



COMPLETED 10/27/09 S(1)
DRB CASE ACTION LOG (SDP - BUILD. P)

REVISED 10/08/07

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

DRB Application No . 09DRB-70019 Project # 1007551
 Project Name: HUBBELL PLAZA
 Agent GREAT BASIN ENGINEERING Phone No (801) 521-8529

Your request was approved on 2-18-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA. - J/A ok BJB

PARKS / CIP: _____

PLANNING (Last to sign): [Signature]

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk) **RECORDED DATE:** _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair
FROM: Randall Falkner, Planner
SUBJECT: Project # 1007551

On December 18, 2008, the Environmental Planning Commission approved Project # 1007551, 08EPC-40111, an amendment to a site development plan for building permit for all or a portion of tract B-1-B Hubbell Plaza containing approximately 2.26 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit with the following exceptions:

- ✓
1. Condition 10b calls for all crosswalks and sidewalks to be a minimum of 6 feet in width. Sheet 1b shows the crosswalk between Smith's and the Fuel Center as being 6 feet wide; however, Sheet 1a shows the this crosswalk as being only 5 feet wide. Both Sheets 1a and 1b need to be consistent.
 2. Although not a condition, the Zoning Code requires trees to be a minimum of 10 feet tall at installation, per Section 14-16-3-10(F)(1). The Afghan Pine on the landscape plan is listed as 6'- 8' tall.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007551

AGENDA ITEM NO: 9

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
The significant hatching obstructs the plans clarity and makes the plan difficult to read. Please clarify existing versus proposed conditions.
Geometric information must be provided.
Sidewalk and curb and gutter is required along Central Avenue.
All public sidewalk located outside of the City right of way must be located within a public sidewalk easement.

RESOLUTION:

02-18-09

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

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

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

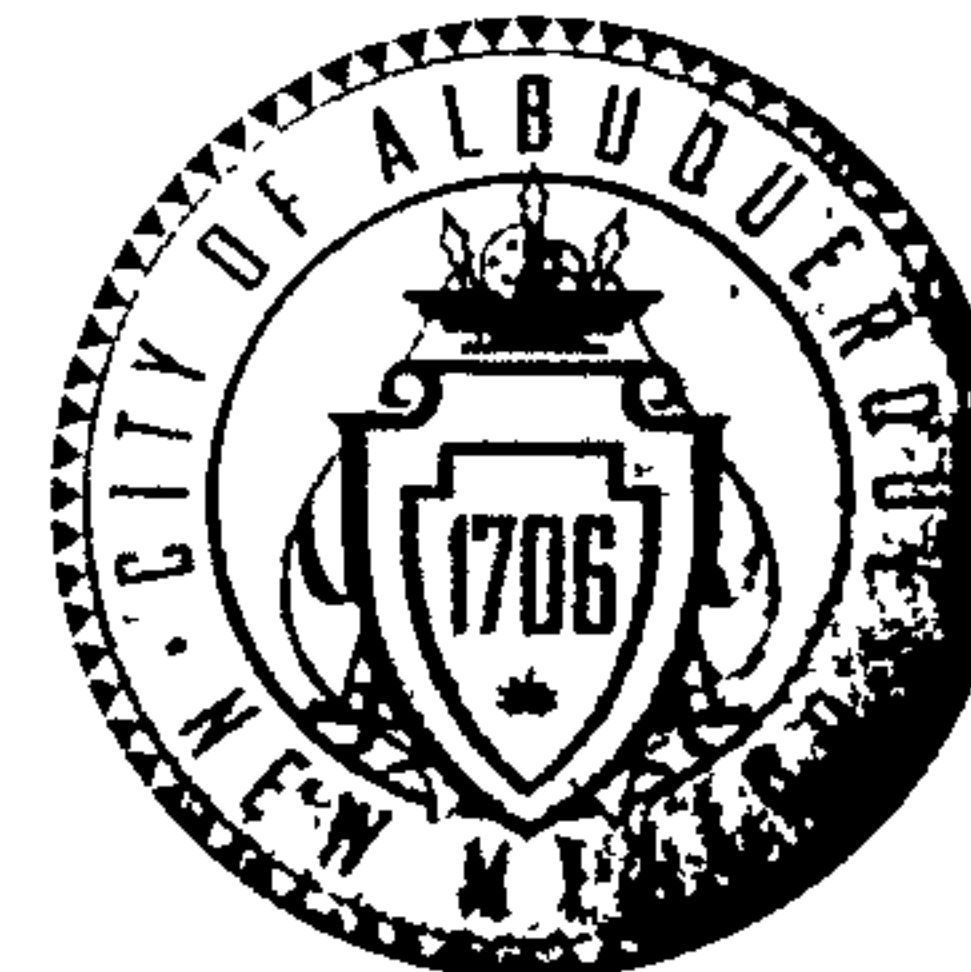
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: FEBRUARY 11, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007551

