



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 3, 2015

Project# 1006868

16DRB-70009 VACATION OF PUBLIC WATER AND SEWER EASEMENT

PRECISION SURVEYS, INC. agents for LEVINE INVESTMENTS LIMITED PARTERSHIP request the referenced/ above action for Lot 3-A, **DEL NORTE PLAZA** zoned IP/ SU-2 NC, located east of SAN PEDRO DR NE between PASEO DEL NORTE NE and HOLLY AVE NE. (C-18) C-9)

At the February 3, 2016 Development Review Board meeting, the vacation was approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. .

Findings

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the proposed replat, the public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by February 18, 2016 in the manner described below.

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

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

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

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

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

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is fluid and cursive, with a large initial "J" and "C".

Jack Cloud, DRB Chair

11/11/15

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 26, 2015
DRB Comments**

ITEM # 8

PROJECT # 1006868 APPLICATION # 15-70288

RE: Lot 2, Del Norte Plaza

Proposed Lot 2-B is not suitable for subdivision because it is undevelopable. Lot 3 needs to be included in the plat, so it becomes a lot line adjustment. An amendment to the approved Site Development Plan will be required.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

|

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1006868

15DRB-70336 AMENDED SDP FOR SUBDIVISION

DEL NORTE PLAZA

AGENT: TIERRA WEST LLC

Your request was approved on 9-30-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

PH
AMRCA, utility signatures, etc

PLATS:

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**

-Tax printout from the County Assessor.

-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

f yds

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 23, 2015
DRB Comments**

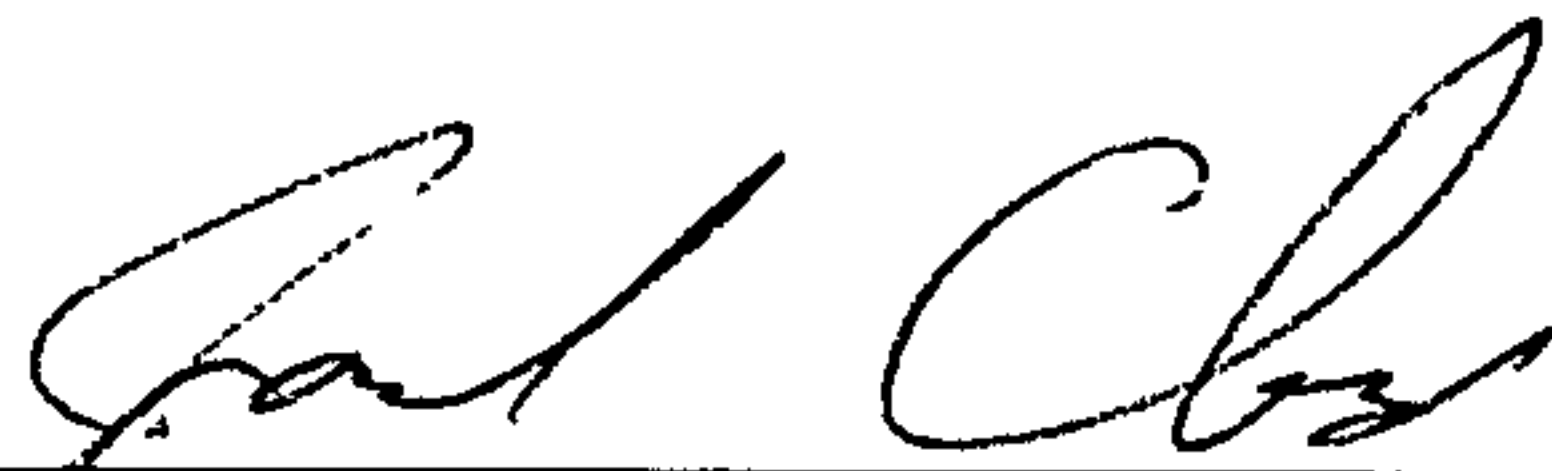
ITEM # 7

PROJECT # 1006868

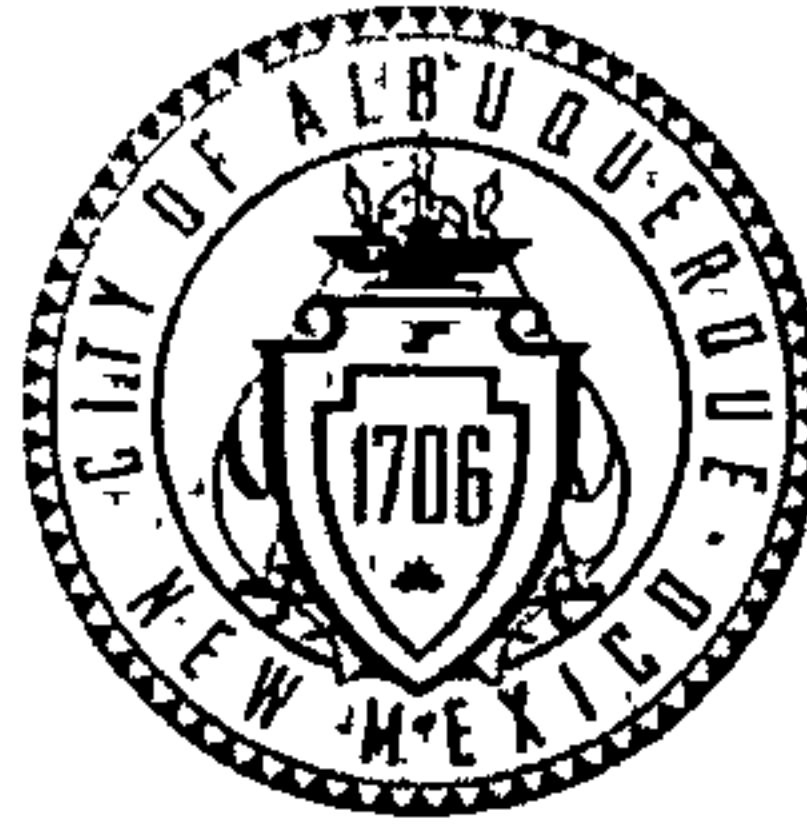
APPLICATION # 15-70336

RE: Lots 3 - 4, Del Norte Plaza

Site Plan for Subdivision Landscaping needs to be included/
constructed with the expansion of Lot 3.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

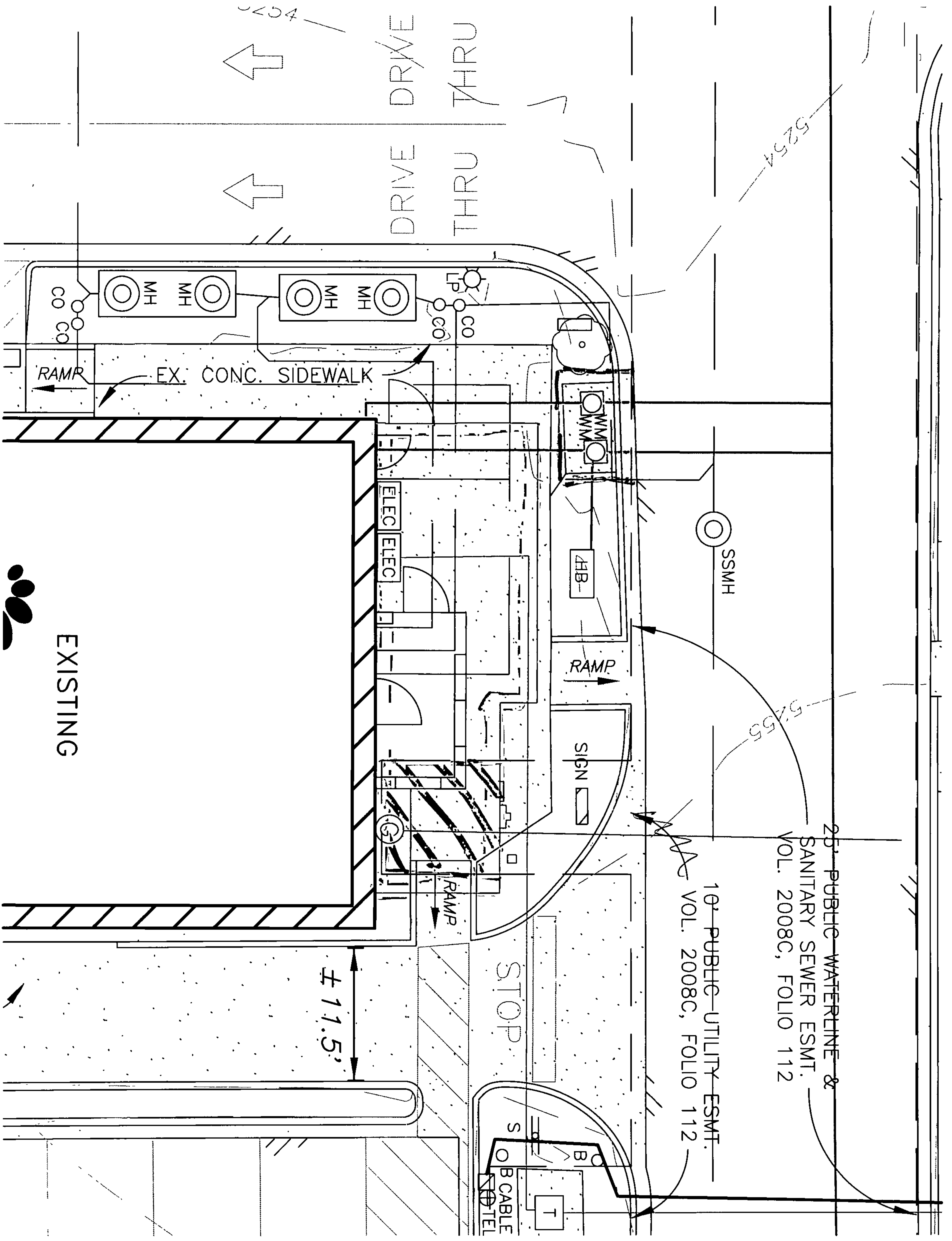
TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

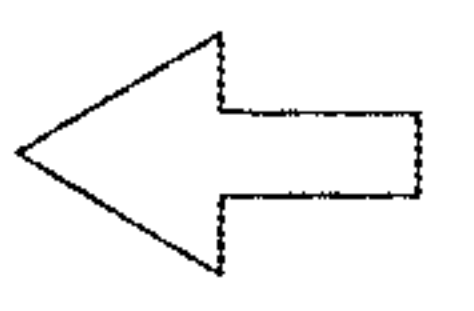
PROJECT # 1006868

Board hearing date:

WEDNESDAY, February 3, 2016



4254



DRIVE THRU
DRIVE THRU

5254

SSMH

5255

25' PUBLIC WATERLINE &
SANITARY SEWER ESMT.
VOL. 2008C, FOLIO 112

10' PUBLIC UTILITY ESMT.
VOL. 2008C, FOLIO 112

EX. CONC. SIDEWALK

RAMP

RAMP

SIGN

RAMP

± 11.5'

STOP

S
O B
CABLE
NOTEL

EXISTING





Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Precision Surveys, Inc. PHONE: 505.856.5700
 ADDRESS: PO Box 90636 FAX: 505.856.7900
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: cynthia@presurv.com
APPLICANT: Levine Investments Limited Partnership PHONE: 214.693.8572
 ADDRESS: 17103 Preston Road, Suite 180 FAX: _____
 CITY: Dallas STATE TX ZIP 75248 E-MAIL: BBurger@burgerengineering.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: _____

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. 3-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Plat of Lots 1, 2, 3, & 4 Del Norte Plaza
 Existing Zoning: SU-2 Proposed zoning: same MRGCD Map No No
 Zone Atlas page(s): C-18 UPC Code: 101806432301640105

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1006868 / 1009732 / DRB-97-31 / Z-94-99 / AX-82-11

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.0672 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Dr. NE
 Between: Paseo Del Norte Blvd. NE and Holly Avenue, NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE January 08, 2016
 (Print Name) Larry W. Medrano, PS Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

- 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

16 DRB - 70009

Action

VPE
CMF
ADV

S.F.

Fees

\$ 45.00

\$ 20.00

\$ 75.00

\$ _____

\$ _____

Total

\$ 140.00

Hearing date February 3, 2016

1-8-16
Staff signature & Date

Project # 1006868

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)** - 1
 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.

Larry W. Medrano

 Applicant name (print)
 01.08.2016

 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 16 - DRB - _____

Form revised 4/07

 Planner signature / date
 Project # 1006868

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 Jan. 19, 2016 To Feb. 3, 2016

5. REMOVAL

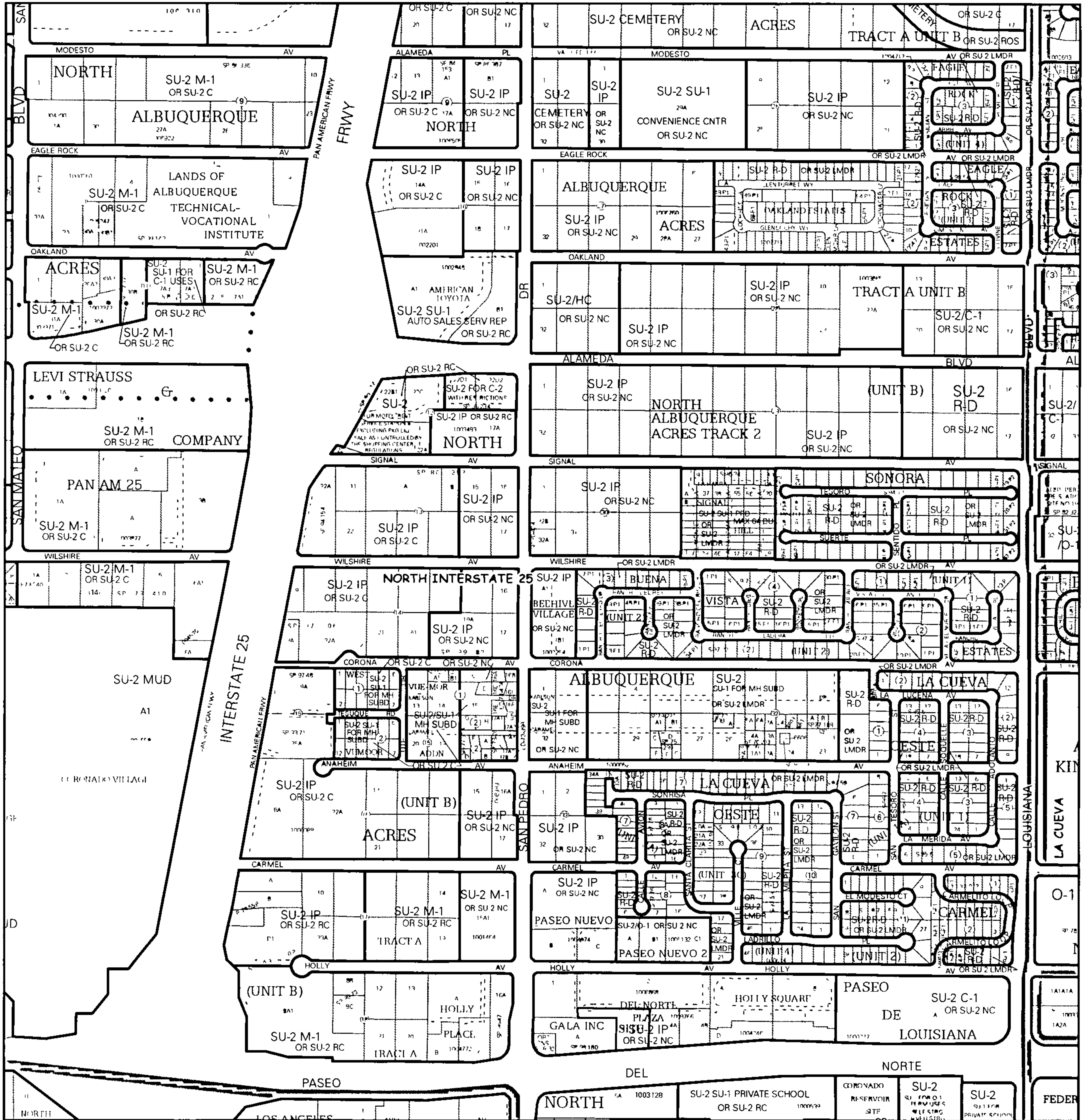
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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] 01/08/2016
(Applicant or Agent) (Date)

I issued 1 signs for this application, 1-8-16 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1006868



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

AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Zone Atlas Page:
C-18-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

Note Grey Shading Represents Area Outside of the City Limits

0 750 1500 Feet



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

January 7, 2016

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST FOR VACATION OF A PORTION OF A PUBLIC WATER AND
SANITARY SEWER EASEMENT WITHIN LOT 3-A, DEL NORTE PLAZA – CITY
PROJECT NO. 1006868 (ZONE ATLAS PAGE C-18)

Dear Mr. Cloud,

Precision Surveys, Inc. is agent for the property owner of the referenced tract. The lot is located at 8110 San Pedro Drive, NE between Paseo Del Norte and Holly Avenue, NE, as shown on the attached zone atlas page.

