

April 12, 2016

City of Albuquerque
Development Review Board
Care of: Mr. Jack Cloud (Chairman of the DRB)
600 2nd. St. NW
Albuquerque, NM 87102

RE: DRB Justification Letter for submittal for Final Sign-Off for EPC Approved Site Development Plan for Building Permit – Project Number 1006973

Dear DRB Chairman Mr. Jack Cloud:

Joshua J. Skarsgard (“**Agent**”) acted as agent on behalf of Century Bank for EPC application 16EPC-40006 for approval of a Site Development Plan for Building Permit Amendment. The Subject Property has since been sold to Red Shamrock 10, LLC, who is now the “**Applicant**” in this request for Final Sign-Off for EPC Approved Site Development Plan for Building Permit to the Development Review Board (“**DRB**”) on the real property described as:

Tract numbered One (1) of the Plat of tracts 1, 2, 3, and 4 OF PARADISE PLAZA, projected Section 2, T. 11N, R. 2 E., N.M.P.M., Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 7, 2009 in Plat Book 2009C, page 170 as Document No. 2009132927

(“**Subject Property**”).

The EPC issued a Notice of Decision on March 11, 2016 to approve Applicant’s application for a Site Development Plan for Building Permit Amendment. The purpose of this Justification Letter is to provide responses as to how the Applicant has addressed the Conditions contained in the Notice of Decision.

EPC NOTICE OF DECISION CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (“**DRB**”). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

APPLICANT'S RESPONSE: This letter serves as the letter required above specifying all modifications that have been made to the site development plan since the EPC hearing.

2. Prior to application submittal to the DRB, the applicant shall have a meeting with the staff planner (Ms. Maggie Gould) to ensure that all conditions of approval are met.

APPLICANT'S RESPONSE: Applicant has met with staff planner (Ms. Maggie Gould) via telephone and e-mail to discuss the DRB submittal. Ms. Gould telephonically approved Applicant submitting this application to DRB and confirmed that the Site Development Plan complies with the conditions.

3. The applicant will address transportation comments prior to DRB submittal.

APPLICANT'S RESPONSE: Applicant has addressed all transportation comments.

4. The elevations shall be altered so that they reflect the same architectural details as the existing building and previously approved buildings on site, including stucco finish and additional roof awning details.

APPLICANT'S RESPONSE: The elevations were altered to reflect the same architectural details as the adjacent Walgreens building including stucco finish, wainscot and metal canopy (although a different color of metal awning will be used on the metal canopy to comply with the Advance Auto national prototype elevation). See "Keyed Notes" 5, 10, 29 and 30 on Exterior Elevation sheet A6.

5. The landscaping plan shall show the square footage of each bed so that compliance with the zoning code can be determined.

APPLICANT'S RESPONSE: The landscape plan has been revised to show the square footage of each bed.

6. Lighting details showing height, type of fixture and location shall be added to the site plan.

APPLICANT'S RESPONSE: The site plan was revised to include a "Luminaire Schedule" with notes added on the type and height of fixtures. The lighting locations are shown on the site plan. See "Site Architectural Key Notes" 2 and 3. Exterior Elevation sheet A6 shows mounting heights of exterior wall scones.

7. A note shall be added to the site plan stating that signage shall comply with the Unser Boulevard Design Overlay Zone.

APPLICANT'S RESPONSE: Note 4 under "General Site Notes" was added on the site plan stating that signage shall comply with the Unser Boulevard Design Overlay Zone.

8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

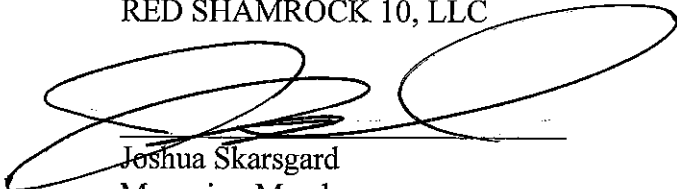
APPLICANT'S RESPONSE: The Applicant is confident that the Site Development Plan complies with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

CONCLUSION:

If you have any questions or concerns regarding this Application, please contact me using the following contact information: Joshua Skarsgard - 8220 San Pedro NE Suite 500 Albuquerque, NM 87113 - Phone: 505-262-2323 E-mail: josh@retailsouthwest.com. I, Josh Skarsgard, am the managing member of Red Shamrock 10, LLC the new Owner of the Subject Property (and therefore an updated Agency Authorization letter will not accompany this letter).

Sincerely,

RED SHAMROCK 10, LLC



Joshua Skarsgard
Managing Member