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved infrastructure list is required for Site Plan approval.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

NM 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

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

DATE: February 11, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007551

AGENDA ITEM NO: 8

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
The significant hatching obstructs the plans clarity and makes the plan difficult to read. Please clarify existing versus proposed conditions.
Geometric information must be provided.
Sidewalk is required along Central Avenue.
All public sidewalk located outside of the City right of way must be located within a public sidewalk easement.

RESOLUTION:

02-11-09

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: FEBRUARY 4, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1007551

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

No objection

RESOLUTION:

PO Box 1293

APPROVED ____, DENIED ____, DEFERRED ____, COMMENTS PROVIDED ____, WITHDRAWN

Albuquerque

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

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

NM 87103

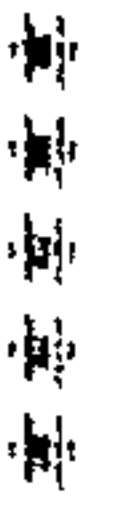
SIGNED:

DATE: 2-4-09

Curtis Cherne
City Engineer Designee
924-3695

www.cabq.gov

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



8. ~~Project# 1007551~~
09DRB-70019 EPC APPROVED SDP
FOR BUILD PERMIT
- GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD AND DRUG CENTERS, INC request(s) the above action(s) for all or a portion of Lot(s) B-1-B, **HUBBELL PLAZA**, zoned C-2, located on CENTRAL AVE NW BETWEEN COORS NW AND AIRPORT RD NW containing approximately 2.26 acre(s). (K-10) *[Deferred from 1/28/09, 2/11/09]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/09, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR 3 COPIES.**

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

9. **Project# 1000696**
09DRB-70055 SKETCH PLAT REVIEW
AND COMMENT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for INTERCONTINENTAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) C, **LEE'S BOSQUE**, zoned R-D, located on COORS BLVD BETWEEN BOSQUE MEADOWS AND EAGLE RANCH RD (D-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
10. **Project# 1007671**
09DRB-70057 SKETCH PLAT REVIEW
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-13, 34, & 35, Tract(s) A & B, **LA MESA SUBDIVISION**, zoned C-2, located on CENTRAL AVE BETWEEN LOUISIANA BLVD AND ALCAZAR ST (K-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. **Project# 1007672**
09DRB-70058 SKETCH PLAT REVIEW
AND COMMENT
- MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Tract(s) 16, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D 3 DU/A, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 0.9 acre(s). (B-20) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. Other Matters: None

ADJOURNED: 10:10



DRB CASE ACTION LOG (SDP – BUILD. P)

REVISED 10/08/07

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

DRB Application No . 09DRB-70019

Project # 1007551

Project Name: HUBBELL PLAZA

Agent GREAT BASIN ENGINEERING

Phone No

(701) 521-8529

Your request was approved on 2-18-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: - J / A

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

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

-Tax certificate from the County Treasurer.

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

-Tax printout from the County Assessor.

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

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

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

AGIS DXF File approval required.

Copy of recorded plat for Planning.

1007551

Current DRC

Project Number: _____

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SMITH'S #498 FUEL CENTER

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B-1B, HUBBELL PLAZA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 2-18-08

Date Site Plan Approved: 2-18-08

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1007551

DRB Application No.: 09DRB-70019

⚠ 06-09-09

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		Standard ⚠	CURB & GUTTER	CENTRAL AVE	WEST LINE	EAST LINE			
		24"			TRACT B-1B	TRACT B-1B	/	/	/
		6'	SIDEWALK	CENTRAL AVE	WEST LINE	EAST LINE	/	/	/
					TRACT B-1B	TRACT B-1B			
		(1)	TYPE C STORM INLET BOX	CENTRAL AVE	LOW POINT		/	/	/
		18"	STORM DRAIN	CENTRAL AVE	INLET BOX	DETENTION POND	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

NOTES

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

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

KIRK RANDALL
NAME (print)
GREAT BASIN ENG. - SOUTH
FIRM
K Hull 2-12-09
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2-18-09
DRB CHAIR - date
[Signature] 2-18-09
TRANSPORTATION DEVELOPMENT - date
[Signature] 2/18/09
UTILITY DEVELOPMENT - date
[Signature] 2-18-09
CITY ENGINEER - date