We will be vacating a portion of a public waterline and public sanitary sewer easement, that sits on the northeast side of the property, which was granted by plat, recorded on May 28, 2008 in book 2008C, page 112.

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

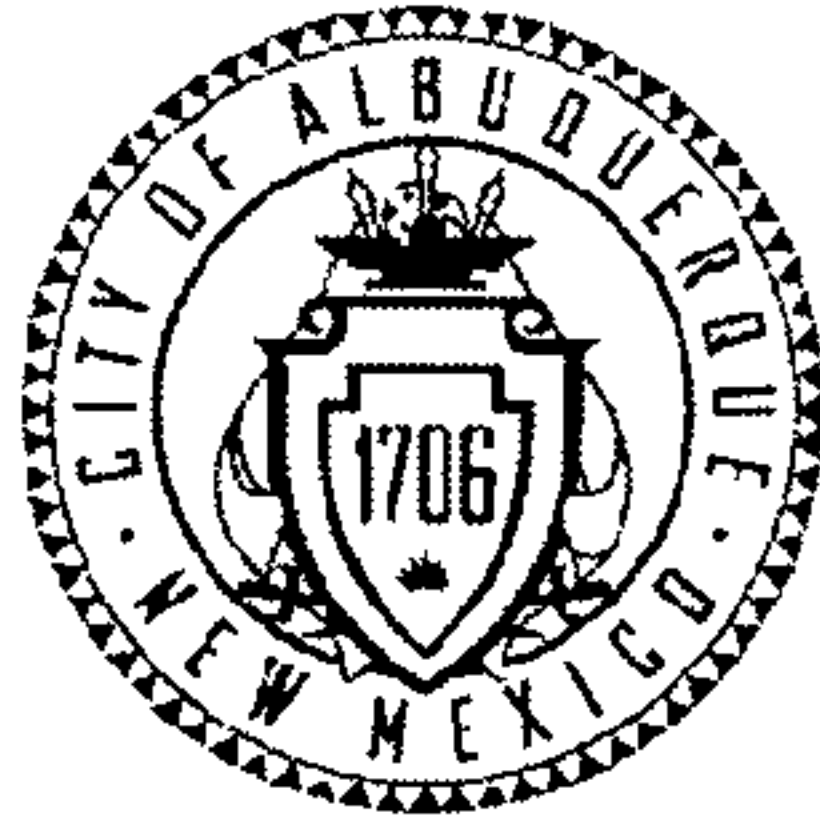
Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over the typed name.

Larry W. Medrano, NMPS
Precision Surveys, Inc.

cc: Michael A. Gonzales – West La Cueva Neighborhood Association
Cynthia Abeyta – Precision Surveys, Inc.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

January 7, 2016

Cynthia L. Abeyta
Precision Surveys, Inc.
P.O. Box 90636/87199
Phone: 505-856-5700/Fax: 505-856-7900
E-mail: cynthia@presurv.com

Dear Cynthia:

Thank you for your inquiry of **January 7, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) - LOT 3-A, PLAT OF LOTS 1,2,3 AND 4, DEL NORTE PLAZA LOCATED ON SAN PEDRO DRIVE NE BETWEEN PASEO DEL NORTE BOULEVARD NE AND HOLLY AVENUE NE** zone map **C-18**.

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

WEST LA CUEVA N.A. "R"
Michael A. Gonzales

8201 La Milpita St. NE/87113 797-7283 (h) 720-3956 (c)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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 (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

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

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

!!!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 amendment describes 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.
 - d) 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 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.

- 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.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

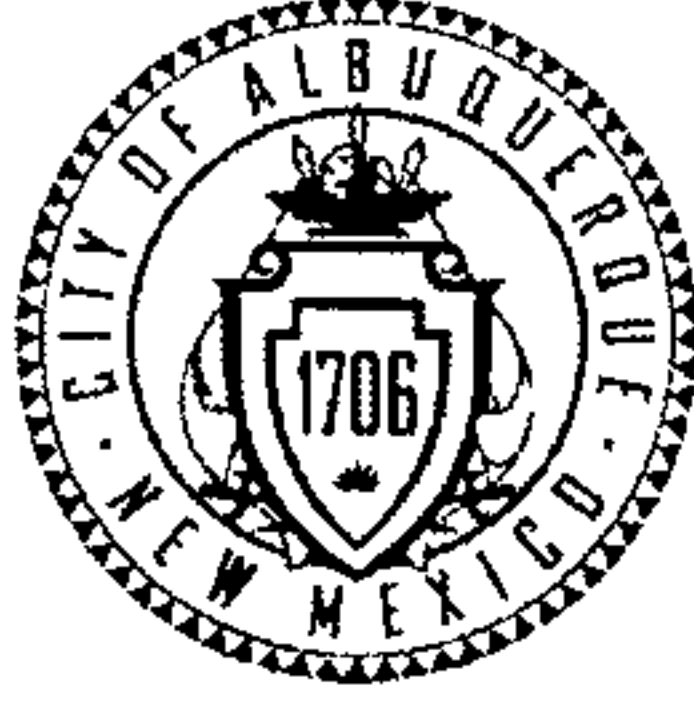
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **01/06/16** Time Entered: **9:35 a.m.** ONC Rep. Initials: **siw**



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to BOTH: Stephani Winklepleck at swinklepleck@cabq.gov and Dalaina Carmona at dcarmona@cabq.gov.

ONC will need the following information BEFORE any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Cynthia L. Abeyta

Company Name: Precision Surveys, Inc.

Address/Zip: PO Box 90636 Albuquerque, NM 87199

Phone: 505.856.5700 Fax: 505.856.7900 E-mail: cynthia@presurv.com

Legal Description Information

Describe the legal description of the subject site for this project below:

(i.e., Lot A, Block A, of the XYZ Subdivision)

Lot 3-A Plat of Lots 1, 2, 3, & 4, Del Norte Plaza

Located On San Pedro Dr. NE
street name (ex. - 123 Main St. NW) or other identifying landmark

Between Paseo Del Norte Blvd NE and
street name or other identifying landmark

Holly Avenue, NE
street name or other identifying landmark

The site is located on the following zone atlas page (C-18).

USPS REGISTERED MAIL™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage **1.86**
 Certified Fee
 Return Receipt Fee **2.00**
 (Endorsement Required)
 Restricted Delivery Fee **0.99**
 (Endorsement Required)
 Total Postage & Fees **4.85**

Postmark
 Here

2016
JAN 09
2016
\$ 4.85

Sent to
 Street, Apt. No. **Mr. Michael A. Gonzalez, West La Cueva**
 or PO Box No. **8201 La Milpita St., NE.**
 City, State, ZIP+4 **Albuquerque, NM 87113**
 PS Form 380, August 2006 See Reverse for Instructions

7021 2000 0000 0002 1702
 2566 6998 0000 0002 1702

TO BE MAINTAINED
ANTED BY THIS DOCUMENT

10' PRIVATE WATERLINE EASEMENT
FOR THE BENEFIT OF LOTS 2A AND 3A,
TO BE MAINTAINED BY SAME, GRANTED
BY THIS DOCUMENT

N 89°59'12" E
10.00'

376.96'

N 00°00'40" E
52.50'

EXISTING PUBLIC WATERLINE EASEMENT
(04/28/2009, DOC. NO. 2009045435)

EXISTING 10' PUBLIC UTILITY EASEMENT
(12/17/2008, DOC. 2008132605)
(01/23/2009, DOC. 2009006869)

EXISTING 10' PUBLIC
UTILITY EASEMENT
(05/28/2008, 2008C

FOUND CONTROL
POINT 6 DD NAIL

S 00°00'48" E
29.24'

8' PUBLIC UTILITY EASEMENT
(08/28/2008, 2008C-112)

LOT LINE ELIMINATED BY THIS PLAT

(158.66')

S 00°00'19" E
5.00'

N 89°59'36" E
18.21' 158.59'

4-A AND 4-B ARE SUBJECT
TO THE VACATION OF EXISTING PRIVATE
WATERLINE EASEMENT FOR "REASONABLE
VEHICULAR ACCESS, BETWEEN
ADJOINING PUBLIC RIGHTS OF
WAY, DOC. NO. 200825439)

EXISTING 25' PUBLIC WATERLINE AND
PUBLIC SANITARY SEWER EASEMENT
(05/28/2008, 2008C-112)
(02/13/2012, 2012C-17)

PORTION OF EASEMENT TO BE VACATED

EXISTING 10' PUBLIC UTILITY EASEMENT
(01/23/2009, DOC. NO. 2009006869)

5' WIDE PUBLIC UTILITY
EASEMENT GRANTED BY THIS PLAT

S 00°00'19" E
5.00'

S 89°59'41" W
18.09'

LOTS
EXISTING
EASEMENT
CROSSING
PEDESTRIAN
AND
(03/11/2012)

5.04' (N 89°38'47" W) N 89°34'23" W

(172.94') 172.97'

Lot 3-A
AREA=1.5213 ACRES ±
66,266 SQ FT ±

S 00°11'15" E
S 00°00'23" W

APPROVED
(02/13/2012)

(02/13/2012)



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

January 7, 2016

Mr. Michael A. Gonzales
West La Cueva N.A.
8201 La Milpita St. NE
Albuquerque, NM. 87113

RE: REQUEST FOR VACATION OF A PORTION OF A PUBLIC WATER AND
SANITARY SEWER EASEMENT WITHIN LOT 3-A LOTS, DEL NORTE PLAZA –
CITY PROJECT NO. 1006868 (ZONE ATLAS PAGE C-18)

Dear Mr. Gonzales,

Precision Surveys, Inc. is agent for the property owner of the referenced tract. The lot is located at 8110 San Pedro Drive, NE between Paseo Del Norte and Holly Avenue, NE, as shown on the attached zone atlas page.

We will be vacating a portion of a public waterline and public sanitary sewer easement, that sits on the northeast side of the property, which was granted by plat, recorded on May 28, 2008 in book 2008C, page 112.

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

Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over the typed name.

Larry W. Medrano, NMPS

cc: Jack Cloud, City of Albuquerque-DRB
Cynthia Abeyta, Precision Surveys, Inc.



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
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January 7, 2016

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST FOR VACATION OF A PORTION OF A PUBLIC WATER AND
SANITARY SEWER EASEMENT WITHIN LOT 3-A, DEL NORTE PLAZA – CITY
PROJECT NO. 1006868 (ZONE ATLAS PAGE C-18)

Dear Mr. Cloud,

Precision Surveys, Inc. is agent for the property owner of the referenced tract. The lot is located at 8110 San Pedro Drive, NE between Paseo Del Norte and Holly Avenue, NE, as shown on the attached zone atlas page.

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Thank you for your consideration.

Best regards,

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Larry W. Medrano, NMPS
Precision Surveys, Inc.

cc: Michael A. Gonzales – West La Cueva Neighborhood Association
Cynthia Abeyta – Precision Surveys, Inc.



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
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505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

January 7, 2016

Mr. Michael A. Gonzales
West La Cueva N.A.
8201 La Milpita St. NE
Albuquerque, NM. 87113

RE: REQUEST FOR VACATION OF A PORTION OF A PUBLIC WATER AND
SANITARY SEWER EASEMENT WITHIN LOT 3-A LOTS, DEL NORTE PLAZA –
CITY PROJECT NO. 1006868 (ZONE ATLAS PAGE C-18)

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

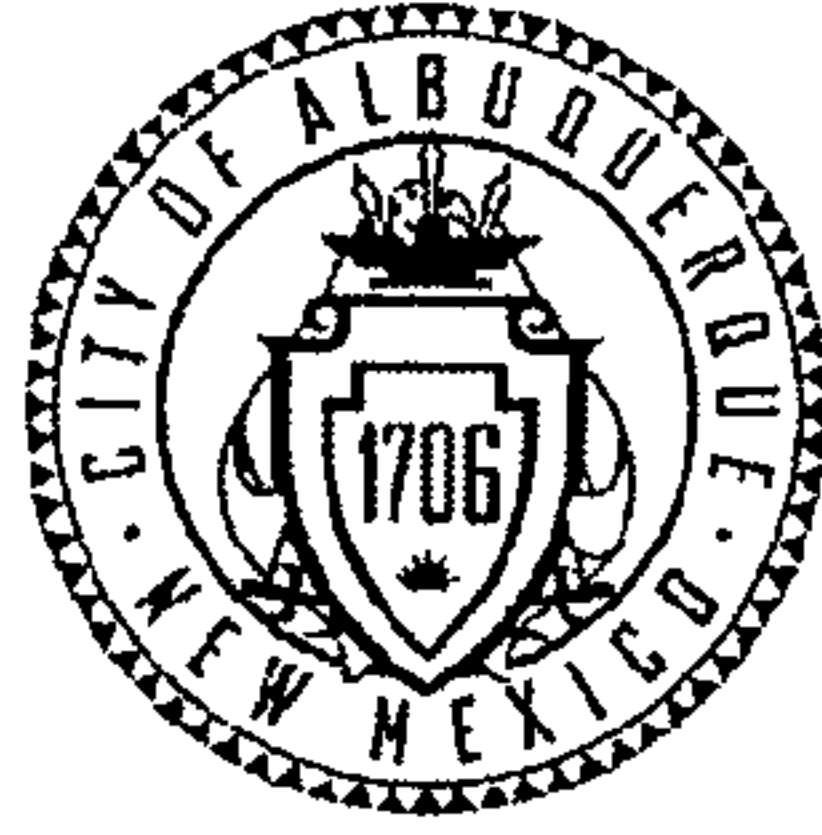
Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over a white background.

