963 0219

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.77

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City, State, ZIP+4

PALMIRA PEREA-HAY
PARKWAY N.A.
8039 WATERBURY NW
ALBUQUERQUE, NM 87120

PS Form 3800

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Return Reciept Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.77

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BEN SANDOVAL
LOS VOLCANES N.A.
6516 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

PS Form 3800, J

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PS Form 3800

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Weber & Company **DATE OF REQUEST:** 09 /14 /2007 **ZONE ATLAS PAGE(S):** J/K-9/10-Z

CURRENT:

ZONING IP Uses (Conditional Use)

PARCEL SIZE (AC/SQ. FT.) 53 Acres

LEGAL DESCRIPTION:

LOT OR TRACT # See Vicinity Map (Page A-1) in TIS

SUBDIVISION NAME for project area in Atrisco Business Park.

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:			
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION	[X]	BUILDING PERMIT	[X]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES	[ ]	ACCESS PERMIT	[ ]
				C) AMENDMENT	[ ]	OTHER	[ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: Shopping Center

BUILDING SIZE: 600,000 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Terry Q Brown DATE September 14, 2007

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: I-40/UNSER TIS

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER Tony Lyd DATE 09/14/07

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [X] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

APPLICANT DATE 9-14-07

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** 6/11/07 Tony Lyd 9-14-07

-FINALIZED __/__/__ TRAFFIC ENGINEER DATE

Revised June 27, 2005

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from September 25, 2007 To October 10, 2007

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[signature] 9-14-07
(Applicant or Agent) (Date)

4'x6' required
~~Issued~~ ____ signs for this application, September 14, 2007 [signature]
(Date) (Staff Member)
supplied by applicant
per O-06-53, Jam

DRB PROJECT NUMBER: 1006833

Rev. 1/11/05

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/14/2007 Issued By: PLNABG

Permit Number: **2007 070 255** **Category Code 910**

Application Number: 07DRB-70255, Major - Sdp For Building Permit

Address:

Location Description: LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW

Project Number: 1006833

Applicant
Weber And Company

1600 Dallas Parkway Suite 300
Dallas, TX 75248
972-739-8472
john.grimes@webberandcompany.com

Agent / Contact
George Rainhart Architects
William Johnson
2325 San Pedro Ne
Albuquerque, NM 87110

bjohnson@gra-arch.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$385.00
	TOTAL:	**$385.00**

City Of Albuquerque
Treasury Division

9/14/2007 12:35PM LOC: ANNX
WS# 006 TRANS# 0021
RECEIPT# 00082050-00082050
PERMIT# 2007070255 TRSCCS
Trans Amt $865.00
DRB Actions $385.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/14/2007 Issued By: PLNABG

Permit Number: **2007 070 254** **Category Code 910**

Application Number: 07DRB-70254, Major - Sdp For Subdivision

Address:

Location Description: LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW

Project Number: 1006833

Applicant
Weber And Company

1600 Dallas Parkway Suite 300
Dallas, TX 75248
972-739-8472
john.grimes@webberandcompany.com

Agent / Contact
George Rainhart Architects
William Johnson
2325 San Pedro Ne
Albuquerque, NM 87110

bjohnson@gra-arch.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$385.00
	TOTAL:	**$480.00**

City Of Albuquerque
Treasury Division

9/14/2007 12:36PM LOC: ANNX
WS# 006 TRANS# 0021
RECEIPT# 00082050-00082051
PERMIT# 2007070254 TRSCCS
Trans Amt $865.00
AFN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $385.00
CK $865.00
CHANGE $0.00

Thank You