Christina Sandoval 2/18/09
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
⚠	06-09-09	[Signature]	[Signature]	[Signature]

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

01/20/2009 Issued By: E08375

Permit Number: 2009 070 019

Category Code 910

Application Number: 09DRB-70019, Epc Approved Sdp For Build Permit

Address:

Location Description: CENTRAL AVE NW BETWEEN COORS NW AND AIRPORT RD NW

Project Number: 1007551

Applicant

Smith'S Food And Drug Centers, Inc
Rodger Gough
1550 So Redwood Rd
Salt Lake City UT 84104
801-974-1529

Agent / Contact

Great Basin Engineering
Robert Schmidt
2010 N. Redwood Rd
Salt Lake City UT 84116

roberts@gbesouth.com

Application Fees

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

City Of Albuquerque
Treasury Division

1/20/2009 10:05AM LOC: ANNX
WSH 007 TRANSM 0018
RECEIPT# 00109514-00109514
PERMITH 2009070019 TRSLJS
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

GREAT BASIN ENGINEERING - South

2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551



CONSULTING ENGINEERS
AND LAND SURVEYORS

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

January 16, 2009

RE: Project #1007551 / 09DRB-70019, Smith's Fuel Center

Attn: Angela Gomez

Dear Ms. Gomez,

Attached are 5 copies of the revised plans for Project #1007551, for distribution to the Board Members, per the DRB comments received on January 28, 2009 which has been deferred to the February 18, 2009 meeting.

Comments have been addressed as requested and Curb, Gutter and Sidewalk have been added to the Central Avenue frontage and an Infrastructure list has been prepared for these improvements. Drainage notes have been added to address Public storm water draining on to the site as requested by hydrology.

Please let me know if you need any additional information.

Sincerely,

Kirk Randall
Project Manager



Supplemental form

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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): GREAT BASIN ENGINEERING - SOUTH w/ BRET WARLEN PHONE: 801-521-8529
 ADDRESS: 2010 No. REDWOOD RD. FAX: 801-521-9551
 CITY: SALT LAKE CITY STATE UT ZIP 84116 E-MAIL: BGWB@GBESOUTH.COM

APPLICANT: SMITH'S FOOD & DRUG CENTERS, INC w/ ROGER GOUGH PHONE: 801-974-1529
 ADDRESS: 1550 So. REDWOOD RD FAX: 801-974-1628
 CITY: SALT LAKE CITY STATE UT ZIP 84104 E-MAIL: ROGER.GOUGH@SFDC.COM
 Proprietary interest in site: OWNER List all owners: (SAME)

DESCRIPTION OF REQUEST: FUEL CENTER

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. B-1-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: HUBBELL PLAZA
 Existing Zoning: C-2 (SC) Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): K10 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc):
2-86-24-1, 08 EPC 4011, Proj # 1007551

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): 2.26
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE
 Between: COORS BLVD NW and AIRPORT ROAD NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 4-15-08

SIGNATURE: [Signature] DATE 1-19-09
 (Print) BRET WARLEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>09DRB - 70019</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>January 28, 2009</u></p>	<p>Action</p> <p><u>SBP</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p>\$ <u>20.00</u></p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p>
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[Signature] Planner signature / date Project # 1007551

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.