Larry W. Medrano, NMPS

cc: Jack Cloud, City of Albuquerque-DRB
Cynthia Abeyta, Precision Surveys, Inc.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

January 7, 2016

Cynthia L. Abeyta
Precision Surveys, Inc.
P.O. Box 90636/87199
Phone: 505-856-5700/Fax: 505-856-7900
E-mail: cynthia@presurv.com

Dear Cynthia:

Thank you for your inquiry of **January 7, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) - LOT 3-A, PLAT OF LOTS 1,2,3 AND 4, DEL NORTE PLAZA LOCATED ON SAN PEDRO DRIVE NE BETWEEN PASEO DEL NORTE BOULEVARD NE AND HOLLY AVENUE NE** zone map **C-18**.

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

WEST LA CUEVA N.A. "R"
Michael A. Gonzales

8201 La Milpita St. NE/87113 797-7283 (h) 720-3956 (c)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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 (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

!!!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 amendment describes 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.
 - d) 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 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.

- 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.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **01/06/16** Time Entered: **9:35 a.m.** ONC Rep. Initials: **siw**



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to BOTH: Stephani Winklepleck at swinklepleck@cabq.gov and Dalaina Carmona at dcarmona@cabq.gov.

ONC will need the following information BEFORE any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Cynthia L. Abeyta

Company Name: Precision Surveys, Inc.

Address/Zip: PO Box 90636 Albuquerque, NM 87199

Phone: 505.856.5700 Fax: 505.856.7900 E-mail: cynthia@presurv.com

Legal Description Information

Describe the legal description of the subject site for this project below:

(i.e., Lot A, Block A, of the XYZ Subdivision)

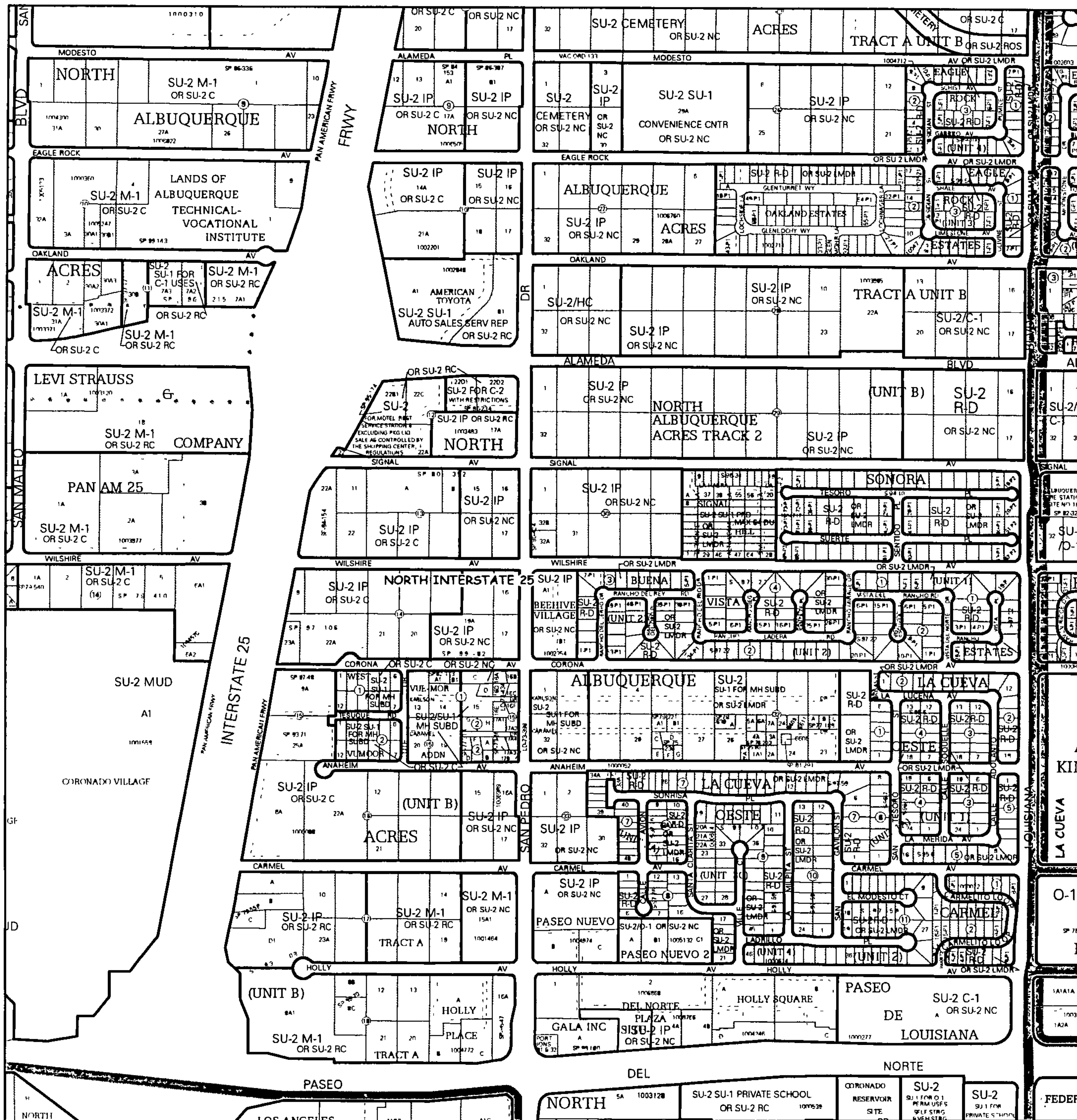
Lot 3-A Plat of Lots 1, 2, 3, & 4, Del Norte Plaza

Located On San Pedro Dr. NE
street name (ex. - 123 Main St. NW) or other identifying landmark

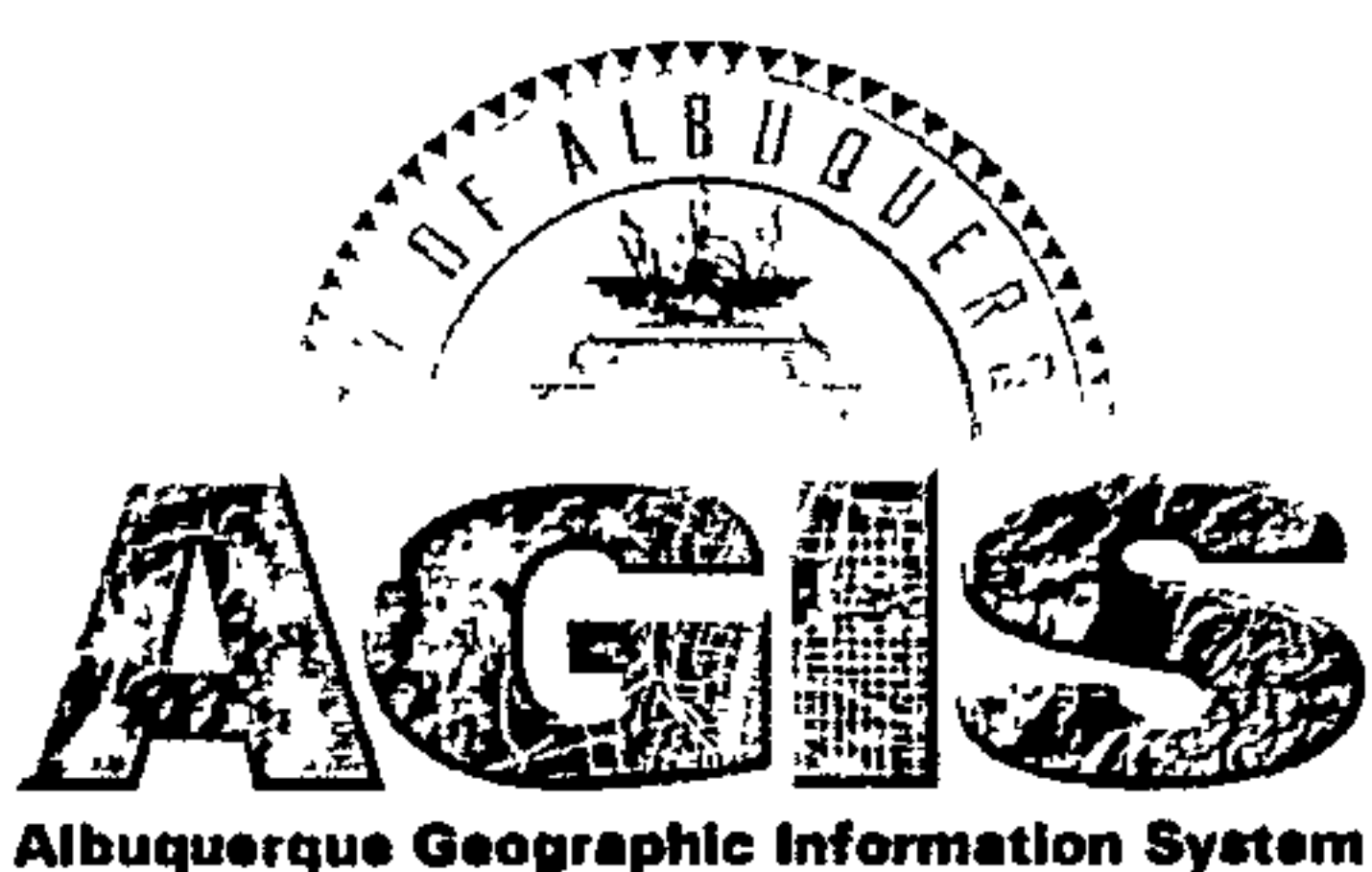
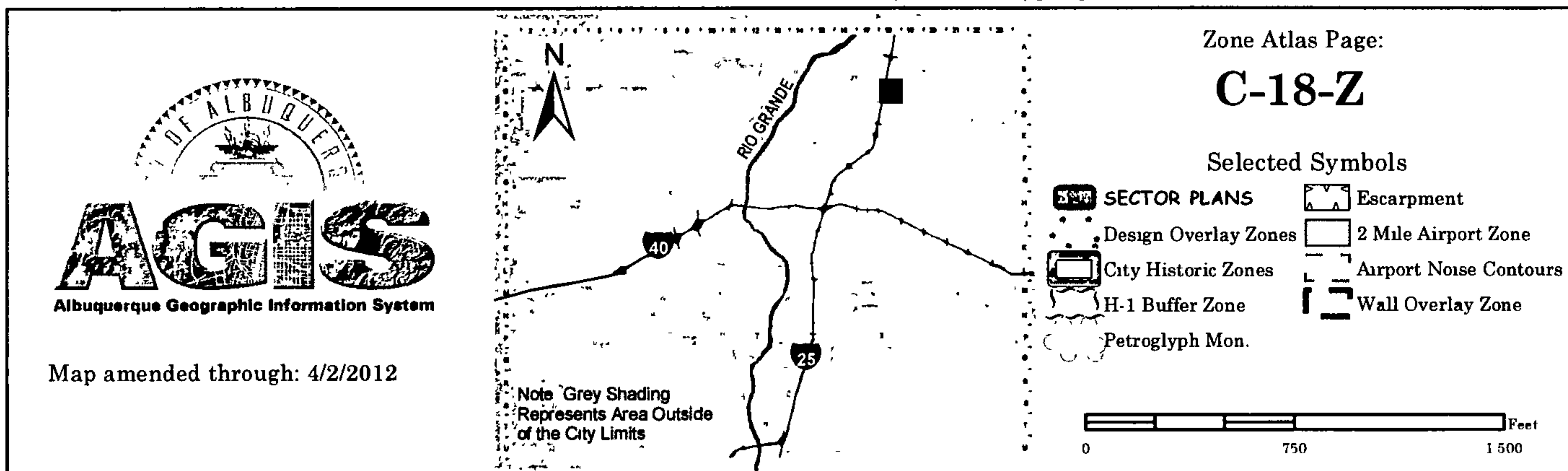
Between Paseo Del Norte Blvd. NE and
street name or other identifying landmark

Holly Avenue, NE
street name or other identifying landmark

The site is located on the following zone atlas page (C-18).



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



Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-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 1500 Feet

TO BE MAINTAINED
ANTED BY THIS DOCUMENT

N 89°59'12" E
10.00'

10' PRIVATE WATERLINE EASEMENT
FOR THE BENEFIT OF LOTS 2A AND 3A,
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LOT:
EXIS
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AND
(03,
1/2;

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Lot 3-A

AREA=1.5213 ACRES ±
66,266 SQ FT ±

S 00°11'15" E

S 00°00'23" W

A
RATED
C-277)

(02/13/20:

PROJECT #
1000808

FEBRUARY 3. 2016

VFE



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D L A APPEAL / PROTEST of...

- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
 APPLICANT: Pacific Paseo Land Investment LLC% Pacific Fish Company PHONE: 505-250-5006
 ADDRESS: 6101 Moon NE Suite 4000 FAX: 505-797-1362
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: jschumacher@coopscarpas.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat Review and Comment

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. Plat of Lots 2-A and 2-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Del Norte Plaza
 Existing Zoning: SU-2 IP Uses Proposed zoning: SU-2 IP Uses MRGCD Map No _____
 Zone Atlas page(s): C-18-Z UPC Code: 101806433003640104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1006868, 1006644

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 2.9914
 LOCATION OF PROPERTY BY STREETS: On or Near: Holly Avenue
 Between: San Pedro and Paseo Del Norte
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Ronald R. Bohannon DATE 08/18/2015
 (Print Name) Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB - 70288</u>	<u>SP</u>	_____	\$ <u>Ø</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>August 26, 2015</u>			Total \$ <u>Ø</u>

8-18-15 Project # 1006868
 Staff signature & Date

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

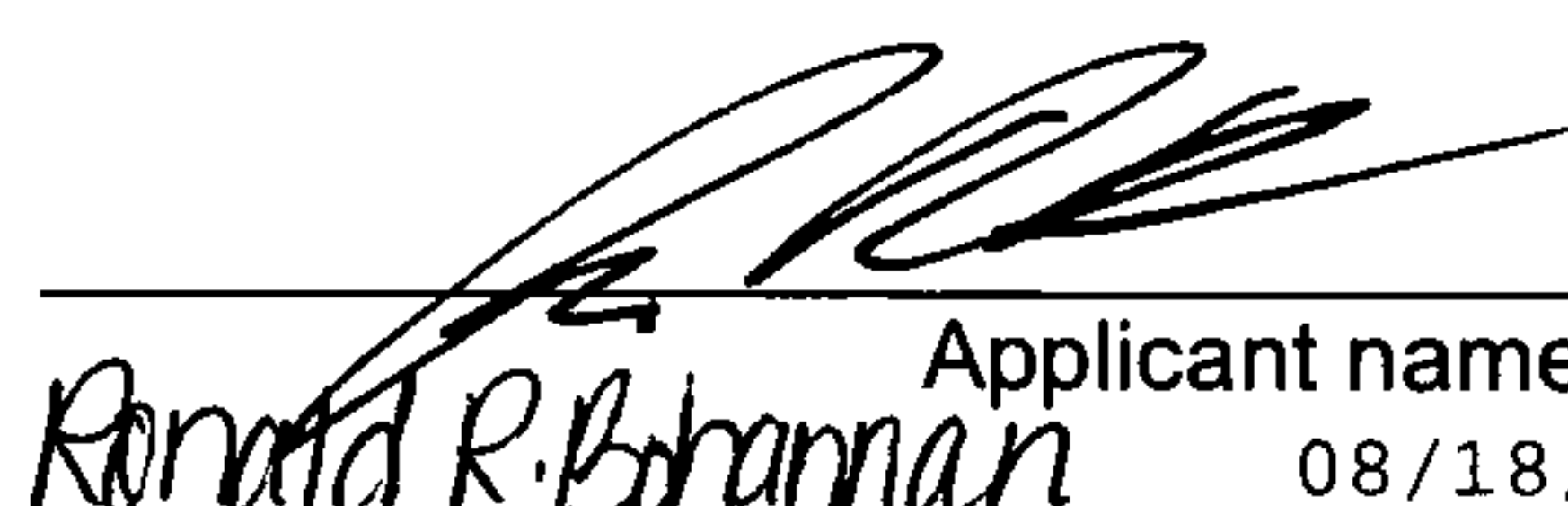
AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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