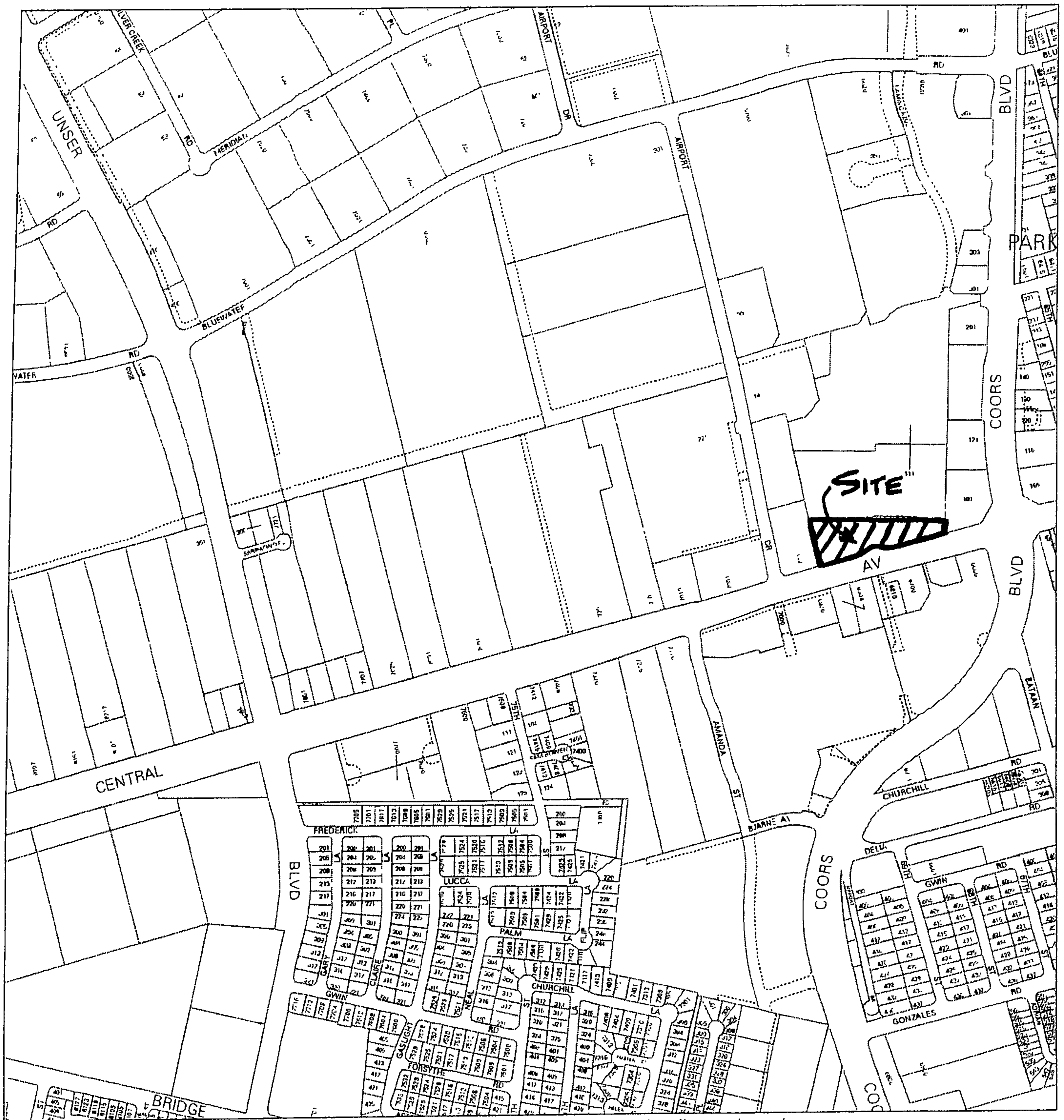
KIRK RANDALL
 Applicant name (print)
[Signature] 1-20-09
 Applicant signature / date



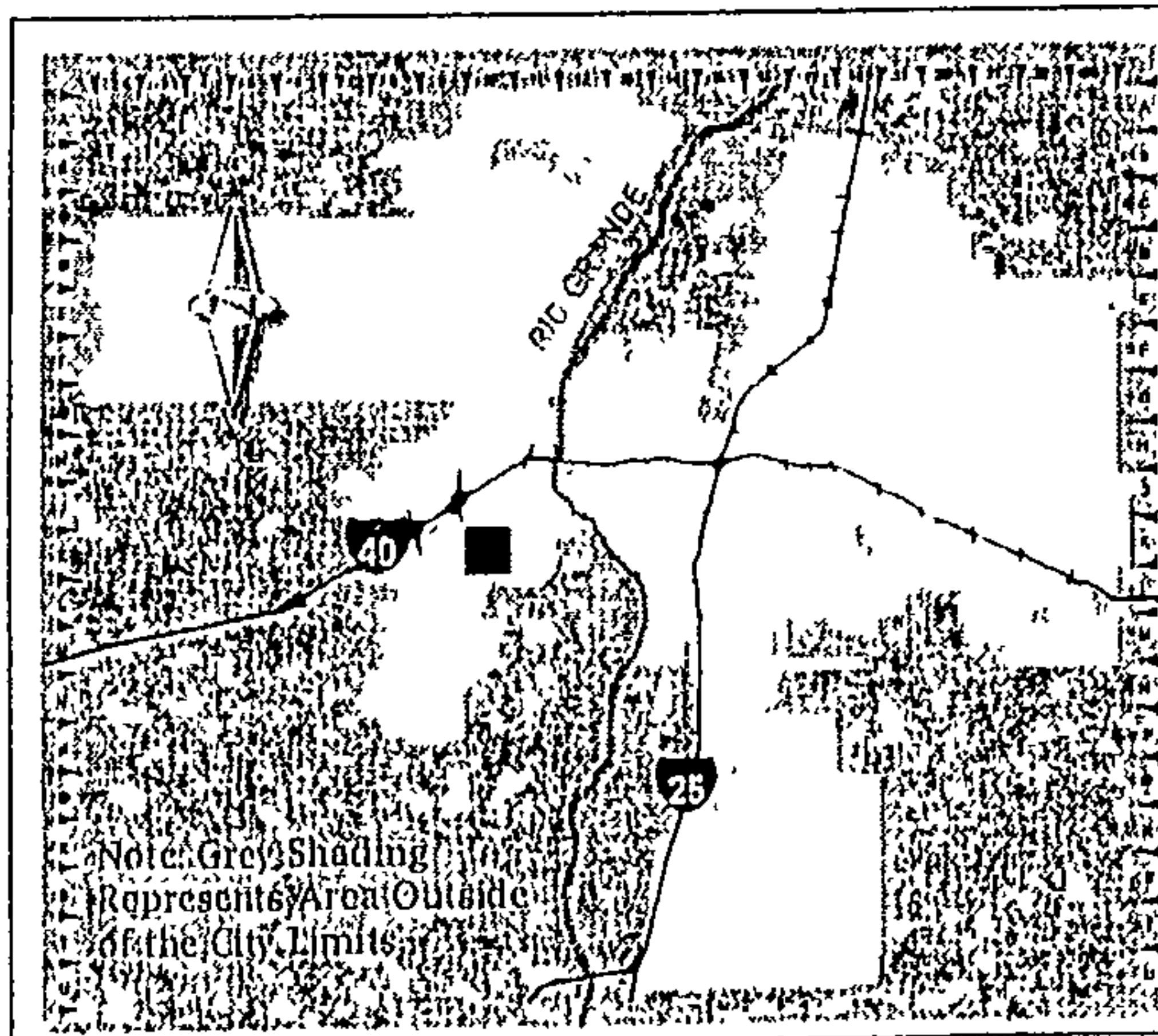
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #'s assigned
 - Related #'s listed
- Application case numbers
 09DRB - 70019

[Signature] 1-20-09
 Planner signature / date
 Project # 1007551



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

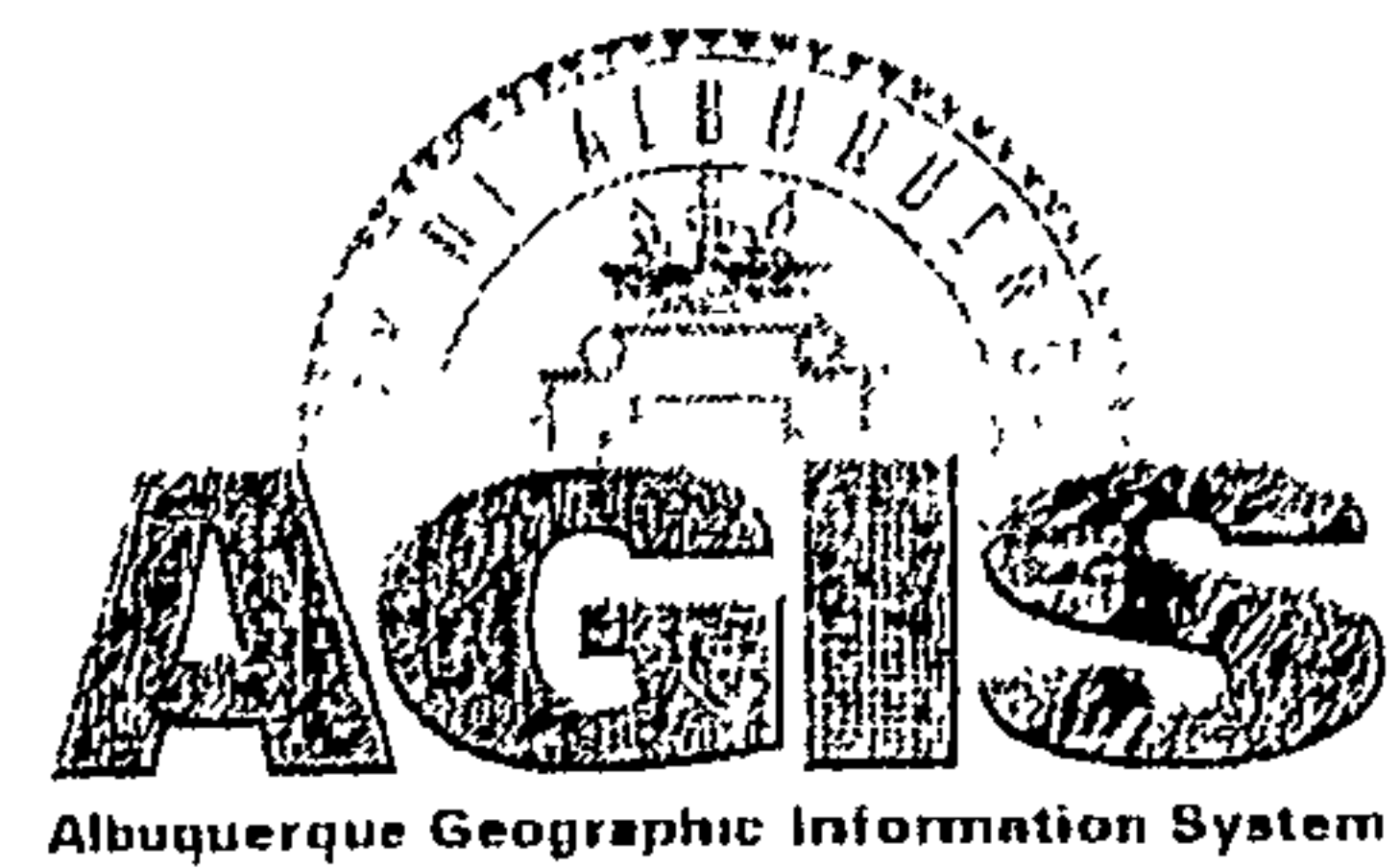


Address Map Page:

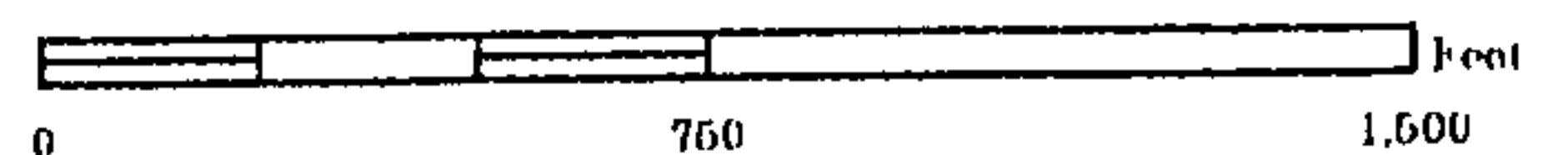
K-10-Z

Map amended through: 4/7/2008

These addresses are for information purposes only and are not intended for address verification.



Albuquerque Geographic Information System



GREAT BASIN ENGINEERING - South

2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551



CONSULTING ENGINEERS
AND LAND SURVEYORS

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

January 16, 2009

RE: Project #1007551 / 08EPC 40111, Smith's Fuel Center

Modification letter as required in the Conditions of Approval for the above referenced Project. Plans have been modified to meet EPC conditions as follows:

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 EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to the site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.*

Letter as requested is below.

2. *Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.*

Meeting with Randall Faulkner on Jan. 20, 2009 to review submittal.

3. *The applicant shall show the ROW along Central Avenue on site plan for building permit 1a and 1b.*

ROW is shown and dimensioned as requested.

4. *The applicant shall delete the non-existent "Bus Stop" on site plan for building permit 1a.*

A note has been added to remove the concrete pad and asphalt at the old Bus Stop location on the Site Plan for Building Permit 1a. This area will also be re-landscaped.

5. *The applicant shall show the entire property on site plan for building permit 1b, the landscape plan, the grading plan and the utility plan.*

The scale of these plans has been reduced to 1"=30' to show the entire boundary of Tract B-1-B.

6. *Site development plan Z-86-24-1 shall be improved to make the plan notes and conditions easier to read.*

The site development plan Z-86-24-1 has been improved as requested.

7. *There shall be no sales of alcohol from the kiosk on the site.*

A note has been added to the Site Development Plan under “Conditions” that there shall be no sale of alcohol from the kiosk on the site.

8. *The applicant shall fix all the light poles that are not working on the site.*

A note has been added to the Site Development Plan under “Conditions” that any inoperable on site Light poles to be repaired or replaced.

9. *The applicant shall place stop signs and speed bumps where necessary at the intersection of where the driveway West of the Fuel Station, the South side of the grocery store parking lot and the Southwest corner of the grocery store all come together.*

A stop sign and speed bump have been noted on the Site Development Plan for the South Bound traffic behind the Smith’s store at this intersection as originally requested by the neighborhood associations.