 Applicant name (print) 08/18/2015
 Applicant signature / date



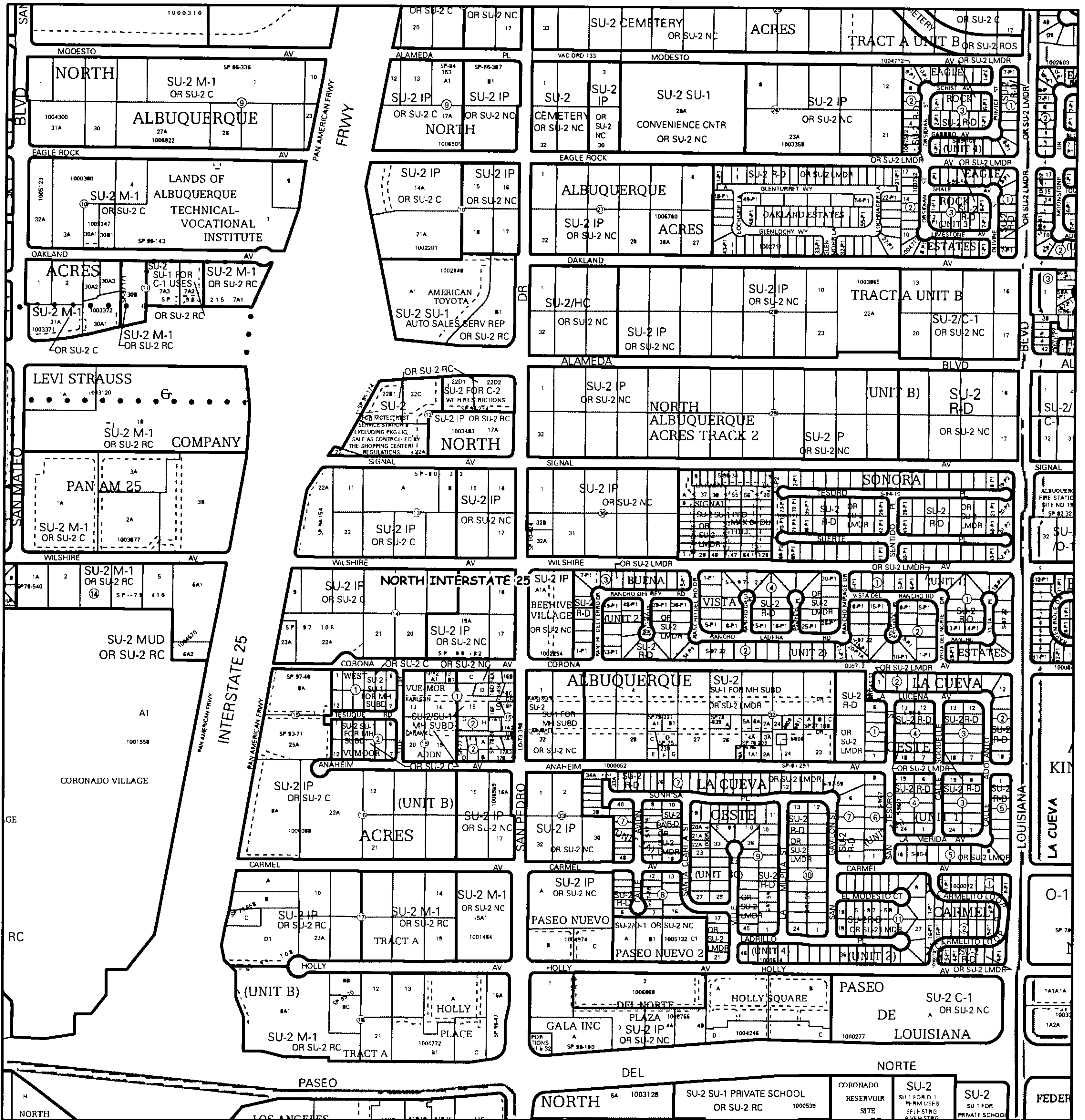
Form revised **October 2007**

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

Application case numbers
15 - DRB - 70288



 Planner signature / date 8-18-15
 Project # 1006868



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

Albuquerque Geographic Information System

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 9/2/2014

gaw

TIERRA WEST, LLC

August 17, 2015

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SKETCH PLAT REVIEW
PLAT OF LOTS 2-A AND 2-B DEL NORTE PLAZA
ZONE ATLAS PAGE C-18-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Pacific Paseo Development, LLC, requests review of a Sketch Plat for the above referenced site. We are submitting a Sketch Plat for Lot 2 to be subdivided into two lots with one of the lots being used for overflow parking associated with the restaurant use on Lot 3. The remaining parcel will be sold and developed at a later date.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jim Schumacher

JN: 2015053
RRB/jn/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Pacific Paseo Land Investment LLC%
Pacific Fish Company
6101 Moon NE
Suite 4000
Albuquerque, NM 87111

August 17, 2015

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Sketch Plat
Lt 2 Plat of Lots 1, 2, 3, and 4 Del Norte Plaza
Zone Atlas Page C-18-Z

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Pacific Paseo Land Investment LLC % Pacific Fish Company pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Tim R. Schumacher
Print Name

Tim R. Schumacher
Signature

Managing Partner
Title

8/17/15
Date

PROJECT #

10000868

August 26. 2015

SX



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
 APPLICANT: Pacific Paseo Land Investment LLC% Pacific Fish Company PHONE: 505-250-5006
 ADDRESS: 6101 Moon NE Suite 4000 FAX: 505-797-1362
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: jschumacher@coopscarpas.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval &

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

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

Lot or Tract No. Lt 2 Plat of Lots 1, 2, 3 & 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Del Norte Plaza
 Existing Zoning: SU-2 IP Uses Proposed zoning: SU-2 IP Uses MRGCD Map No _____
 Zone Atlas page(s): C-18-Z UPC Code: 101806433003640104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1006868

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 2.9907
 LOCATION OF PROPERTY BY STREETS: On or Near: Holly Avenue
 Between: San Pedro and Paseo Del Norte
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 09/14/2015
 (Print Name) Ronald R. Bohannan Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB - 70341</u>	<u>P&F</u>	_____	<u>\$ 285.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 305.00</u>

Hearing date Sept. 30, 2015

9-22-15
Staff signature & Date

Project # 1006868

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- N/A 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - N/A List any original and/or related file numbers on the cover application
 - N/A Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

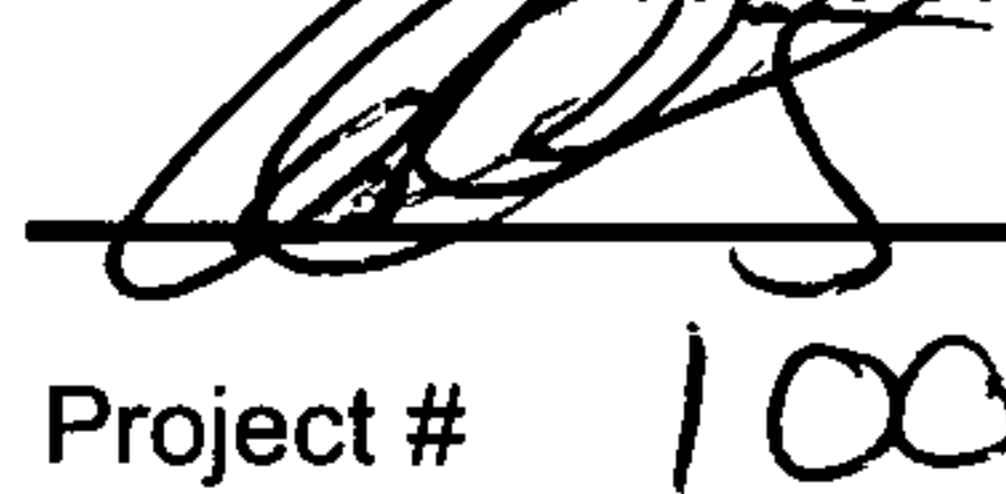
Ronald R. Bohannon

 Applicant name (print)
09/15/2015
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70341

 - 9-22-15
Planner signature / date
Project # 1006868

gan

TIERRA WEST, LLC

September 22, 2015

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

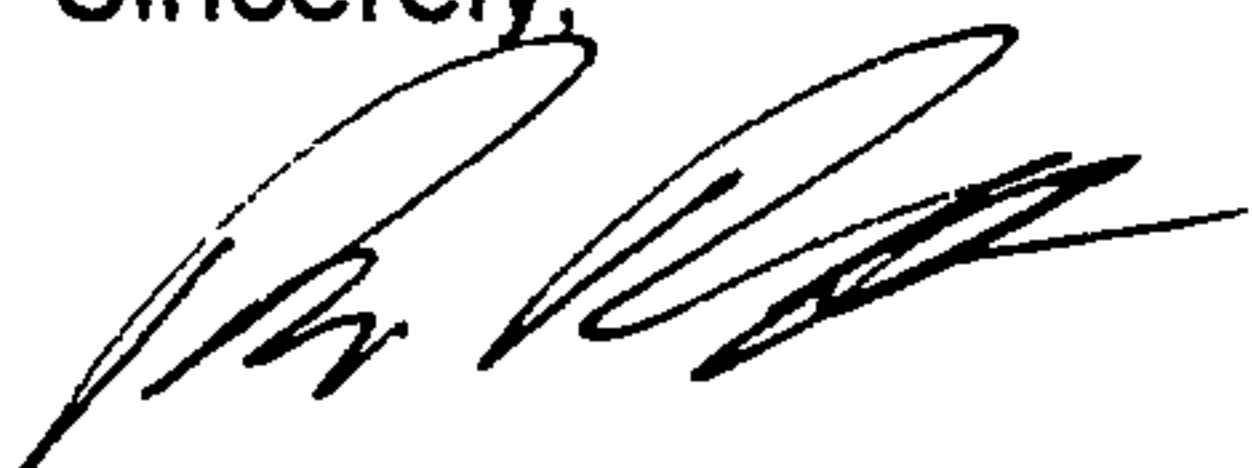
**RE: MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL
LOTS 2 and 3, PLAT OF LOTS 1, 2, 3 & 4 DEL NORTE PLAZA
ZONE ATLAS PAGE C-18-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Pacific Paseo Development, LLC, requests review and approval of an Amended Site Development Plan for Subdivision for the above referenced site. Pacific Paseo Development currently owns both tracts of land and would like to extend the northern property line for Lot 3 to the north to accommodate more parking for the user. The entire infrastructure needed to service both lots was installed with the original development and no additional infrastructure is anticipated at this time.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



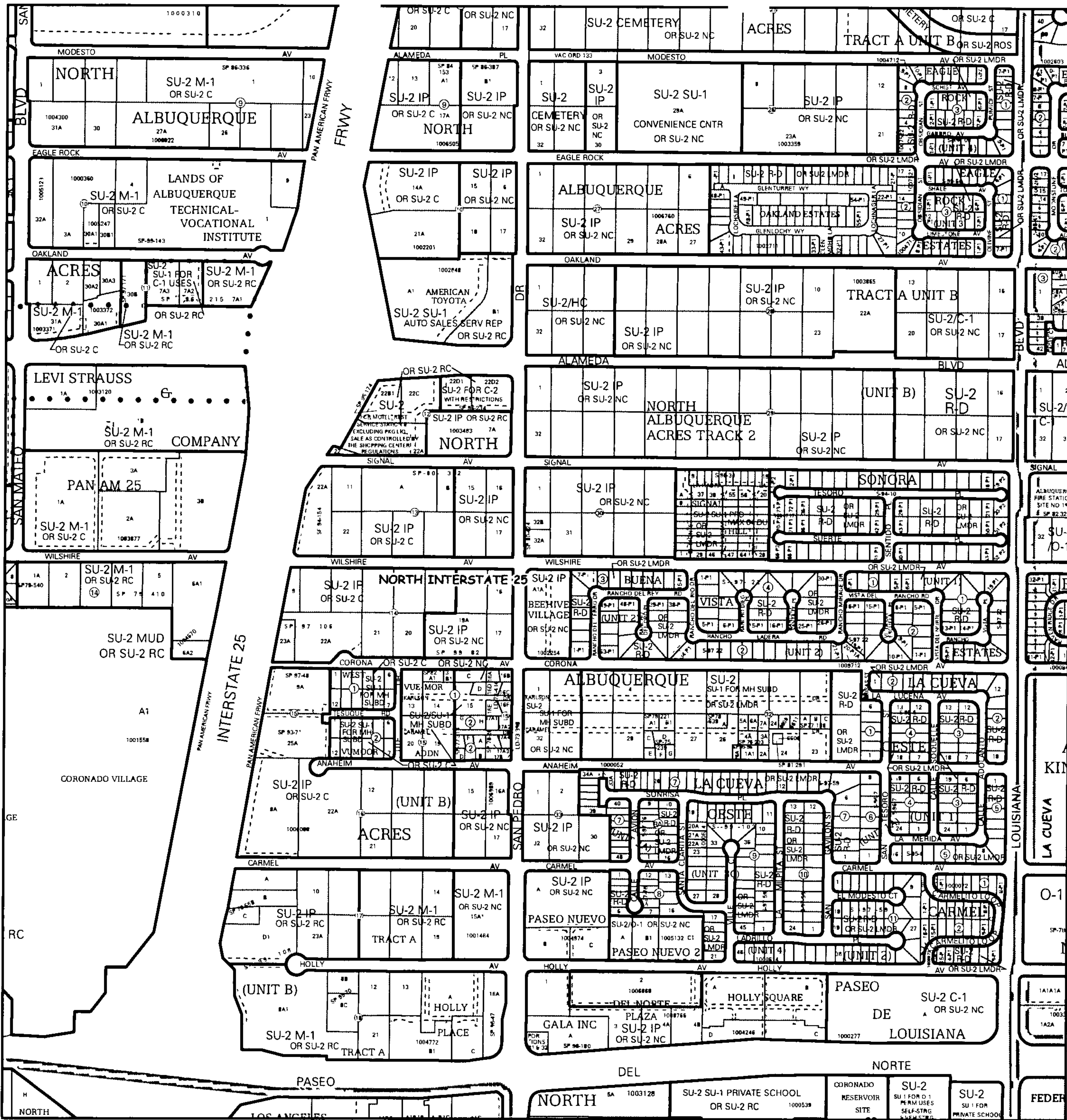
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jim Schumacher

JN: 2015053
RRB/jn/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT #
1000868

September 30, 2015

RFI



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
 APPLICANT: Pacific Paseo Land Investment LLC% Pacific Fish Company PHONE: 505-250-5006
 ADDRESS: 6101 Moon NE Suite 4000 FAX: 505-797-1362
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: jschumacher@coopscarpas.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST:

Amended Site Development Plan for Subdivision

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. Lt 2 Plat of Lots 1, 2, 3 & 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Del Norte Plaza
 Existing Zoning: SU-2 IP Uses Proposed zoning: SU-2 IP Uses MRGCD Map No _____
 Zone Atlas page(s): C-18-Z UPC Code: 101806433003640104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1006868

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 2.9907
 LOCATION OF PROPERTY BY STREETS: On or Near: Holly Avenue
 Between: San Pedro and Paseo Del Norte
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

DATE 09/14/2015

(Print Name) Ronald R. Bohannon Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB 70336</u>	<u>ASPS</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$ 70.00</u>

Hearing date September 23, 2015

9-15-15
Staff signature & Date

Project # 1006868

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

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

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

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

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

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

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

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

Ronald R. Bohannon

 Applicant name (print)
 09/15/2015

 Applicant signature / date

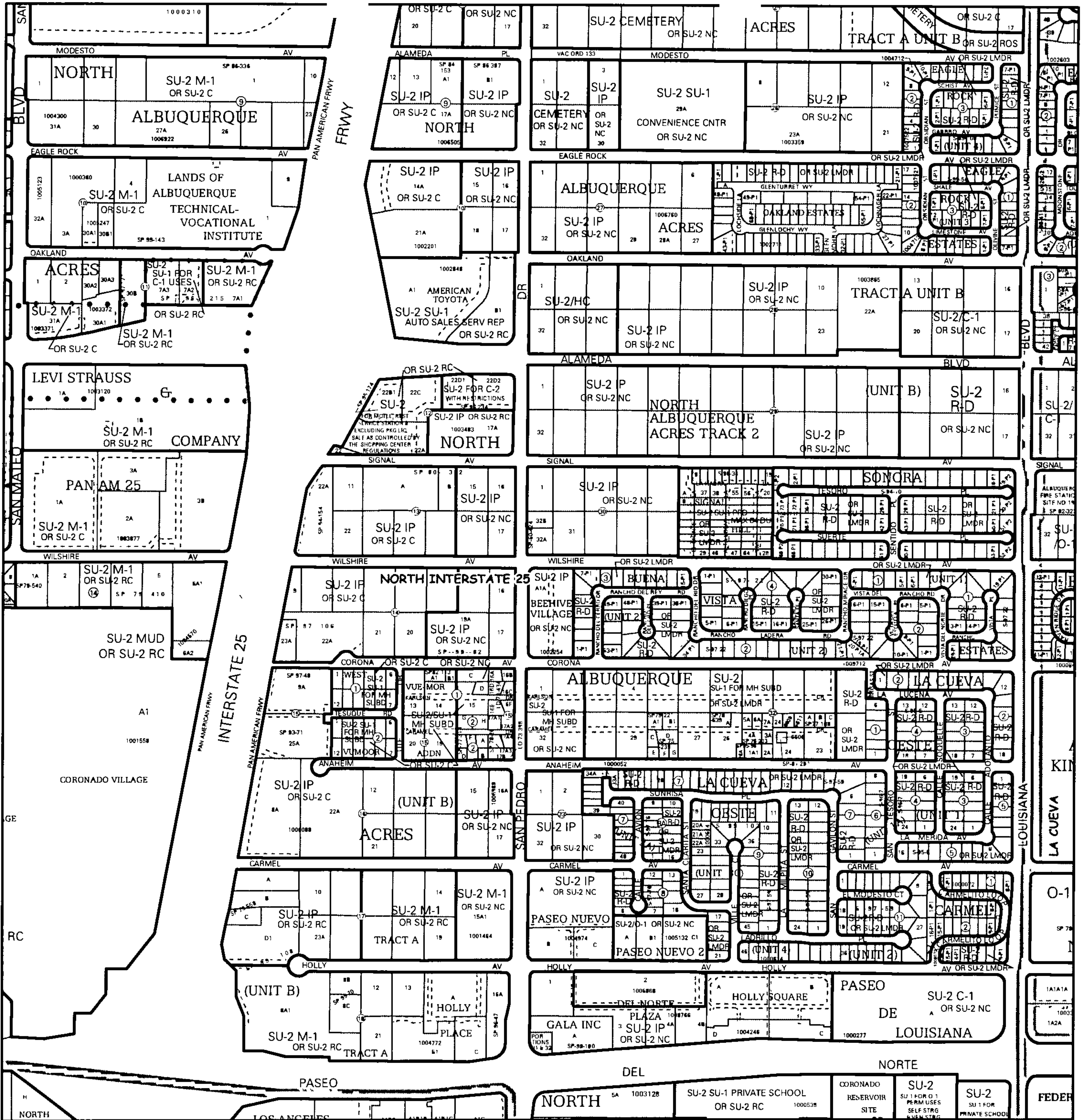


Form revised October 2007

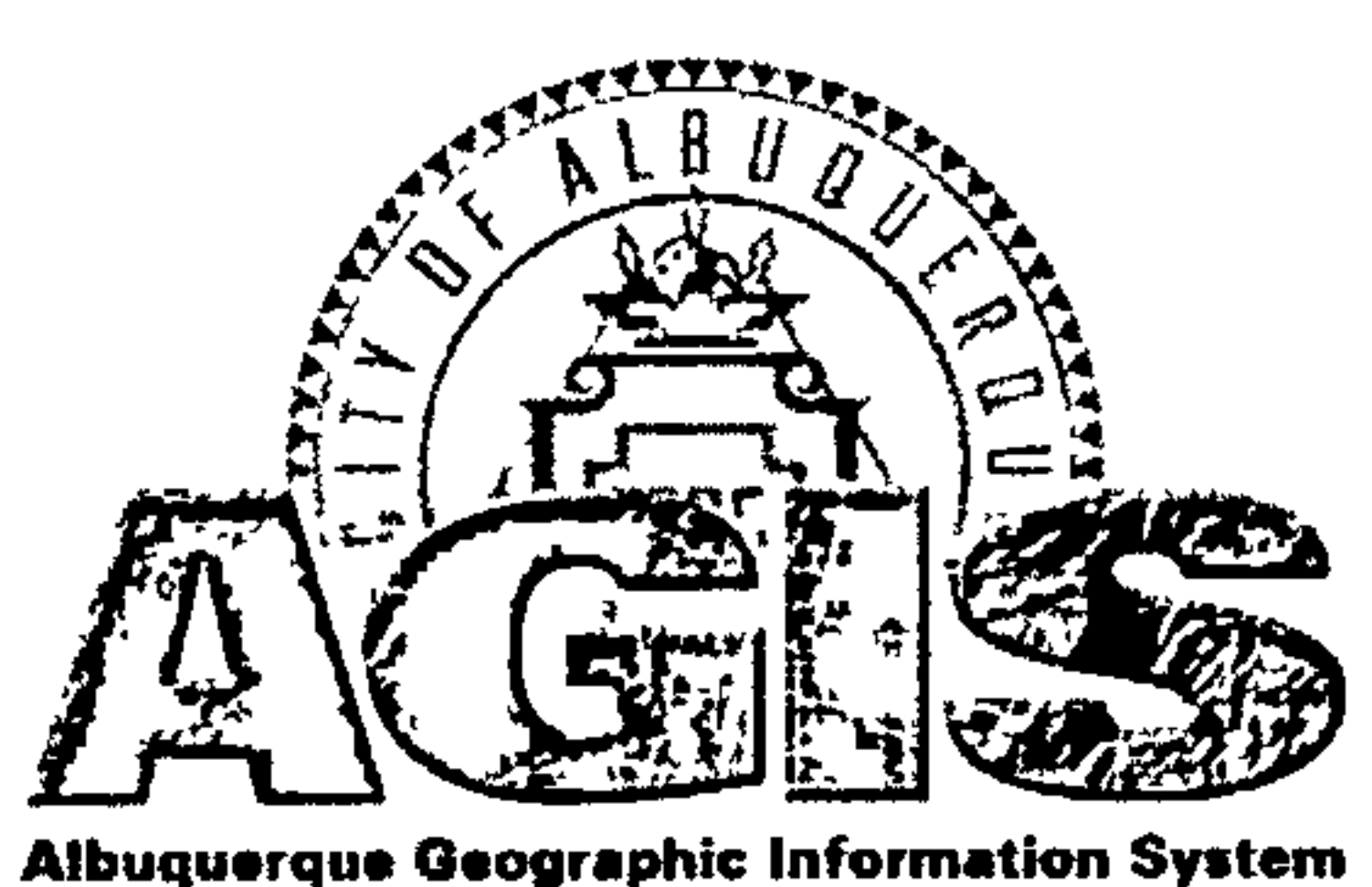
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 15DRB - 70336

_____ 9-15-15
 Planner signature / date
 Project # 10010868

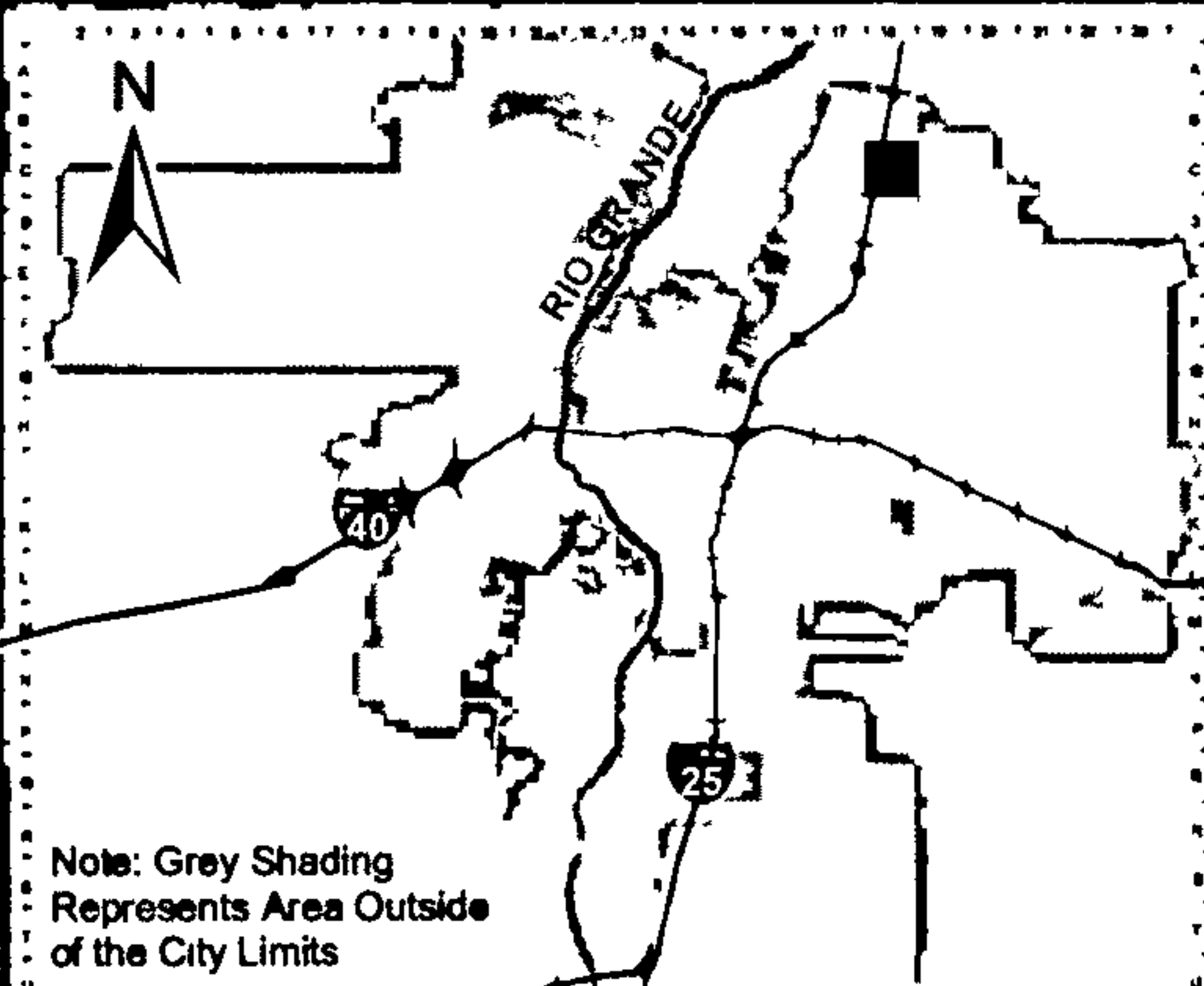


For more current information and details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System










Map amended through: 9/2/2014



Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet

gaw

TIERRA WEST, LLC

September 14, 2015

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
LOTS 2 and 3, PLAT OF LOTS 1, 2, 3 & 4 DEL NORTE PLAZA
ZONE ATLAS PAGE C-18-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Pacific Paseo Development, LLC, requests review and approval of an Amended Site Development Plan for Subdivision for the above referenced site. Pacific Paseo Development currently owns both tracts of land and would like to extend the northern property line for Lot 3 to the north to accommodate more parking for the user. The entire infrastructure needed to service both lots was installed with the original development and no additional infrastructure is anticipated at this time.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jim Schumacher

JN: 2015053
RRB/jn/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Pacific Paseo Land Investment LLC%
Pacific Fish Company
6101 Moon NE
Suite 4000
Albuquerque, NM 87111

August 17, 2015

Mr Jack Cloud, Chair
Development Review Board
City of Albuquerque
P O. Box 1293
Albuquerque, NM 87103

RE: **Sketch Plat**
Lt 2 Plat of Lots 1, 2, 3, and 4 Del Norte Plaza
Zone Atlas Page C-18-Z

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Pacific Paseo Land Investment LLC % Pacific Fish Company pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site

Jim A. Schumacher
Print Name

Jim A. Schumacher
Signature

Managing Partner
Title

8/17/15
Date

PROJECT#

1006868

September 23. 2015

ASFS

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

03/03/2009 Issued By: FLNSDH

Permit Number: 2009 010 027

Category Code 940

Application Number: 09AA-10027, Amndt Site Development Plan - Bld Frmt

Address:

Location Description: SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE

Project Number: 1008868

Applicant

McDonalds Usa Llc

511 E John Carpenter Fwy Ste 375
Irving TX 75062
972-869-5349

Agent / Contact

Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87108

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

City Of Albuquerque
Treasury Division

3/3/2009 4:25PM LOC: ANNX
USIF 006 TRANS# C057
RECEIPT# 00103751-00103751
PERMIT# 2009010027 TRSCXG
Trans Act \$45.00
AA Actions \$45.00
C\ \$45.00
CHARGE \$0.00

Thank You

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

05/09/2008 Issued By: E08375

Permit Number: 2008 070 220 **Category Code 910**

Application Number: 08DRB-70220, Major - Final Plat Approval

Address:

Location Description: HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE

Project Number: 1006868

Applicant
Pacific Paseo Development Llc

6101 Moon Ne Suite 4000
Albuquerque NM 87111
787-1334

Agent / Contact
Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4963000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

5/9/2008 10:19AM LOC: ANNX
WSH 007 TRANS# 0017
RECEIPT# 00098249-00098249
PERMIT# 2008070220 TRSCXG
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

DRB
AA

APPLICATION NO. 09AA-10027	PROJECT NO. 1006868
PROJECT NAME MCDONALD'S @ DEL NORTE PLAZA	
EPC APPLICATION NO.	
APPLICANT / AGENT RONALD BOHANNAN	PHONE NO. 858-3100
ZONE ATLAS PAGE C-18	(KELLY)
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>B2B</i>	DATE <i>3/6/09</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>ARR</i>	DATE <i>3/5/09</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED <i>NSF</i>	DATE <i>3/4/09</i>	DATE <i>4/3/09</i>
PLANS APPROVED <i>NSF</i>	DATE <i>4/2/09</i>	DATE
COMMENTS:		
<i>SEE SITE MARKED (TRANSP)</i>		
<i>dated</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NA</i>	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	
PLANS APPROVED <i>JCC</i>	DATE <i>5-21-09</i>	
COMMENTS:		
<i>Need to insert elevations and landscape plan (4 sets)</i>		
<i>3 for distribution</i>		
<i>1 for applicant</i>		

Revised 3/3/04 *Called Keli about comments 3.10.09*
(Return form with pl

Need to insert elevations and landscape plan (4 sets)
3 for distribution
1 for applicant

DRB AA

APPLICATION NO. <i>09AA-10027</i>	PROJECT NO. <i>1006868</i>
PROJECT NAME <i>MCDONALD'S @ DEL NORTE PLAZA</i>	
APPLICANT / AGENT <i>RONALD BOTTANNAN</i>	PHONE NO. <i>858-3100</i>
ZONE ATLAS PAGE <i>C-18</i>	DATE SUBMITTED <i>03/03/09</i>

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: <i>03/03/09</i> D: <i>3.4.09</i> F: <i>4/3/09</i> D: _____ A: _____	F: <i>3.4.09</i> D: _____ F: _____ D: _____ A: <i>3.5.09</i>		F: <i>3.5.09</i> D: _____ F: _____ D: _____ A: <i>3.6.09</i>	F: _____ D: _____ F: _____ D: _____ A: <i>5.21.09</i>	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number *1006868*

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

Called Keli about comments 3.10.09 VS
Signed out 4.6.09

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED

APPLICANT OR AGENT T

CORRECT REJECTS

First Review		
Called Applicant:	Date Returned:	Developer Days:
Date Released: 3-10-09	4-3-09	
Print Name: Keli D. Krueger		
Signed: Keli D. Krueger		

Second Review		
Called Applicant:	Date Returned:	Developer Days:
Date Released: 4-6-09		
Print Name: Jonathan Niski		
Signed: J Niski		

Third Review		
Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

Fourth Review		
Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: McDonald's USA LLC PHONE: 972-869-5349
 ADDRESS: 511 E. John Carpenter Fwy, Suite 375 FAX: 972-567-1719
 CITY: Irving STATE TX ZIP 75062 E-MAIL: _____
 Proprietary interest in site: Developer List all owners: Pacific Paseo Development

DESCRIPTION OF REQUEST: Administrative Amendment to the Site Plan for Building Permit

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. Lot 1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Del Norte Plaza
 Existing Zoning: SU2-IP Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806432503640132

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.2381 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Drive NE

Between: Paseo Del Norte NE and Holly Avenue NE

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

SIGNATURE Reid D. Krueger for DATE 3/3/09
 (Print) Ronald R. Bohannon, PE 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
<u>09AA - 10027</u>	<u>ASBP P(4)</u>		\$ <u>45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>45.00</u>

Hearing date N/A
Sandy Handley 03/03/09
 Planner signature / date

Project # 1006868

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Ronald R. Bohannon, PE

Applicant name (print)

Keli D. Krueger

Applicant signature / date

3/3/2009



Form revised June 04, October 2004

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

Application case numbers

09AA - - - - - 10027

Sandra Handley 03/03/09

Planner signature / date

Project # 1006868

gwr

TIERRA WEST, LLC

February 27, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

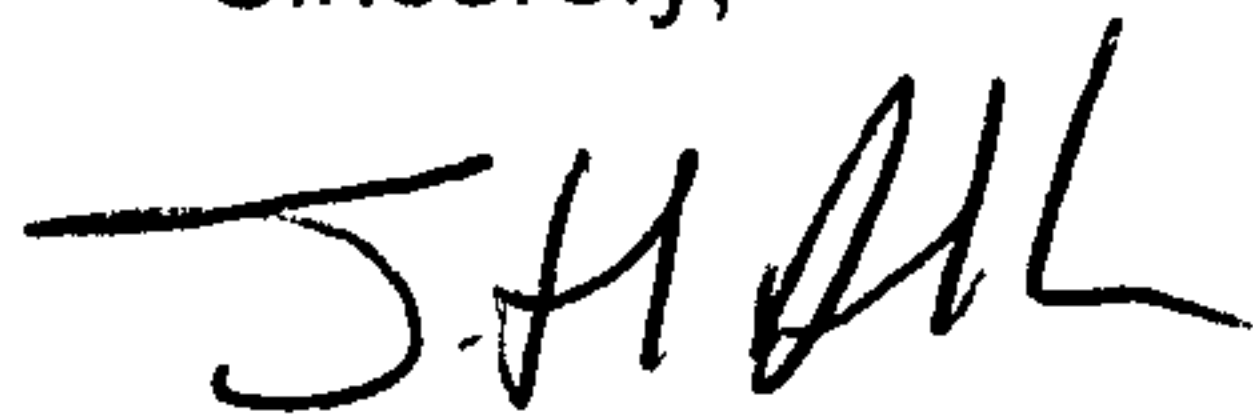
**RE: Administrative Amendment
Lot 1, Del Norte Plaza
McDonald's
Project # 1006644-6868 KDK**

Dear Mr. Cloud:

Tierra West LLC, on behalf of McDonald's USA, requests approval of an Administrative Amendment to the Site Plan for Building Permit for Del Norte Plaza that was approved by the Development Review Board on November 28, 2007. The site, currently vacant, is the proposed location of a new McDonalds and the building footprint for the McDonald's was shown on the approved plan. The changes requested include the removal of the Play Place from the McDonald's, which reduces the building square footage from the approved 4994 square feet to 3885 square feet. Also, as a result of the Play Place deletion from the building, changes to the elevations that were also approved with the Site Plan for Building Permit are necessary and included for your review and approval as well.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Jonathan D. Niski, P.E.

Enclosure/s

cc: Jimmy Lopez
Darren Shepherd

JN: 28090
RRB/JN/kdk

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Case History:

List any current prior case number that may be relevant to your application:

Z-97-137

SD-83-246

Z-98-31

SD-83-2-52

Z-82-61

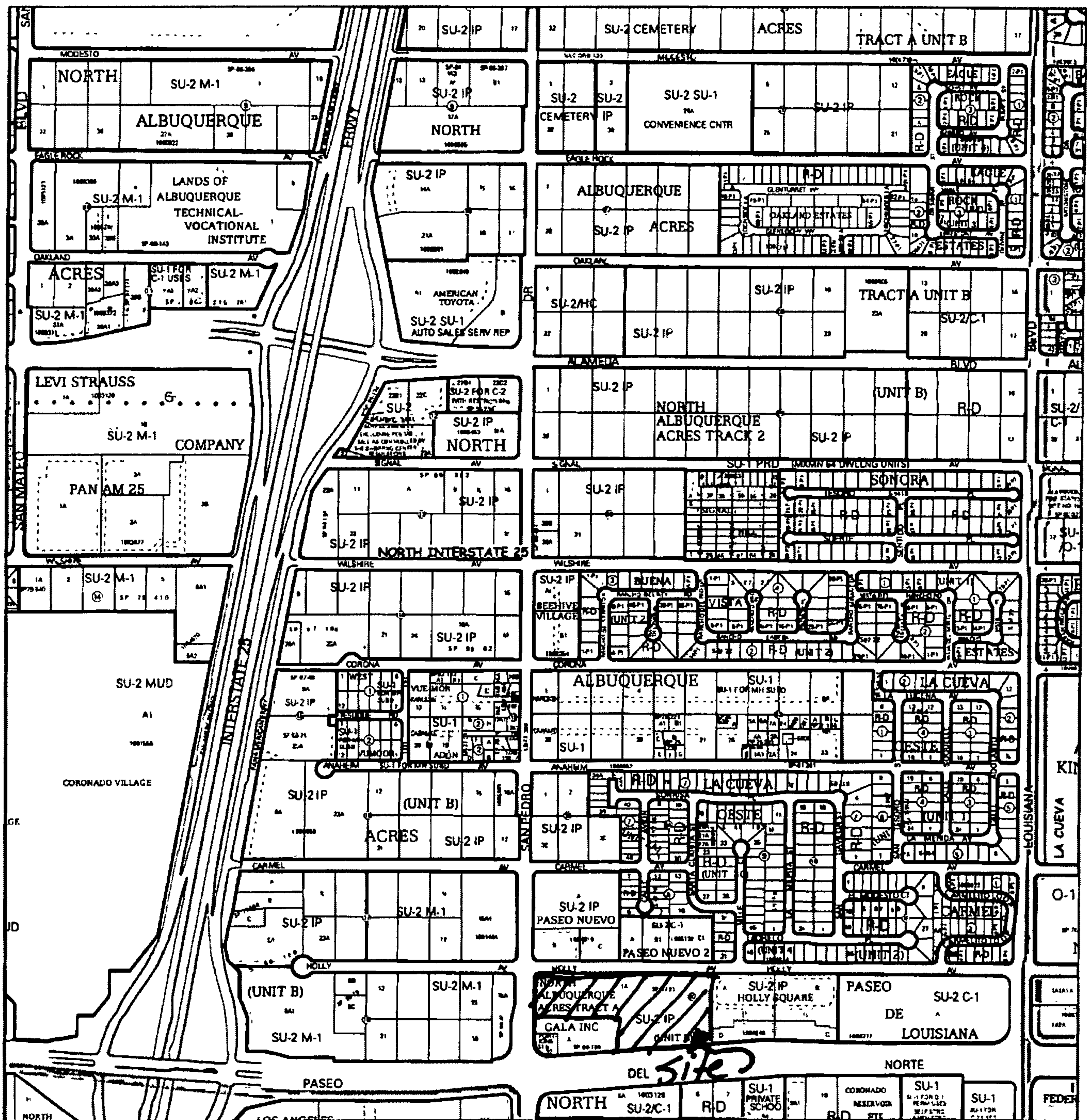
ZA-01-255

AX-82-11

Z-94-99

DRB-97-31

PROJECT # 1006644 *leble9*



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

Map amended through: 6/13/2008

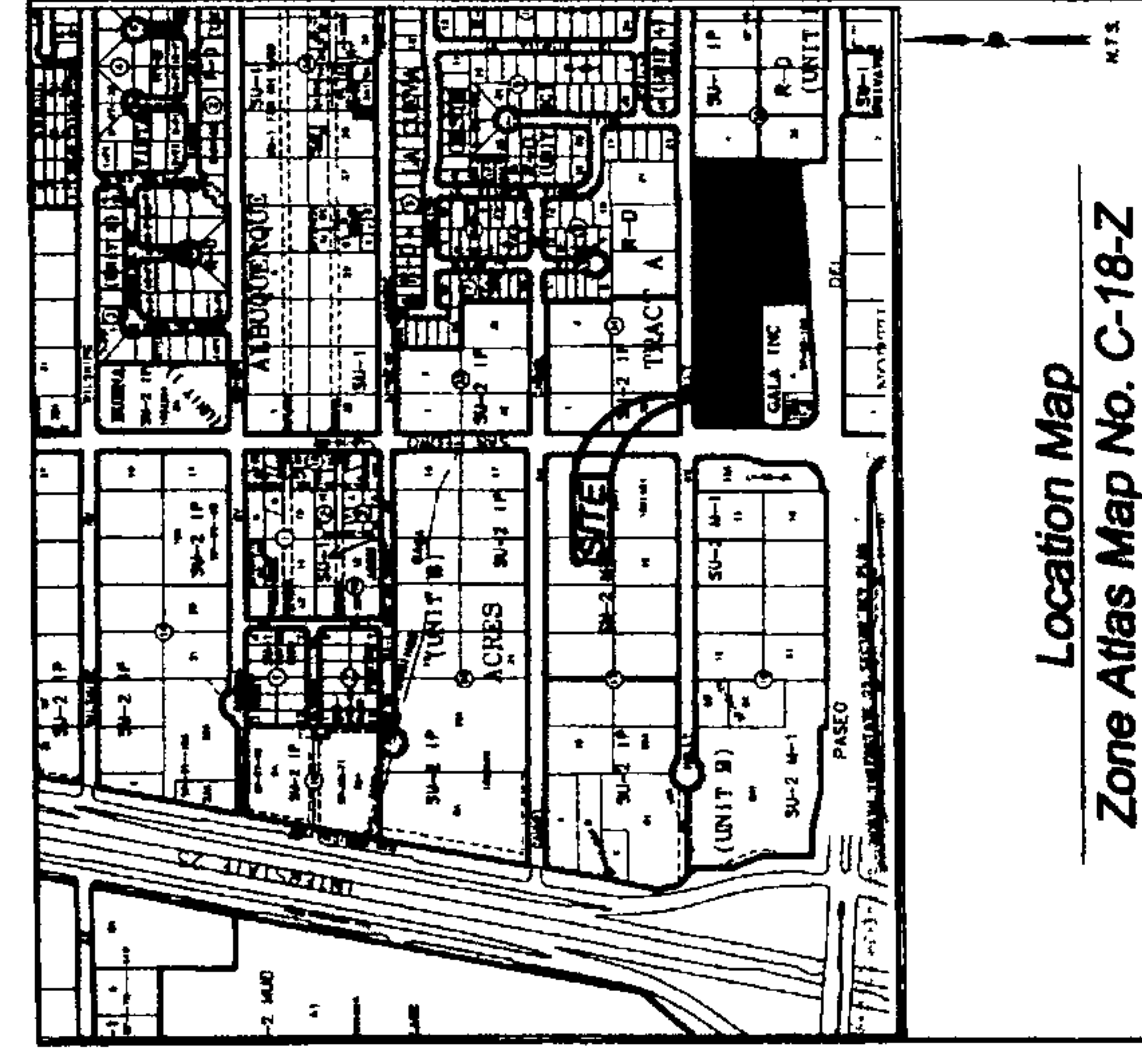
Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet

Note: Grey Shading Represents Area Outside of the City Limits



Location Map
Zone Atlas Map No. C-18-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 7.4007 ACRES ±
ZONE ATLAS INDEX NO.: C-18-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 4
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: OCTOBER 2008, FIELD VERIFIED JULY 2007

Solar Note:

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO FOUR NEW LOTS, TO GRANT EASEMENTS AND TO DEDICATE RIGHT OF WAY

Notes:

1. MISC DATA, ZONING SU-2-P
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, ALBERA CALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
5. PLAT SHOWS ALL EASEMENTS OF RECORD
6. SP NO. 2008000055

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED (OWNER RESERVES RIGHT TO RELOCATE UTILITIES FROM TIME TO TIME AT THEIR SOLE COST AND EXPENSE).

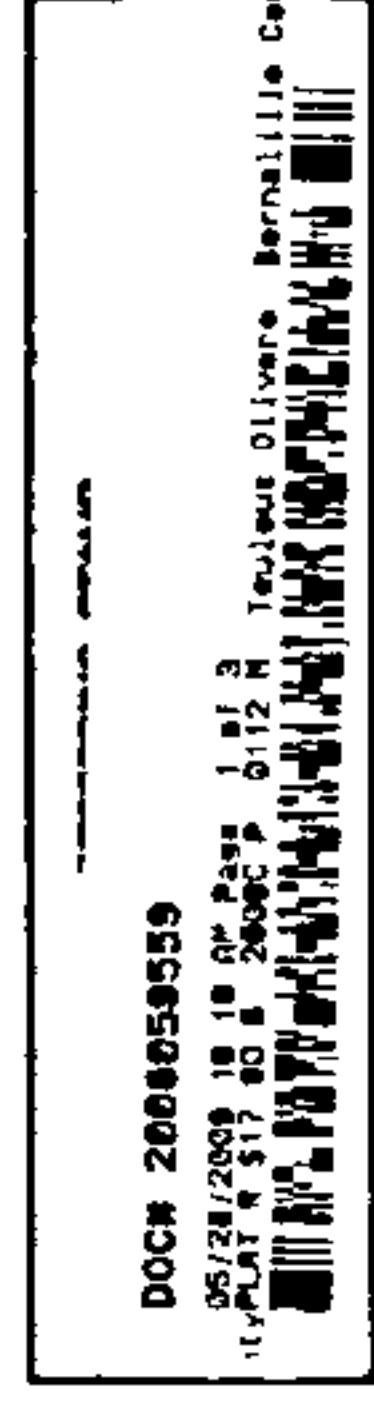
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF

1. PNM (ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
2. PNM (GAS) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QUEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE CHANGE, REMOVE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID FACILITIES, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE

IN APPROVING THIS PLAT, PNM (ELECTRIC) AND (GAS) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED



Plat of
Lots 1, 2, 3, and 4
Del Norte Plaza
Albuquerque, Bernalillo County, New Mexico
February 2008

Project No. 1006860

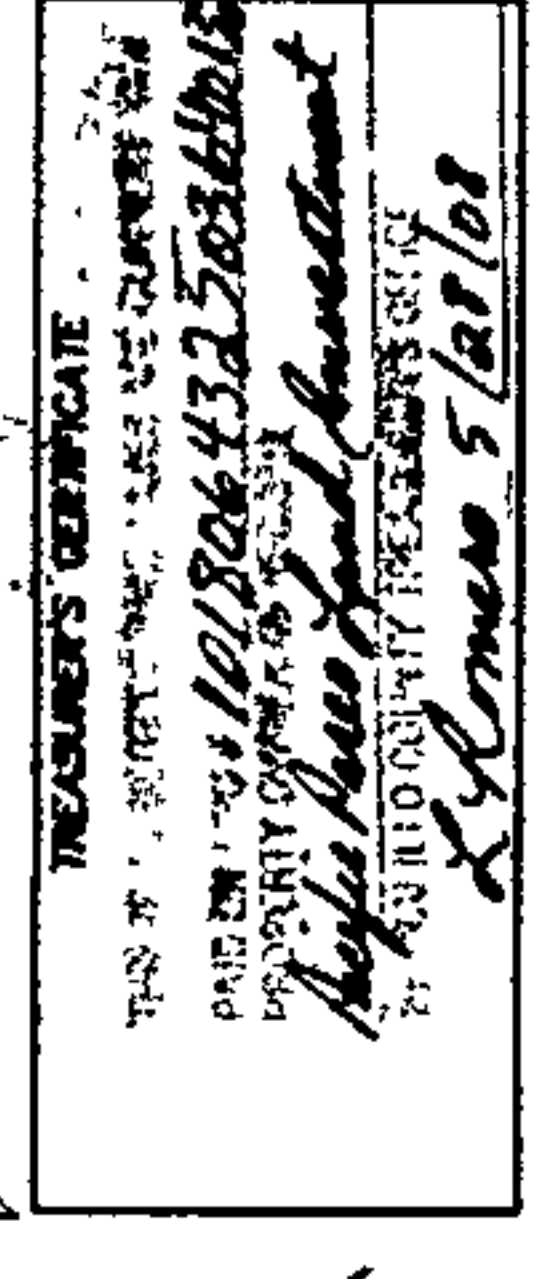
Application No. 28018-7025

Utility Approvals

<i>Larson de Vigil</i> PNM (ELECTRIC)	DATE
May 21, 2008	
<i>Larson de Vigil</i> PNM (GAS)	DATE
May 21, 2008	
<i>Nashelia Salinas</i> QUEST TELECOMMUNICATIONS	DATE
5-21-2008	
<i>Renee Dubon</i> COMCAST	DATE
5-22-08	

City Approvals

<i>[Signature]</i> CITY SURVEYOR	DATE
3-18-08	
REAL PROPERTY DIVISION	DATE
5-21-08	
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
5-21-08	
ARCHUA	DATE
5-21-08	
<i>Christine Dandorval</i> PARKS AND RECREATION DEPARTMENT	DATE
5/21/08	
<i>Bradley d. Bingham</i> AMAFA	DATE
5/21/08	
<i>Bradley d. Bingham</i> CITY ENGINEER	DATE
5/21/08	
<i>Paul Ch...</i> PRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
5/21/08	



Surveyor's Certificate

LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY

[Signature]
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE: 3/7/08



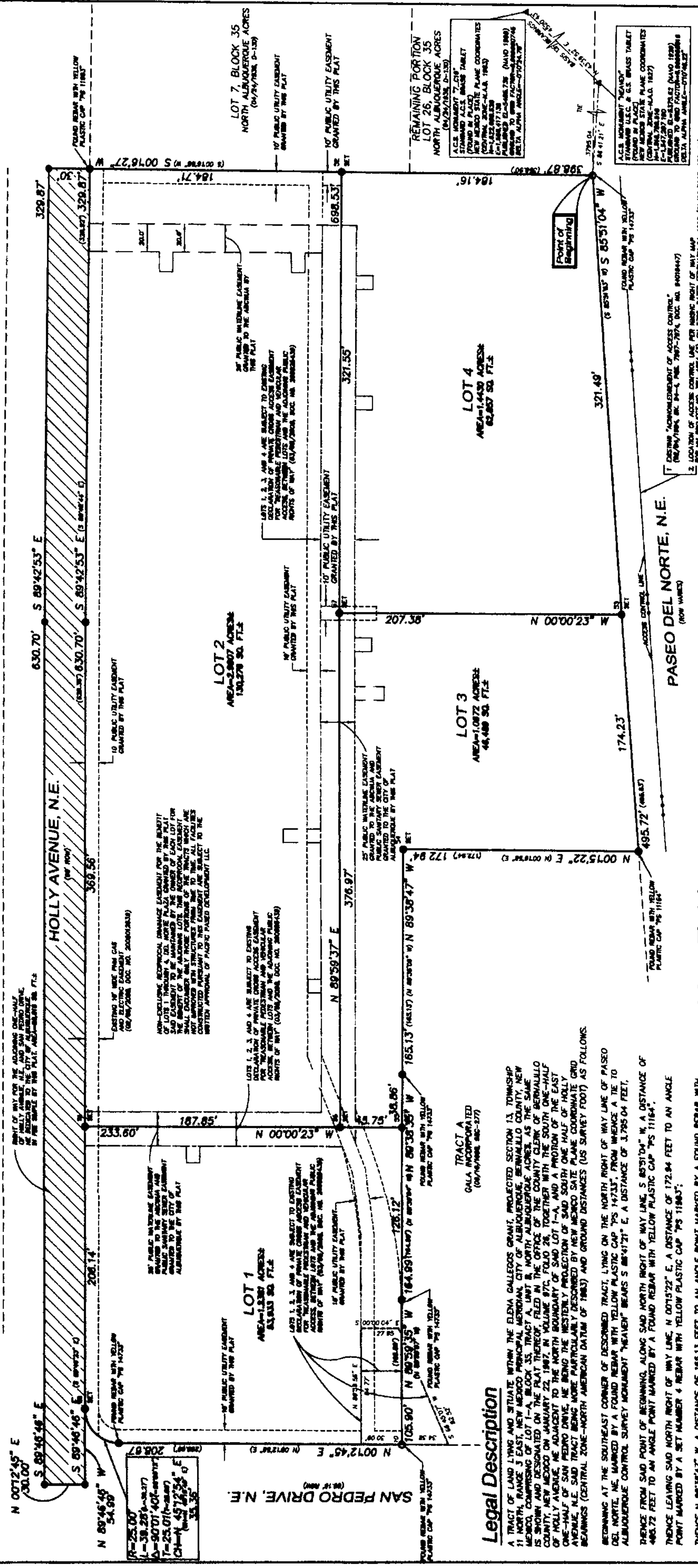
PRECISION
SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Plat of
Lots 1, 2, 3, and 4
Del Norte Plaza
Albuquerque, Bernalillo County, New Mexico
February 2008

DOCN 2008035559
ON 28/2008 10 18 AM 8:55:27
BY: J. R. GILBERT, G.I.T. 2
16 PLAT # 377 15 8 2008 75
TERRILLIUS & ASSOCIATES, INC.
1000 UNIVERSITY AVENUE, SUITE 1000
ALBUQUERQUE, NEW MEXICO 87102
TEL: 505.263.5555 FAX: 505.263.5556
WWW.TERRILLIUS.COM

Legend
(IN BOLD TYPE)
D RECORD BEARINGS AND DISTANCES
SHOW IN PARALLELS
N 90°00'00" E MEASURED BEARINGS AND DISTANCES
AS INDICATED
O FOUND AND USED MONUMENT
● BOUNDARY MONUMENT WITH YELLOW
PLASTIC CAP "PS 11863" SET WAS SURVEY
● POINTS CALCULATED POINT-HOT SET



Legal Description
A TRACT OF LAND LYING AND BEING WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 1-A, BLOCK 35, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1987, IN VOLUME 97C, FOLIO 26, TOGETHER WITH THE SOUTH ONE-HALF OF HOLLY AVENUE, NE ADJACENT TO THE NORTH BOUNDARY OF SAID LOT 1-A, AND A PORTION OF THE EAST ONE-HALF OF SAN PEDRO DRIVE, NE BEING THE WESTERN PROJECTION OF SAID SOUTH ONE-HALF OF HOLLY AVENUE, N.E. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS.
BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DEL NORTE, NE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 14733", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "HEAVEN" BEARS S 88°41'21" E, A DISTANCE OF 3,795.04 FEET, THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 85°51'04" W, A DISTANCE OF 495.72 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 11863"; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°15'22" E, A DISTANCE OF 172.84 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11863"; THENCE N 88°38'47" W, A DISTANCE OF 165.13 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 14733"; THENCE N 88°38'35" W, A DISTANCE OF 164.89 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 14733"; THENCE N 88°50'41" E, A DISTANCE OF 105.80 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SAN PEDRO DRIVE, NE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 14733"; THENCE N 07°24'45" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 208.87 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 14733"; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.28 FEET, A DELTA ANGLE OF 90°15'40", AND A CHORD BEARING OF N 45°23'44" E, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11863"; THENCE N 88°46'48" W, A DISTANCE OF 54.88 FEET TO AN ANGLE POINT LYING ON THE CENTER OF SAN PEDRO DRIVE, NE.
THENCE N 07°24'45" E, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT LYING ON THE INTERSECTION OF SAID SAN PEDRO DRIVE CENTERLINE AND THE CENTERLINE OF HOLLY AVENUE, N.E., BEING THE NORTHWEST CORNER OF DESCRIBED TRACT
THENCE S 88°46'48" E ALONG SAID CENTERLINE OF HOLLY AVENUE, N.E., A DISTANCE OF 630.70 FEET TO AN ANGLE POINT;
THENCE S 88°42'53" E, A DISTANCE OF 329.87 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT CONTAINING 7,4007 ACRES (322,373 SQUARE FEET), MORE OR LESS, NOW COMPRISING LOTS 1, 2, 3, AND 4, DEL NORTE PLAZA.

Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 88°59'41" W	12.43	L26	N 88°50'41" E	10.00
L2	S 00°00'19" E	10.00	L27	N 00°00'19" W	27.54
L3	N 88°59'41" E	12.43	L28	S 00°00'19" E	9.58
L4	S 00°00'19" E	22.00	L29	N 88°59'41" E	10.00
L5	N 88°59'41" E	10.00	L30	N 00°00'19" W	9.58
L6	S 00°00'19" E	22.00	L31	S 88°20'58" W	11.28
L7	N 88°59'41" E	25.87	L32	S 00°00'23" E	41.01
L8	N 88°59'41" E	12.50	L33	N 88°59'37" E	10.00
L9	S 00°00'19" E	10.00	L34	S 00°00'23" E	47.01
L10	S 00°00'19" E	12.50			
L11	S 00°00'19" E	12.53			
L12	N 88°59'41" E	10.00			
L13	N 00°00'19" W	12.53			
L14	S 00°00'19" E	12.43			
L15	N 88°59'41" E	10.00			
L16	N 00°00'19" W	12.43			
L17	N 88°59'41" E	36.35			
L18	N 88°59'41" E	14.32			
L19	S 00°01'46" E	10.00			
L20	N 88°59'41" W	14.31			
L21	N 88°59'41" W	14.32			
L22	N 00°00'19" W	10.00			
L23	S 88°59'41" W	14.31			
L24	N 00°00'19" W	12.51			
L25	S 00°00'19" E	27.84			

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25.00	38.28	90.1540	46.81	N 81°41'54" E	92.78
C2	368.74	144.28	222.938	73.08	N 78°25'50" E	143.38

SEE SHEET 3 OF 3 FOR EASEMENT INFORMATION



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

February 23, 2009

City of Albuquerque
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

RE: McDonalds @ Del Norte Plaza

To Whom It May Concern:

As the Owner/Developer of the above-referenced project, I hereby authorize Tierra West LLC to act as agent on behalf of **Pacific Paseo Development** pertaining to any and all submittals made to the City of Albuquerque for said project.

TIM SCHUMACHER

Print Name

[Handwritten Signature]

Signature

Managing Partner

Title

2/21/09

Date

ere:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1006868

07DRB-70302 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s).

At the November 28, 2007 Development Review Board meeting with the signing of the infrastructure list dated 11/28/07 and with an approved grading and drainage plan engineer stamp dated 11/1/06, the Preliminary Plat was approved.

07DRB-70389 MINOR - SDP FOR SUBDIVISION

07DRB-70390 MINOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18)

With the signing of the infrastructure list dated 11/28/07 the Site Development plan for Building Permit was approved with final sign-off delegated to the City Engineer for the SIA and Transportation comments and to Planning for 3 copies. The Site Development Plan for Subdivision was approved with final sign-off delegated to the City Engineer for the SIA and to Planning for 3 copies.

If you wish to appeal this decision, you must do so by December 13, 2007 in the manner described below.

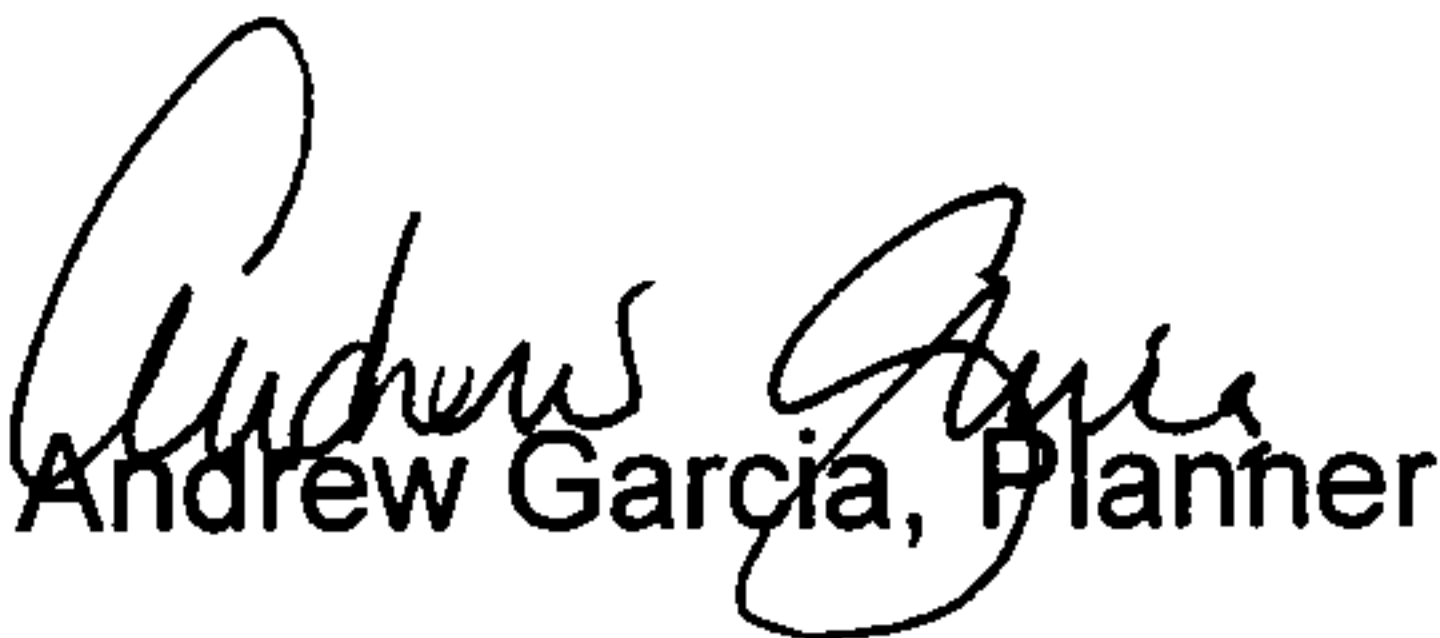
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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


Andrew Garcia, Planner

Cc: Pacific Paseo Development, LLC – 5243 West Hidden Spring Dr – Boise, ID
83714

Cc: George Rainhart & Associates – 2325 San Pedro NE Ste 2B – Albuquerque,
NM 87110

Marilyn Maldonado
File

DATE	DESCRIPTION
5/14/09	PER DEVELOPMENT REVIEW

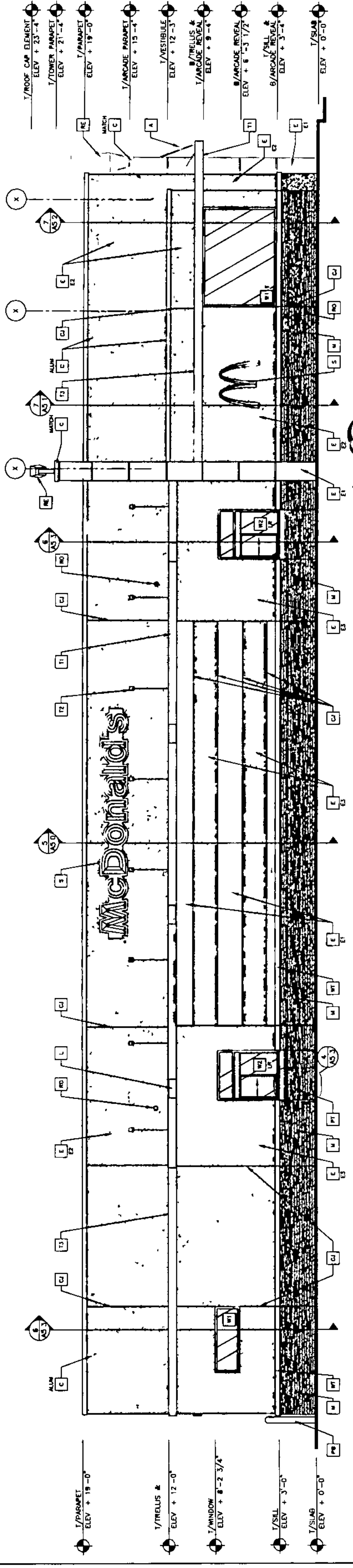
D. E. LARSEN, ARCHITECT
 3011 ELM STREET, SUITE 101, GALLATIN TERRACE, BOZEMAN, MONTANA 59717
 TEL: (406) 552-1000 FAX: (406) 552-1001



McDonald's USA, LLC
 2008 STANDARD BUILDING
 38-101 WOOD/WOOD BUILDING
 2008 STANDARD BUILDING
 38-101 WOOD/WOOD BUILDING
 2008 STANDARD BUILDING
 38-101 WOOD/WOOD BUILDING

DATE	DESCRIPTION
NOV 2008	REVISED BY
NOV 2008	5TH ISSUE DATE
NOV 2008	DATE ISSUED
NOV 2008	DATE PREPARED
NOV 2008	DATE CHECKED
NOV 2008	DATE APPROVED

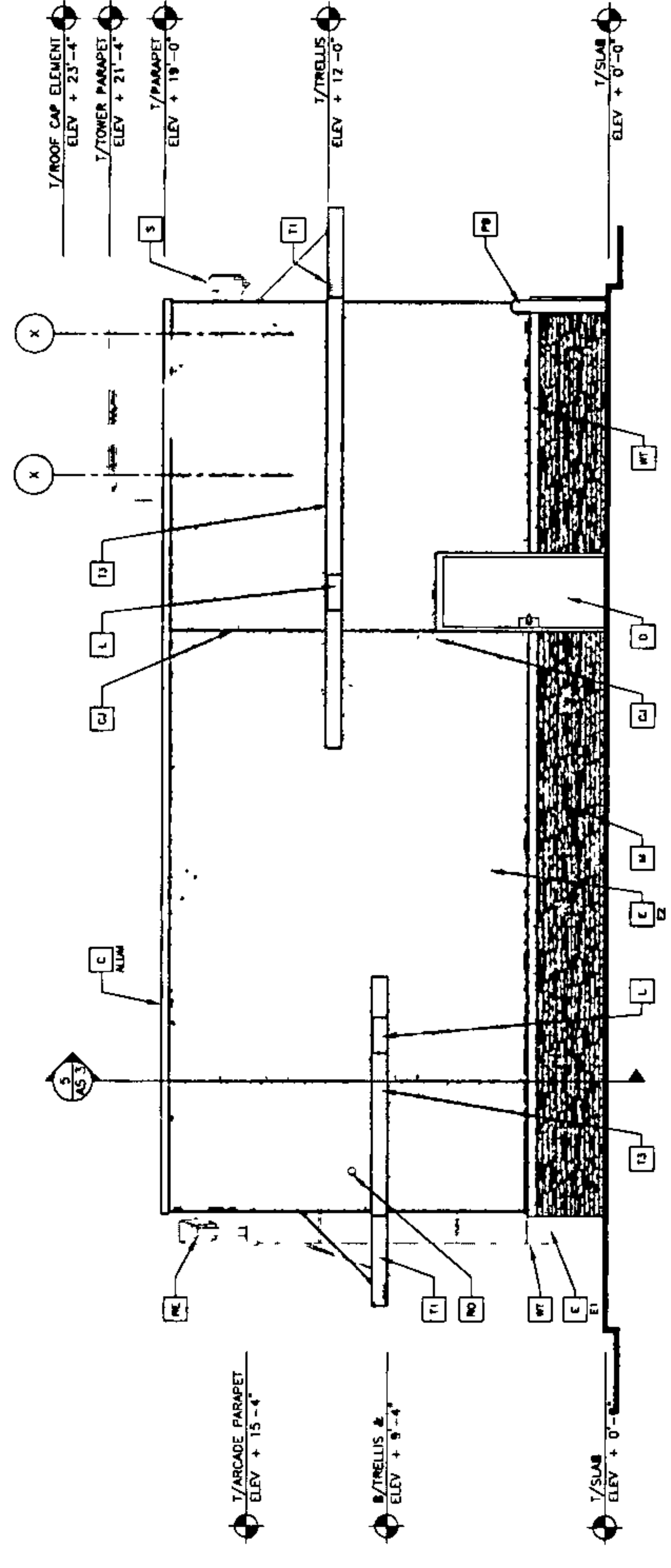
A2.1 ELEVATIONS



1 DRIVE THRU ELEVATION
 1/4" = 1'-0"

NOTE: COLOR DESIGNATIONS INDICATED FOR FINISH (E) MUST BE VERIFIED W/ ACM CONTRACTOR PRIOR TO CONSTRUCTION TO COMPLY WITH THIS REQUIREMENT. PLACE FULL RESPONSIBILITY FOR SUBSEQUENT CHANGES DIRECTLY UPON THE C.C.

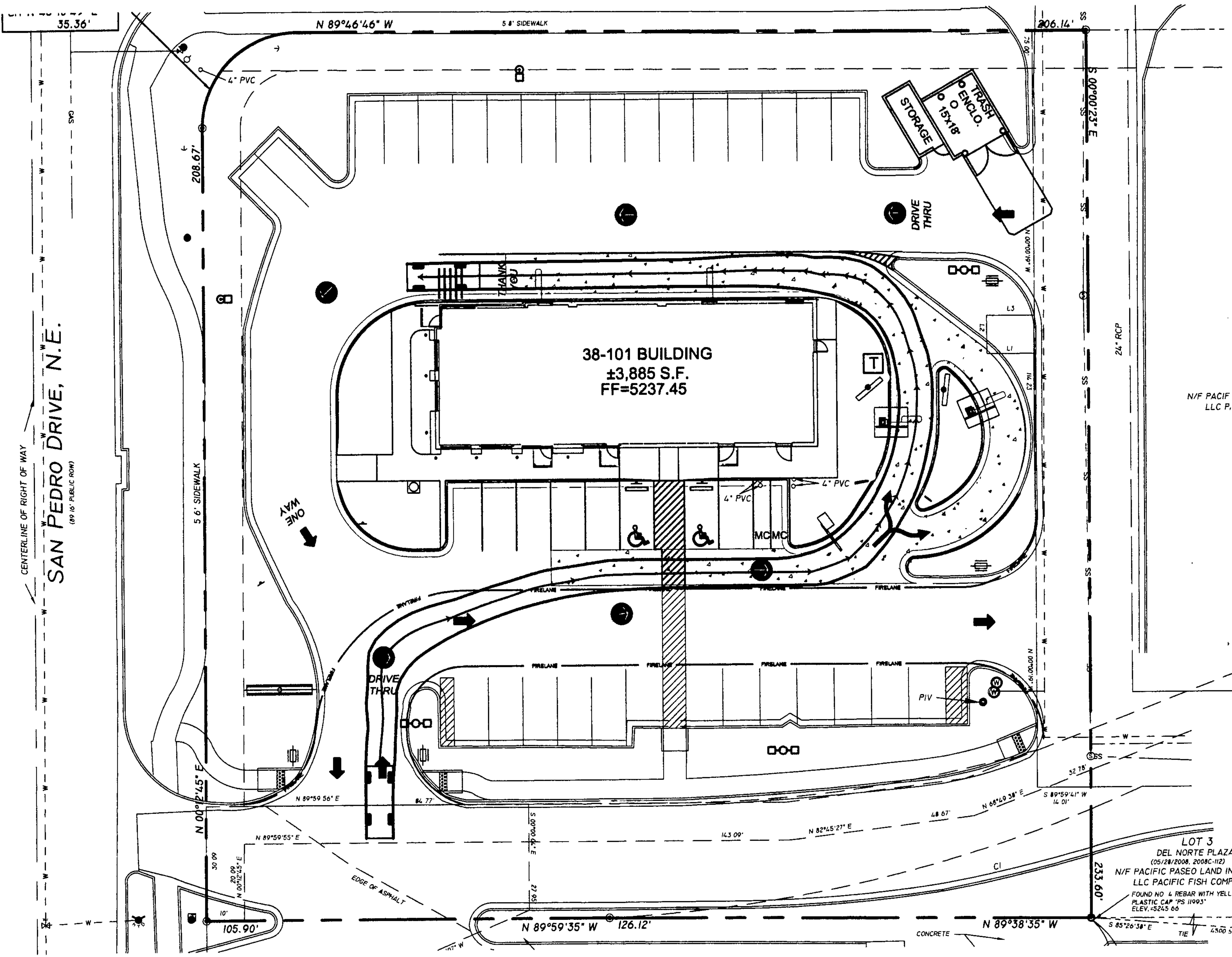
NOTE: VERIFY W/ ACM FOR BLEND & SELECTION FOR MASONRY, WAINSCOT & STONE WATER TABLE PRIOR TO CONSTRUCTION. PLACE FULL RESPONSIBILITY FOR SUBSEQUENT CHANGES DIRECTLY UPON THE C.C.



2 REAR ELEVATION
 1/4" = 1'-0"

- KEY NOTES:**
- A METAL FINISH - UNLESS SEPARATE PERMIT COLOR TO BE ALTERNATING STRIPS TO MATCH PANTONE 1332 AND 1016C
 - B HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
 - C METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
 - D METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
 - E COLOR E1 - EL. RET. #21 LAMIN. OPT. WHITE/STAIN W/ YELLOW
 - F COLOR E2 - EL. RET. #21 LAMIN. OPT. WHITE/STAIN W/ YELLOW
 - G COLOR E3 - EL. RET. #21 POTTERY TAN
 - H 022 FALL BOX (ECPM SCHEDULE ITEM 48 00)
 - I 022 OPTIONAL BLACK OIL FILL BOX (ECPM SCHEDULE ITEM 700 18) - CONFORM USE WITH AEC PROJECT MANAGER
 - J LIGHT FIXTURE (WALL SOCKETS) - SEE ELECTRICAL
 - K MASONRY WAINSCOT - VERIFY W/ ACM
 - L METAL LETTERING - BY OTHERS
 - M PIPE BOLLARD - PAINTED YELLOW
 - N MASONRY FINISH BY OTHERS - UNLESS SEPARATE PERMIT SEE SOURCE SUPPORT NOTE ON THIS SHEET
 - O ALUMINUM TRUSS BY SECURITY LIGHTING
 - P TRUSS TIE-BACK BY SECURITY LIGHTING
 - Q 2" x 8" WALL FASCIA - REFER TO SM DETAIL 3 ON SHEET A2.1
 - R STONE WATER TABLE
 - S EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A2.0.1 - TEMPLER GLASS
 - T DOWN-CURTAIN WINDOW BY RECY ACCESS - COMPANY MODEL TO BE DETERMINED BY ARCHITECT. SEE DETAIL 1000 FOR WINDOW TRANSLUCENT (SHOWING) AIR CURTAIN FAY/TRANSOM A 432 54 IN. MAY SERVICE OPENING (WHERE PERD BY CODE)
 - U SLIDE DIRECTION RL = RIGHT TO LEFT LR = LEFT TO RIGHT

STRUCTURAL NOTE
 UNBIDDY FACED SIDE WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER



CENTERLINE OF RIGHT OF WAY
SAN PEDRO DRIVE, N.E.
 (89'16' PUBLIC ROW)

38-101 BUILDING
 ±3,885 S.F.
 FF=5237.45

24' RCP

N/F PACIF
 LLC P.

LOT 3
 DEL NORTE PLAZA
 (05/28/2008, 2008C-112)
 N/F PACIFIC PASEO LAND IN
 LLC PACIFIC FISH COMP.
 FOUND NO. 4 REBAR WITH YELL
 PLASTIC CAP "PS 11993"
 ELEV. ±5245.66

CONCRETE

TIE 4500.53