10. *Pedestrian Circulation:*

- a. *The existing sidewalk that runs North-South and connects with the proposed sidewalk along the Northern end of the Eastern detention pond shall be ADA compatible to ensure disabled access to the bus stop.*

The new North-South portion of the sidewalk will run on Smith’s property and connect into the existing sidewalk above the bend in the existing walk. The new walk has been designated on the Site Development Plan as an Accessible route and will be designed as such.

- b. *Both the crosswalks and sidewalks shall be a minimum of 6 feet in width.*

Crosswalks and sidewalks have been noted to be 6 feet wide.

- c. *All pedestrian crosswalks shall have colored textured paving.*

Crosswalks have been labeled as being colored textured paving.

- d. *Site Plan 1b shall delete site construction note 27 (a concrete sidewalk) as note 15 already identifies it as a crosswalk.*

Note 15 has been modified to indicate the 6 foot colored textured crosswalk and note 27 as the 6 foot sidewalk and adjusted to properly identify each.

11. *Landscaping:*

- a. *The number of existing and proposed trees on the landscape plan and the plant list shall be consistent.*

The number of existing and proposed trees has been corrected to be consistent.

- b. *Appropriate shade trees from the City Forester's list shall be provided along the proposed sidewalks.*

Appropriate shade trees have been added along the proposed sidewalks.

- c. *The landscape plan shall provide the following statement: "All landscaping shall be in compliance with the Water Conservation Landscaping and Waste Water Ordinance."*

The statement: "All new landscaping shall be in compliance ..." has been added to the landscape plan.

- d. *The landscape plan shall show compliance with the street tree ordinance by showing 20 street trees along Central Avenue. The number of street trees required and the number of street trees provided along Central Avenue shall be shown on the landscape plan. There shall be a statement that the development has provided the minimum requirement of street trees for major streets.*

20 street trees have been shown along the frontage of Tract B-1-B including 3 future trees on the West side of the driveway. The number of street trees required and provided has been noted on the landscape plan and the statement that the development has provided the minimum requirement has been added to the landscape plan as well.

- e. *The plant list on the landscape plan shall show both the installed size and the mature size of trees.*

The installed size and mature size of trees has been added to the plant list.

- f. *Xeriscape sheet 2 of the hatched area to include shrubs and other xeriscaping, no sod, as long as it does not negatively affect drainage.*

The hatched area has been expanded to include the expansion of the existing detention pond and all disturbed areas have been shown to be xeriscaped with gravel and shrubs.

12. *Grading and Drainage:*

- a. *The applicant shall provide a more extensive grading and drainage narrative.*

A narrative and revised pond sizing and numbers have been added to the grading plan.

- b. *The applicant shall fix the drainage problem just North of the Eastern detention pool.*

The raised cobble and grass will be lowered and replaced with gravel to provide a drainage channel to the existing outlet which will resolve the drainage problem and ponding just North of the Eastern detention Pond.

- 13. *The description of architecture on the elevations sheet shall show the type of materials used, as well as the color of the canopy. The color of the canopy shall be consistent with other colors on the site.*

The type of materials used for the canopy and kiosk have been shown and colors revised to be consistent with the colors of the existing Smith's store which are shades of Brown and Tan.

- 14. *Signage:*

- a. *The free-standing sign, based upon revised condition #9 for Pad H on Site development plan Z-86-24-1, shall be no greater than 75 square feet.*

The free-standing sign has been modified by removing one of the elements (mid-grade fuel) from the sign which reduces the square footage to 67.5 square feet.

- b. *Canopy mounted signage along the East and West facades of the fueling station shall be deleted. Kiosk signage shall be removed. Signage on the North façade shall not exceed 15% of the canopy façade.*

Canopy mounted signage as noted has been deleted. The front Kiosk signage has been removed and signage on the North façade has been reduced by removing one of the elements (mid grade fuel) which reduces the signage area to 12.7%.

- 15. *RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT AND NMDOT:*

- a. *All the requirements of previous actions taken by the EPC and/or DRB must be completed and /or provided for (see approved Site Development Plan notes).*

As far we know, all previous actions are completed or provided for.

- b. *The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to city standards. Those standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).*

No improvements or additional right-of-way have been identified as being required.

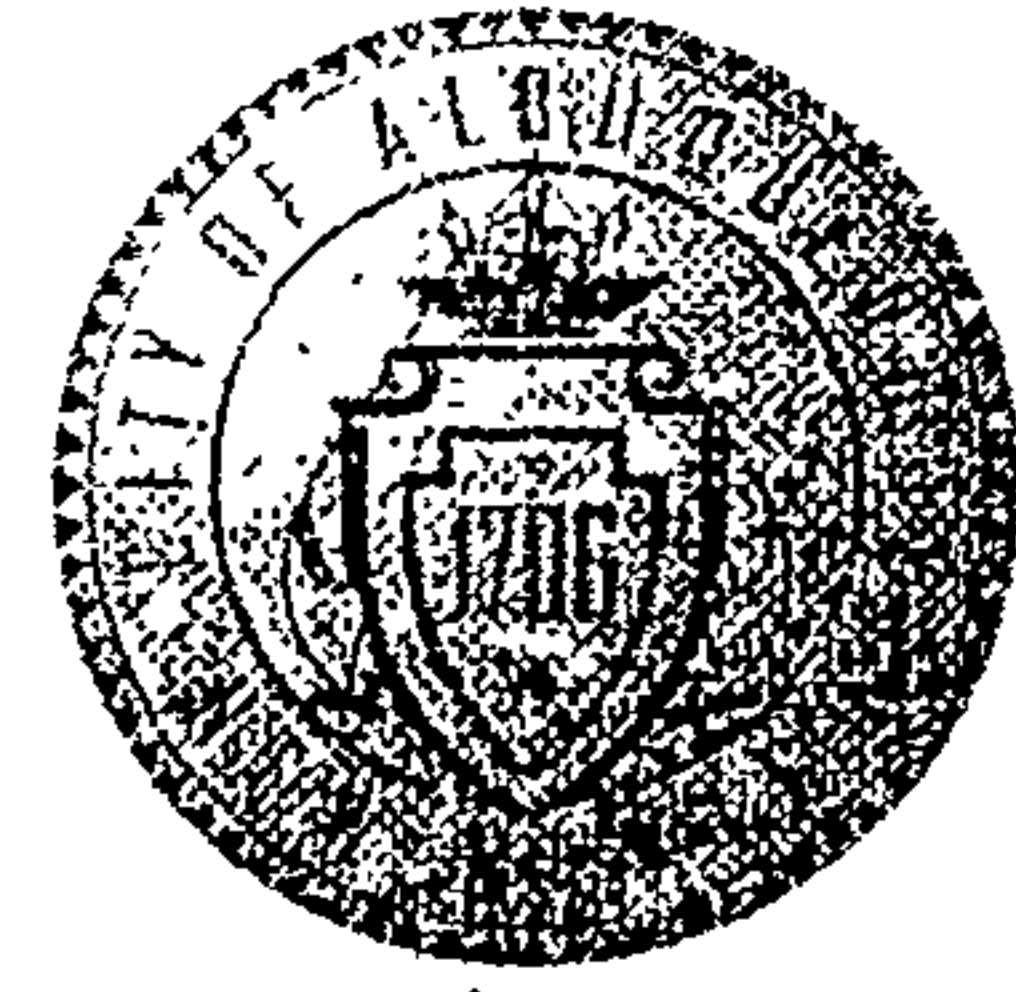
- c. *Locate pedestrian crossing outside of fueling station area (i.e. behind curb and gutter adjacent to asphalt paving).*

The pedestrian crossing has been located behind the curb where possible.

- d. *Site plan shall comply and be designed per DPM Standards and as previously approved by the traffic engineer.*

A note has been added that the site plan shall comply and be designed per the DPM Standards and is designed per traffic engineer approval.

CITY OF ALBUQUERQUE



December 2, 2008

Bret G. Wahlen, P.E.
Great Basin Engineering-South
2010 North Redwood Rd
Salt Lake City, UT 84116

**Re: Smith's Fuel Center, Central and Coors, Preliminary Grading Plan
Engineer's Stamp dated 10-21-08 (K10/D018)**

Dear Mr. Wahlen,

Based upon the information provided in your submittal received 11-12-08, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB. The pond can be enlarged with the Building Permit submittal if analysis shows that it is required.

However, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Applying land treatments of 90%-D and 10%-B, I calculated a required volume of about 40,250 cu. ft. This required volume is greater than the volume provided. The wall shown on the provided Grading Plan near the Walgreens was not built. Provide the water-surface elevation of Pond C using 40,250 cu ft of runoff (or calculations supporting a different runoff). I could not locate the Grading Plan for the Walgreens.
- Increase the extents of the plan so the grades near Walgreens, the Walgreens Finished Floor and the extents of Pond C can be shown.
- Specify the rip-rap/hard-lining proposed at the rundown to the pond and build notes for the rundown.
- As discussed, provide the utility plan that shows the 12" SD into the pond.
- Dcbris should be removed from the pond outlet pipe.

If you have any questions, you can contact me at 924-3695.

Sincerely,

A handwritten signature in cursive script that reads "Curtis A. Cherne".

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov