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

6.	**Project# 1008916** 11DRB-70274 EPC APPROVED SDP FOR BUILD PERMIT	MULLEN HELLER ARCHITECTURE agent(s) for FIRST UNITARIAN CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8-D1 &8-B, Block(s) B, **INDIAN ACRES SUBD** zoned SU-1 FOR C-1/O-1 & SU-1 FOR O-1, located on CARLISLE BLVD NE BETWEEN COMANCHE BLVD NE AND AZTEC RD NE containing approximately 3.5686 acre(s). (G-16)*[Deferred from 10/12/11]* **DEFERRED TO 11/2/11 AT THE AGENT'S REQUEST.**
7.	**Project# 1007867** 11DRB-70294 AMENDED SDP FOR BP	BOHANNAN HUSTON INC agent(s) for GOLDEN CORRAL CORP. request(s) the above action(s) for all or a portion of Lot(s) A, **SANDIA ADDITION** zoned C-3, located on SAN MATEO BLVD BETWEEN MCLEOD AND LINCOLN containing approximately 2.51 acre(s). (F-17) **AT THE OCTOBER 26, 2011 DEVELOPMENT REVIEW BOARD MEETING, THE AMENDMENT TO THE SITE DEVELOPMENT PLAN WAS APPROVED AS REVISED ON OCTOBER 17TH BY CITY HYDROLOGY TO DELETE THE SIDEWALK CULVERT.**
8.	**Project# 1008528** 11DRB-70293 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL 11DRB-70295 EPC APPROVED SDP FOR BUILD PERMIT 11DRB-70296 EPC APPROVED SDP FOR SUBDIVISION	TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III LLC request(s) the above action(s) for all or a portion of Lot(s) 1B-1, **PARADISE NORTH** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on GOLF COURSE BETWEEN MCMAHON AND IRVING containing approximately 13.5512 acre(s). (A-12) **DEFERRED TO 11/2/11 AT THE AGENT'S REQUEST.**

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

9.	**Project# 1002718** 11DRB-70238 SIDEWALK WAIVER	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW ACRES #2, **RIVERVIEW ACRES, UNIT 2** zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12) **AT THE OCTOBER 26, 2011 DEVELOPMENT REVIEW BOARD MEETING, A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED FOR ALL INTERIOR SIDEWALKS IN RIVERVIEW ACRES UNITS 1 & 2.**

DEVELOPMENT REVIEW BOARD
AGENDA

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

October 26, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Curtis Cherne, P.E., Hydrology

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Carol Dumont, Parks/Municipal Development

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

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

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

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

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

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

1. **Project# 1000762**
   11DRB-70273 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

   BOHANNAN HUSTON INC agent(s) for FIRST BAPTIST CHURCH OF ALBUQUERQUE request(s) the referenced/ above action(s) for all or a portion of **TRACT I, FOUNTAIN HILLS PLAZA SUBDIVISION,** zoned SU-1 FOR IP USES W/ EXCEPTIONS, and located on the north side of PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 13.8994 acre(s). (C-12)

2. **Project# 1004228**
11DRB-70275 VACATION OF PUBLIC WATERLINE EASEMENT

JACKS HIGH COUNTRY INC agent(s) for HEADSTART ENTERPRISES request(s) the referrenced/ above action(s) for all or a portion of Tract(s) A, **GUTHRIE COMMERCE PARK** zoned M-1, located on the south side of MONTANO RD NE between EDITH BLVD NE and RENAISSANCE BLVD NE containing approximately 4.3675 acre(s). (F-15)

3. **Project# 1001725**
11DRB-70263 VACATION OF PUBLIC EASEMENTS
11DRB-70264 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE request(s) the referenced/ above action(s) for Lots 1-4 Block 2 and 2-4 Block 25, **SUNSHINE TERRACE ADDITION**, Tracts A & B, **EVER READY OIL CO. SUBDIVISION,** Tracts 4 & 5, **GIBSON TRACTS,** and Tract A, **40/ 25 ASSOCIATES SUBDIVISION** zoned R-1, R-3, C-1, and SU-1 FOR C-2, located on the north side of GIBSON BLVD SE between UNIVERSITY BLVD SE and I-25 containing approximately 46.45 acre(s). (L-15) *[Deferred from 10/12/11]*

4. **Project# 1004540**
11DRB-70256 VACATION OF PUBLIC EASEMENT
11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70258 BULK LAND VARIANCE
11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION &** Tract D, **VISTA VIEJA SUBDIVISION UNIT 2,** zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10) *[Deferred from 10/12/11]*

5. **Project# 1008766**
11DRB-70198– SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
11DRB-70212 - SITE DEVELOPMENT PLAN FOR SUBDIVISION

MODULUS ARCHITECTS INC agent(s) for JOHN SEDBERRY request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4, **DEL NORTE PLAZA,** zoned IP/ SU-2/ NC, located on the north side of PASEO DEL NORTE NE bewteen SAN PEDRO BLVD NE and LOUISIANA BLVD NE, containing approximately 1.4445 acre(s). (C-18) *[Deferred from 8-24-11, 9/14/11,10/5/11]*

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

6. **Project# 1008916**
11DRB-70274 EPC APPROVED SDP FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for FIRST UNITARIAN CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8-D1 &8-B, Block(s) B, **INDIAN ACRES SUBD** zoned SU-1 FOR C-1/O-1 & SU-1 FOR O-1, located on CARLISLE BLVD NE BETWEEN COMANCHE BLVD NE AND AZTEC RD NE containing approximately 3.5686 acre(s). (G-16)*[Deferred from 10/12/11]*

10/21/11

Angela,

Carol has NO COMMENTS
re: Project # 1007867

Carmen Marrone

7. **Project# 1007867**
11DRB-70294 AMENDED SDP FOR BP

C. Tofalletti

BOHANNAN HUSTON INC agent(s) for GOLDEN CORRAL CORP. request(s) the above action(s) for all or a portion of Lot(s) A, **SANDIA ADDITION** zoned C-3, located on SAN MATEO BLVD BETWEEN MCLEOD AND LINCOLN containing approximately 2.51 acre(s). (F-17)

8. **Project# 1008528**
11DRB-70293 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70295 EPC APPROVED SDP FOR BUILD PERMIT
11DRB-70296 EPC APPROVED SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III LLC request(s) the above action(s) for all or a portion of Lot(s) 1B-1, **PARADISE NORTH** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on GOLF COURSE BETWEEN MCMAHON AND IRVING containing approximately 13.5512 acre(s). (A-12)

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

9. **Project# 1002718**
11DRB-70238 SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW ACRES #2, **RIVERVIEW ACRES, UNIT 2** zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12)

10. **Project# 1005247**
11DRB-70297 VACATION OF PRIVATE EASEMENT
11DRB-70298 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE LLC agent(s) for BEN D COHEN TRUSTEE COHEN LIVING TRUST request(s) the above action(s) for all or a portion of Lot(s) 30-A & 30-B, Block(s) 10, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2 M-1, located on OAKLAND BETWEEN SAN MATEO AND I-25 containing approximately .9995 acre(s). (C-18)

11. **Project# 1005357**
11DRB-70287 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK, INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 AND X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned SU-3, located on ST JOSEPH'S BETWEEN COORS AND ATRISCO containing approximately 47.72 acre(s). (G-11)

12. **Project# 1008281**
11DRB-70291 EXT OF MAJOR PRELIMINARY PLAT

TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 6-A & , 23-A, Block(s) 10, **FAIR-GROUND ADDITION SECTION 24, T. 10N., R. 3 E., N.M.P.M.** zoned C-3, located on ACOMA BETWEEN CALIFORNIA AND ARIZONA containing approximately .835 acre(s). (K-18)

13.	**Project# 1003094** 11DRB-70285 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	ISAACSON AND ARFMAN PA agent(s) for ALVARADO - SG, LLC request(s) the above action(s) for all or a portion of **SILVER TOWN HOMES** zoned SU-3 HOUSING FOCUS, located on SILVER AVE SW BETWEEN 2ND ST AND 3RD ST SW containing approximately 1.51 acre(s). (K-14) *[Deferred from 10/19/11]*

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

14.	**Project# 1002588** 11DRB-70289 SKETCH PLAT REVIEW AND COMMENT	STEVE HALE (HALE & SUN CONSTRUCTION INC.) agent(s) for JAMES IDEN & EVANGELINE SAMORA request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 4, 5, & 6, **MANCHESTER PLACE ADDITION** zoned RA-2, located on MANCHESTER BETWEEN CANDELARIA AND HEADINGLY containing approximately 1.52 acre(s). (G-13)
15.	**Project# 1002632** 11DRB-70292 SKETCH PLAT REVIEW AND COMMENT	TIERRA WEST LLC agent(s) for FLASH RESOURCES request(s) the above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BULK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on UNSER BETWEEN PARADISE AND PASEO DEL NORTE containing approximately 73.1683 acre(s). (B-10 & 11)
16.	**Project# 1003125** 11DRB-70288 SKETCH PLAT REVIEW AND COMMENT	SANTIAGO ROMERO JR & ASSOC. INC. agent(s) for CITY OF ALBUQUERQUE AVIATION DEPT. request(s) the above action(s) for all or a portion of Tract(s) D-1-A-1 & D-1-A-2, **AEROSPACE TECHNOLOGY PARK @ DE II AIRPORT** zoned SU-1 AIRPORT & REL. FAC., located on N OF SHOOTING RANGE RD AND ATRISCO VISTA RD containing approximately 150 acre(s). (F-6)
17.	**Project# 1009027** 11DRB-70290 SKETCH PLAT REVIEW AND COMMENT	DOUG SMITH agent(s) for DIANA TORRES request(s) the above action(s) for all or a portion of Lot(s) 6, 7, & 8, Block(s) 5, **PARKLAND HILLS** zoned R-1, located on CARLISLE BETWEEN BURTON AND PERSHING containing approximately .4649 acre(s). (L-16)
18.	Other Matters:	
	Adjourned:	

PROJECT #

10078607

March 11. 2015

VPRE

HEARING DATE: 10-26-11 (P&F, SBP, SPS)

Complete 7-15-10
VS #4

DRB CASE ACTION LOG (Site Plan - BP)

REVISED 10/08/07

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

DRB Application No.: 10DRB-701R Project # 1007867
Project Name:
Agent: Bohannan Huston Phone No.:

Your request was approved on 4-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☐ UTILITIES:

OK ☑ CITY ENGINEER / AMAFCA: JRA

☐ PARKS / CIP:

OK ☑ PLANNING (Last to sign): case planner

☐ **Planning must record this plat. Please submit the following items:**
- -The original plat and a mylar copy for the County Clerk.
- -Tax certificate from the County Treasurer.
- -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- -Tax printout from the County Assessor.
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Created On:

#4

DRB CASE ACTION LOG (Site Plan - BP)

REVISED 10/08/07

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

DRB Application No.: 10DRB-701R Project # 1007867

Project Name:

Agent: Bohannan Huston Phone No.:

Your request was approved on 4-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☐ UTILITIES:

☑ CITY ENGINEER / AMAFCA: SJA

☐ PARKS / CIP:

☑ PLANNING (Last to sign): case planner

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

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

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

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

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

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

Created On:

Complete 7-15-10
VS

DRB CASE ACTION LOG (Prel/Final) #4

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.: 10DRB-70068 Project # 1007867
Project Name:
Agent: Bohannan Huston Phone No.:

Your request was approved on 4-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): dxf OK - site plan for subdivision

Signed RP 6-07-10

- ☐ **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.**
  - OK ☑ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Created On:

DRB CASE ACTION LOG (Prel/Final) #4

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.: 10DRB-70068 Project # 1007867

Project Name:

Agent: Bohannan Huston Phone No.:

Your request was approved on 4-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): dxf
- ☐ **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.** OK
  - ☐ **Copy of recorded plat for Planning.**

Created On:

7867

DXF Electronic Approval Form

DRB Project Case #: 1007867

Subdivision Name: SANDIA ADDN TRACTS A B & C

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 4/14/2010 Hard Copy Received: 4/14/2010

Coordinate System: NMSP Grid (NAD 83)

Approved 04·14·2010 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **7867** to agiscov on **4/14/2010** Contact person notified on **4/14/2010**

COMPLETED 06/08/10 Sit #4

DRB CASE ACTION LOG (site plan - Subd)

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.: 10DRB-70113 Project # 1007867

Project Name:

Agent: Bohannan Huston Phone No.:

Your request was approved on 4-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ ***Planning must record this plat. Please submit the following items:***
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  - -Tax printout from the County Assessor.
  - ☑ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Created On:

#4

DRB CASE ACTION LOG (site plan - Subd)

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.: 10DRB-70113 Project # 1007867

Project Name:

Agent: Bohannan Huston Phone No.:

Your request was approved on 4-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Created On:

3. **Project# 1007649**
10DRB-70106 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
10DRB-70107 EPC APPROVED SDP FOR SUBDIVISION
10DRB-70108 EPC APPROVED SDP FOR BUILD PERMIT

INTERGRATED DESIGN & ARCHITECTURE agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 9, **FRANCISCAN ACRES,** zoned SU-2. M-1, & NRC, located on INDIAN SCHOOL RD NE BETWEEN BROADWAY NE AND EDITH BLVD NE containing approximately 3 acre(s). (H-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS INDEFINITELY DEFERRED. THE PRILIMINARY/FINAL PLAT WAS INDEFINITELY DEFERRED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF THE APPROVED PLAT MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

4. **Project# 1007867**
10DRB-70112 EPC APPROVED SDP FOR BUILD PERMIT
10DRB-70113 EPC APPROVED SDP FOR SUBDIVISION
10DRB-70068 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON, INC agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LAND, zoned C-3, located on SAN MATEO BLVD NE BETWEEN MCCLEOD RD NE AND LINCOLN RD NE containing approximately 6.2 acre(s). (F-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/14/10, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND TO PLANNING FOR CASE PLANNER INITIALS. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO THE PLANNING DEPARTMENT. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

5. **Project# 1007958**
10DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
10DRB-70097 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION** zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19) *[Deferred from 3/31/10, 4/7/10]***DEFERRED TO 4/21/1 AT THE AGENT'S REQUEST.**

7. **Project# 1001681**
10DRB-70067 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
10DRB-70075 EPC APPROVED SDP FOR BUILDING PERMIT

JONATHAN SIEGEL agent(s) for DISMAS HOUSE OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 2A & 2, Block(s) 18, **MONK ADDITION,** zoned SU-1 FOR COMMUNITY RESIDENTIAL CORRECTION PROGRAM, located on CANDELARIA RD NW BETWEEN 5TH ST NW AND OTRA VEZ CT NW containing approximately 1.0812 acre(s). [REF: 09EPC40031/40032] (G-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING PENDING PLAT APPROVAL. THE PRELIMINARY/FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

8. **Project# 1003684**
10DRB-70071 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1 & 2,** zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BLVD NW containing approximately 40.349 acre(s). (A-10) **A TWO YEAR EXTENSION FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1002885**
10DRB-70066 EXT OF SIA FOR TEMP DEFR SDWK CONST

PETE DASKALOS & PEGGY DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO,** zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **DEFERRED TO 3/17/10 AT THE AGENT'S REQUEST.**

10. **Project# 1005280**
10DRB-70073 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for ARMSTRONG CENTRAL UNSER BLVD LLC request(s) the above action(s) for all or a portion of Lot(s) 16A-1, Tract(s) E-1-A-1, **CRESTVIEW SUBDIVISION** zoned SU-1, located on MCMAHON NW BETWEEN UNSER NW AND FINELAND NW containing approximately 9.87 acre(s). (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/10, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1007867**
10DRB-70068 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SDMK PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of zoned C-3, located on SAN MATEO BLVD BETWEEN MCCLEOD AND LINCOLN containing approximately 6.1961 acre(s). (F-17)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 10, 2010
DRB Comments

ITEM # 11

PROJECT # 1007867 **APPLICATION # 10-70068**

RE: Tracts A, B & C, Sandia Addition

The site plan approved by EPC needs to be submitted to DRB for final sign-off concurrent with this proposed plat; per § 14-14-2-2 of the Subdivision Ordinance, platting must conform to the site plan.

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

HEARING DATE 3-10-10 (P&F)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ____ Major subdivision action
- _X_ Minor subdivision action
- _X_ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- _X_ 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
V		____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P		____ 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): Bohannan Huston, Inc. PHONE: 505-823-1000
ADDRESS: 7500 Jefferson St. FAX: 505-798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pwymer@bhinc.com
APPLICANT: Davita Healthcare Partners, Inc. PHONE:
ADDRESS: 2000 16th Street FAX:
CITY: Denver STATE CO. ZIP 80202 E-MAIL:
Proprietary interest in site: Purchaser **List all owners:** Sandia Foundation

DESCRIPTION OF REQUEST: Amended Site Development Plan for Subdivision, Minor Subdivision (Replat), Private Easement Vacation

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

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

Lot or Tract No. Tracts B and C Block: Unit:
Subdiv/Addn/TBKA: Sandia Addition
Existing Zoning: C-3 Proposed zoning: No Change MRGCD Map No
Zone Atlas page(s): F-17 UPC Code: 101706151033110243

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1007867, 09EPC-40042, 09EPC-40043

CASE INFORMATION:
Within city limits? _X_ Yes Within 1000FT of a landfill? ___No
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total site area (acres): 3.6897
LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo Blvd.
Between: McCleod and Lincoln
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 2/24/2015
(Print Name) Paul M. WYmer 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	Action	S.F.	Fees
15DRB - 70082	PRE		$ 45.00
- 70083	PSF		$ 285.00
-	CMF		$ 20.00
-			$
-			$
			Total $

Hearing date March 11, 2015

2-25-15
Staff signature & Date

Project # 1007867

5/15/15

① PDF Copy of the approved Plans

② Need 3 Copies

They will be delivered This afternoon or Monday.

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

☒ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- ✓ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ✓ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ✓ Letter of authorization from the grantors and the beneficiaries (private easement only) (SAME AS OWNER'S AUTHORIZATION)
- __ 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.

PAUL H. WYMER
Applicant name (print)

2/24/14
Applicant signature / date

Form revised 4/07

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

Application case number(s)
15DRB - 70082
- -
- -

2-25-15
Planner signature / date

Project # 1007867

...ervision jurisdiction of Albuquerque, New Mexico. Said
this plat.

OFFICIAL SEAL
Gail E. Miller
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/22/2017

day of February 2015, by

...lic

(Central Zone) NAD 1983
of Albuquerque Control
5'08"E.
hown on this plat and the same as shown on
ffice of the County Clerk of Bernalillo County,
80 as Document No.2010068217.

que Code of Ordinances,
ne be subject to a
ibiting solar collectors
cts within the area of
condition to approval of this

ate parking, vehicular access, and
cts A, B and C as the same
C, Sandia Addition
nty, New Mexico on

COMCAST CABLE _____ DATE

PNM ELECTRIC SERVICES _____ DATE

NEW MEXICO GAS COMPANY _____ DATE

CITY APPROVALS:

Soren N. Rainhoover P.S. 2/25/15
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY _____ DATE

PARKS & RECREATION DEPARTMENT _____ DATE

A.M.A.F.C.A. _____ DATE

CITY ENGINEER _____ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

REAL PROPERTY DIVISION _____ DATE

TAX CERTIFICATION

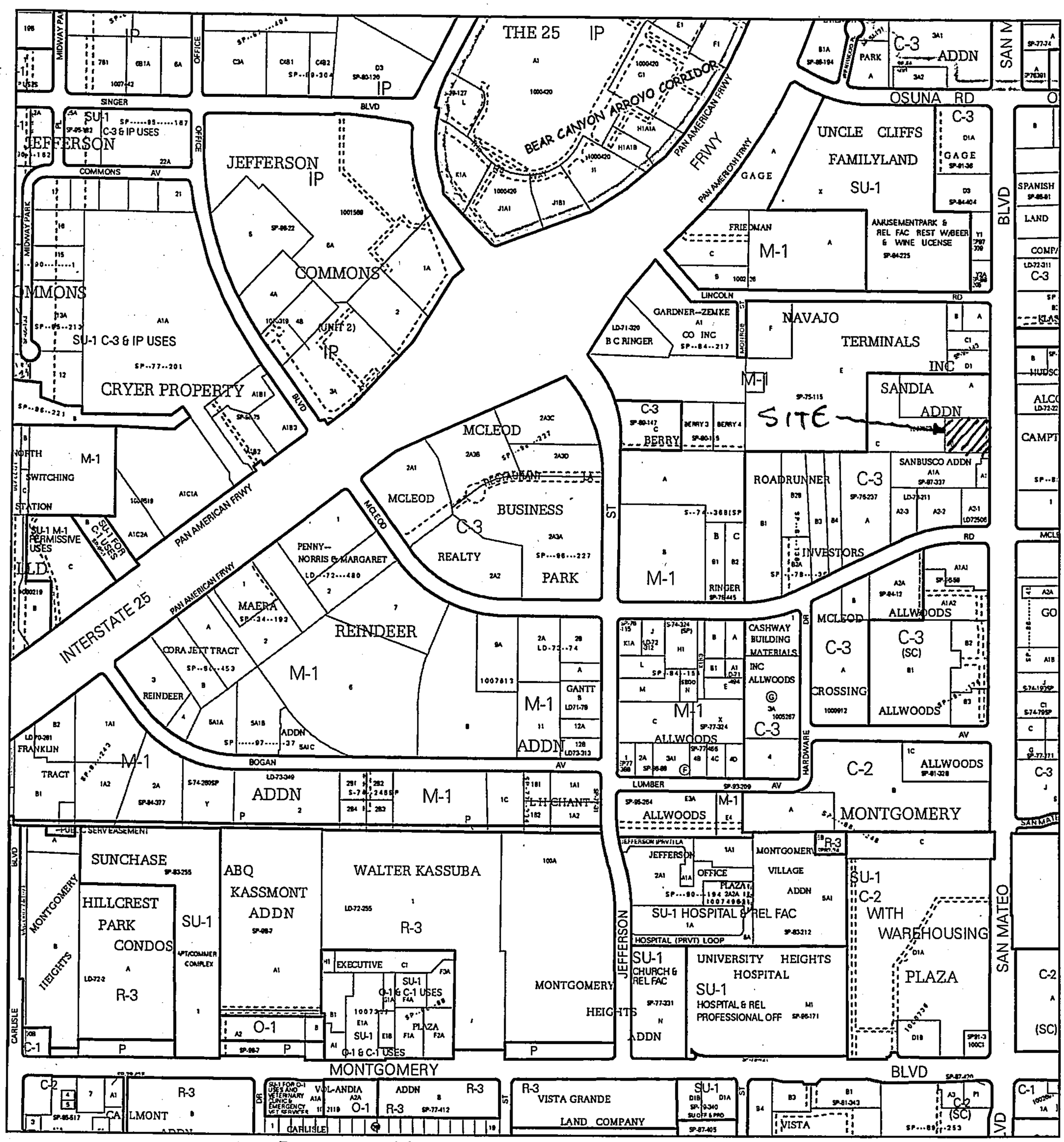
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

_____

PROPERTY OWNER OF RECORD: _____

_____

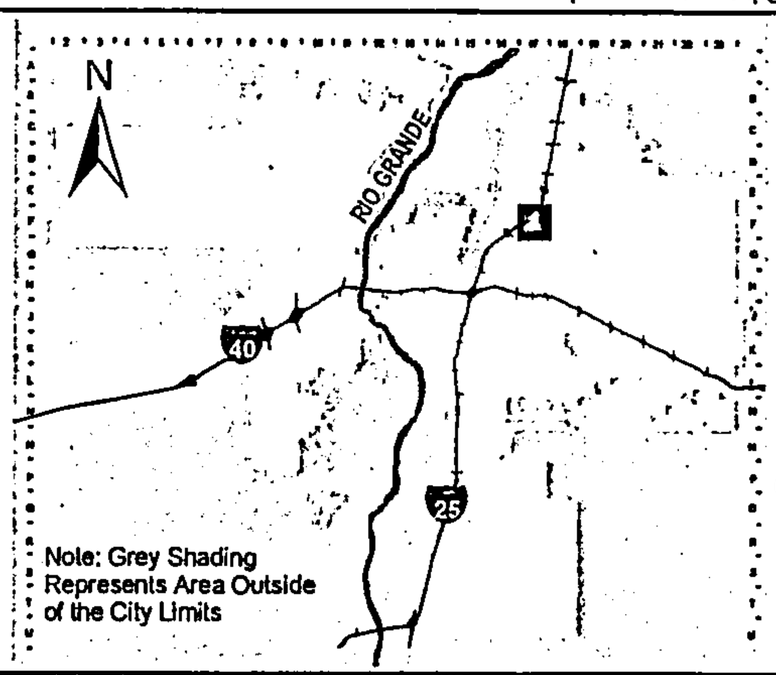
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



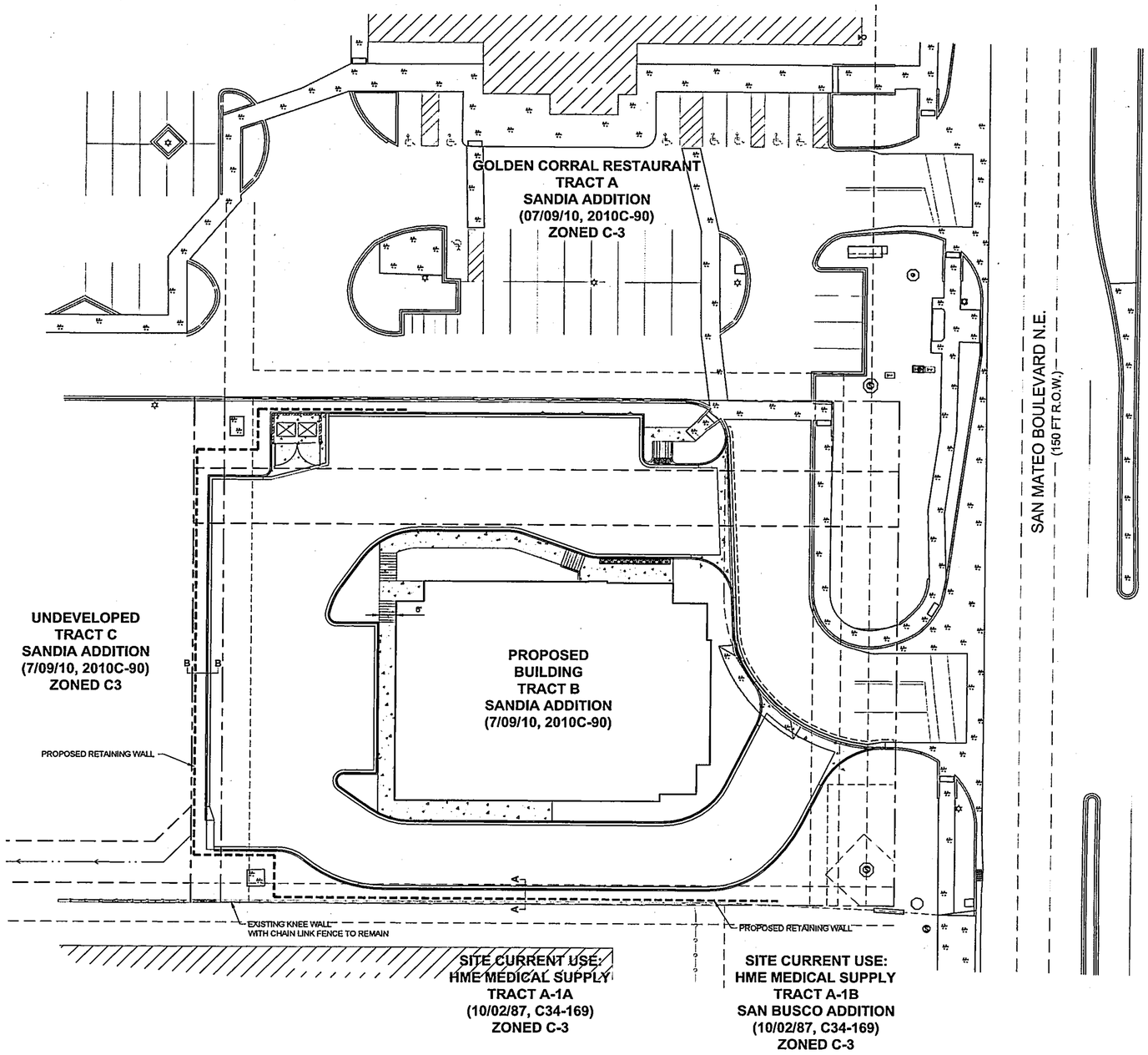
Zone Atlas Page:

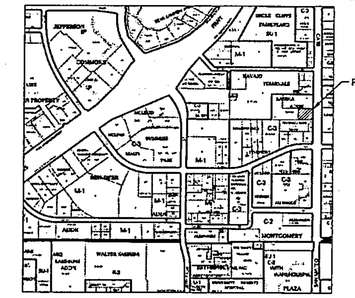
F-17-Z

Selected Symbols

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

0 750 1,500 Feet





VICINITY MAP
NO SCALE

N
NO SCALE

No.	REVISION	BY	DATE

EES
ENTITLEMENT SOLUTIONS, Inc.
518 17th Street
Suite 1705
Denver, CO 80202
www.ess-usa.com
(303) 572-7997
FIRM NO. F-14751

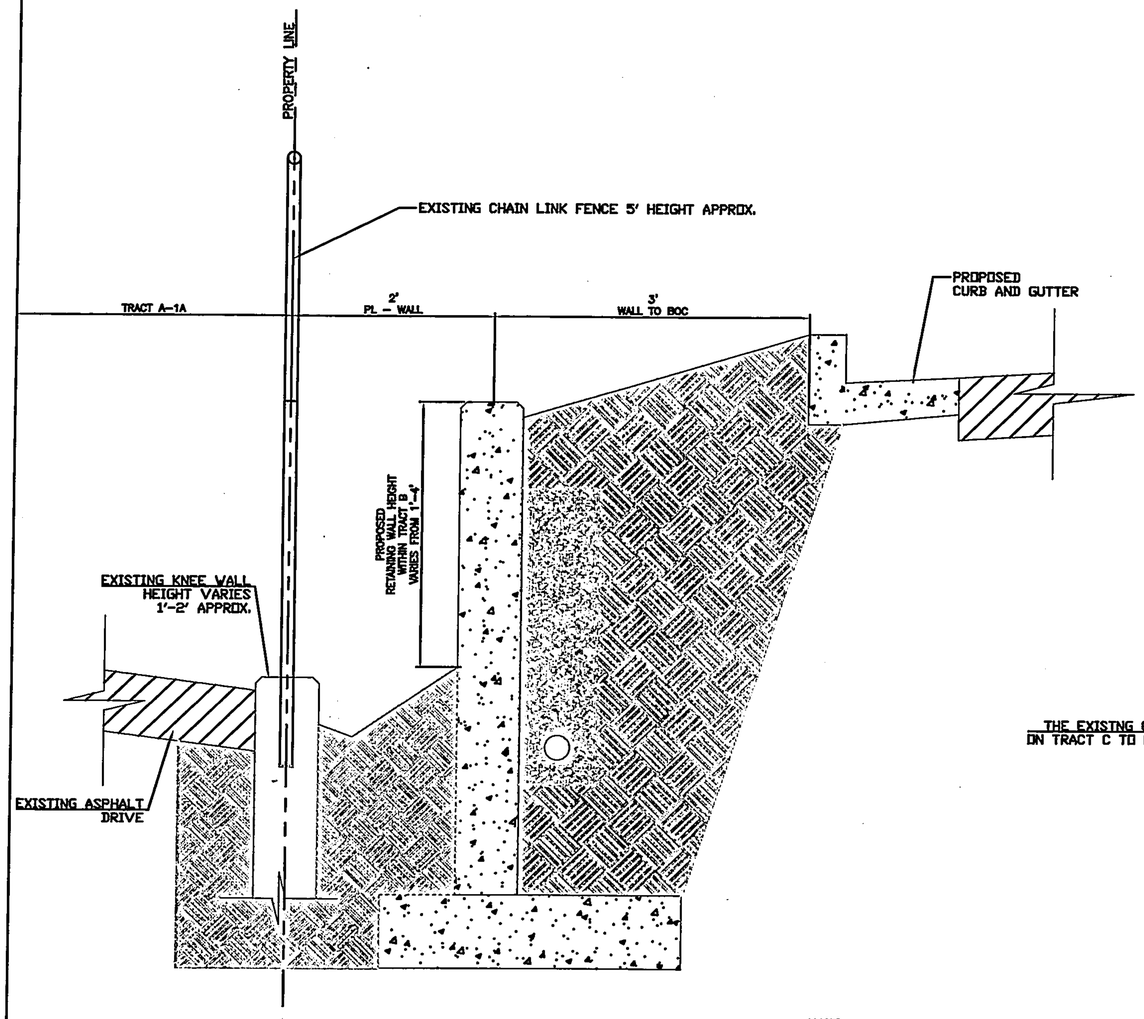
DaVita.

DAVITA DIALYSIS CENTER - ALBUQUERQUE
5207 San Mateo Boulevard

PROPOSED RETAINING WALL PLAN

PROJECT NO:	DAV003.01
DESIGNED BY:	KLR
DRAWN BY:	KLR
DATE:	02/23/15

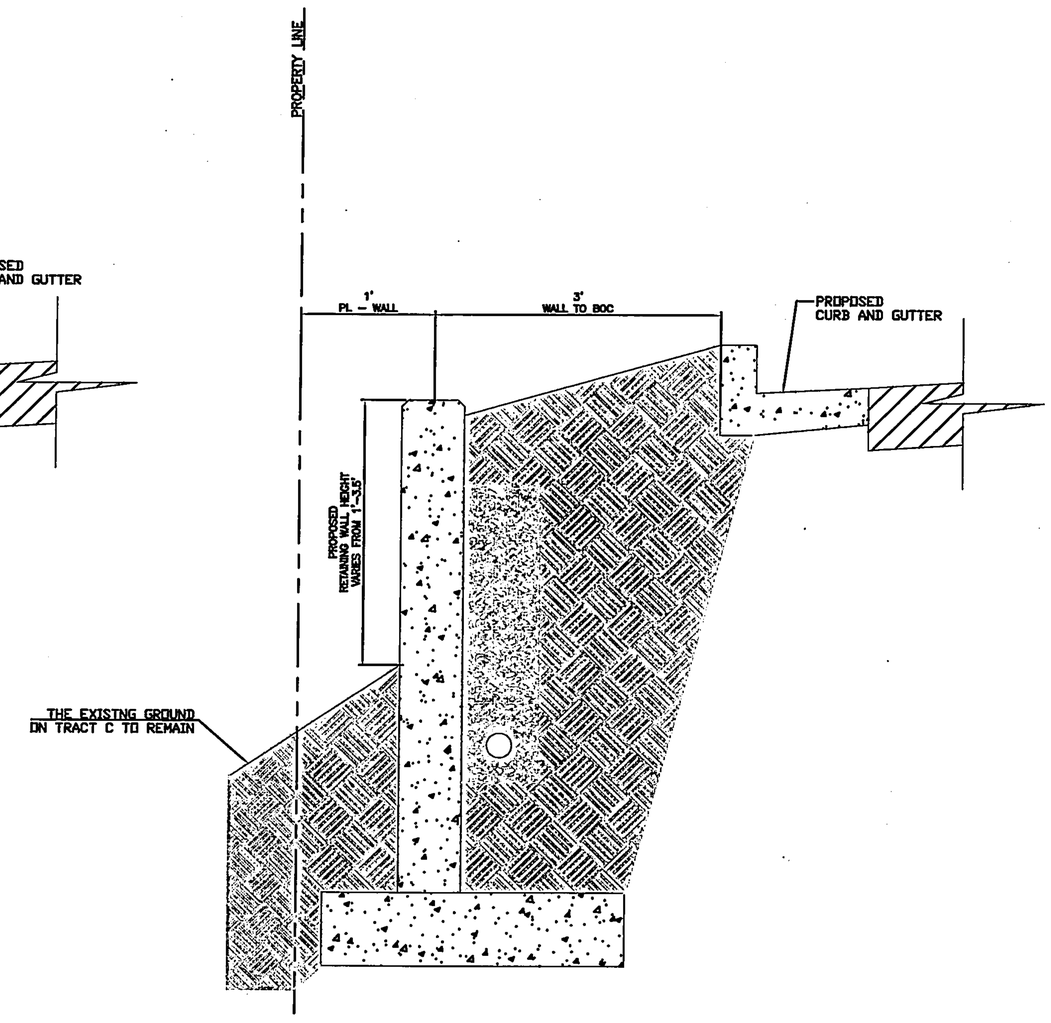
1
SHEET 1 OF 1



SOUTH RETAINING WALL: TYPICAL SECTION A-A

SCALE: NONE

TYPICAL SECTION SHOWN IS NOT FOR CONSTRUCTION



WEST RETAINING WALL: TYPICAL SECTION B-B

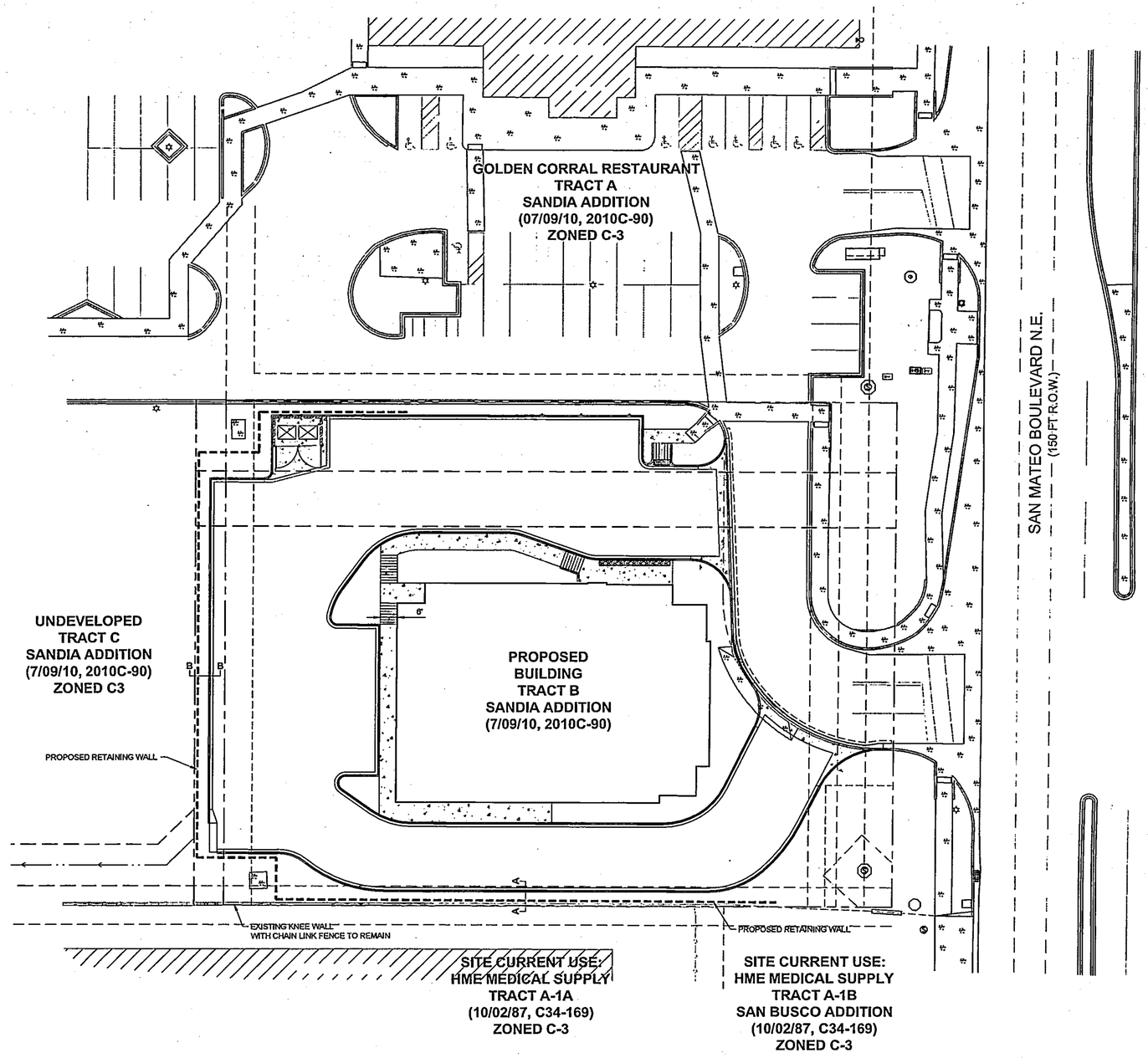
SCALE: NONE

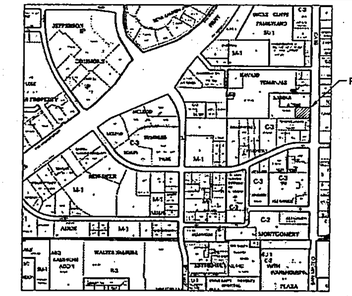
TYPICAL SECTION SHOWN IS NOT FOR CONSTRUCTION

NOTE:

1. THE TYPICAL RETAINING WALL SECTIONS SHOWN ARE A SIMPLE DEPICTION OF THE PROPOSED WALL LOCATION RELATIVE TO THE PROPERTY LINE AND EXISTING AND PROPOSED INFRASTRUCTURE. EXISTING CONDITIONS IN THE FIELD VARY. THE SECTIONS SHOWN SHALL NOT BE USED FOR CONSTRUCTION BUT CONSIDERED FOR INFORMATIONAL PURPOSES ONLY.

2. RETAINING WALL DESIGN BY STRUCTURAL. TYPE OF WALL AND POTENTIAL FOOTING SHALL BE DETERMINED PRIOR TO CONSTRUCTION





VICINITY MAP
NO SCALE

N
NO SCALE

No.	REVISION	BY	DATE

BES
BESHEARS ENGINEERING SOLUTIONS, Inc.
CIVIL ENGINEERS
818 11th Street
Suite 1576
Sacramento, CA 95814
www.bes-ca.com
(303) 572-0937
FIRM NO. E-1751

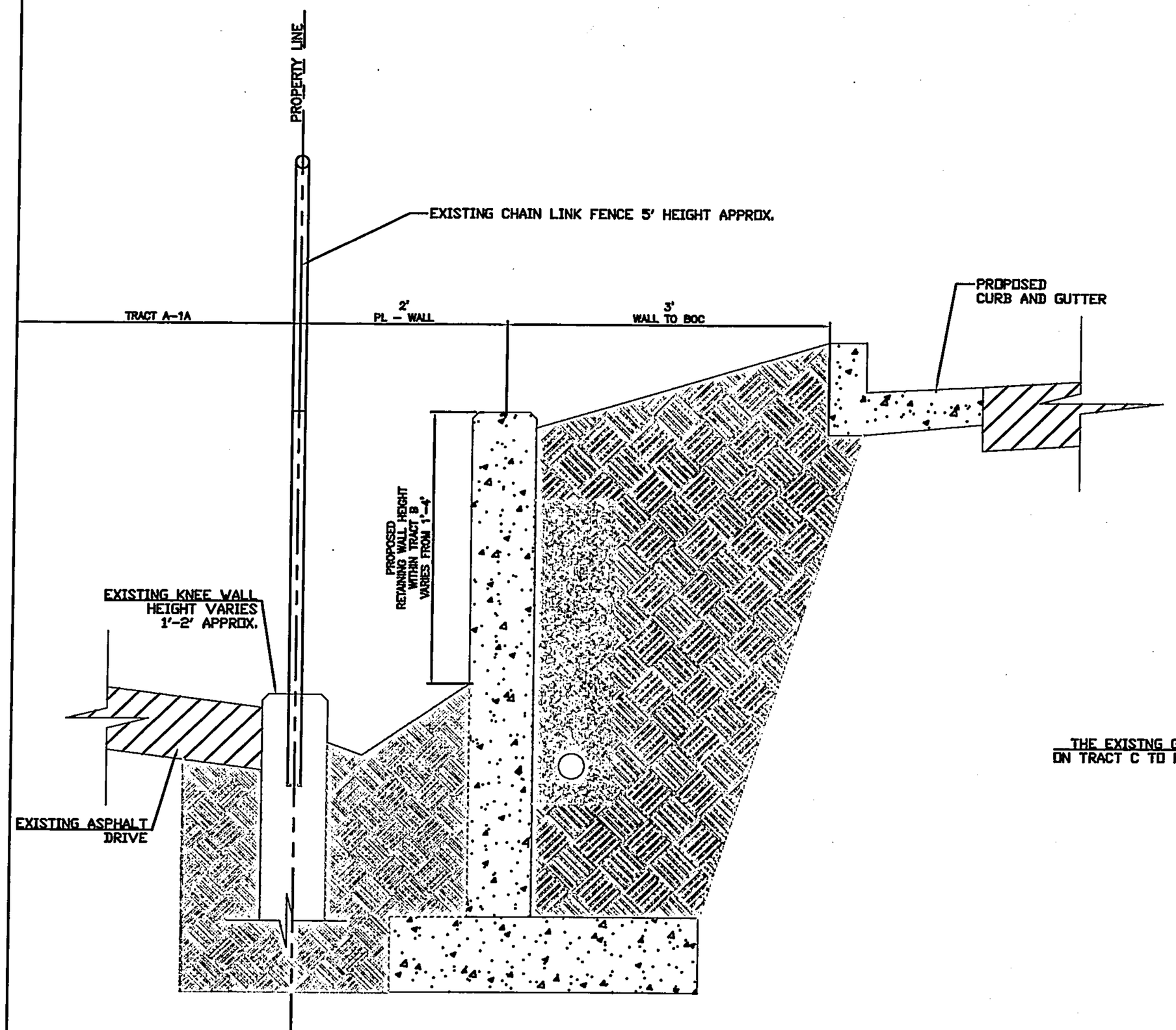
DaVita.

DAVITA DIALYSIS CENTER - ALBUQUERQUE
5207 San Mateo Boulevard

PROPOSED RETAINING WALL PLAN

PROJECT NO:	DAV003.01
DESIGNED BY:	KLR
DRAWN BY:	KLR
DATE:	02/23/15

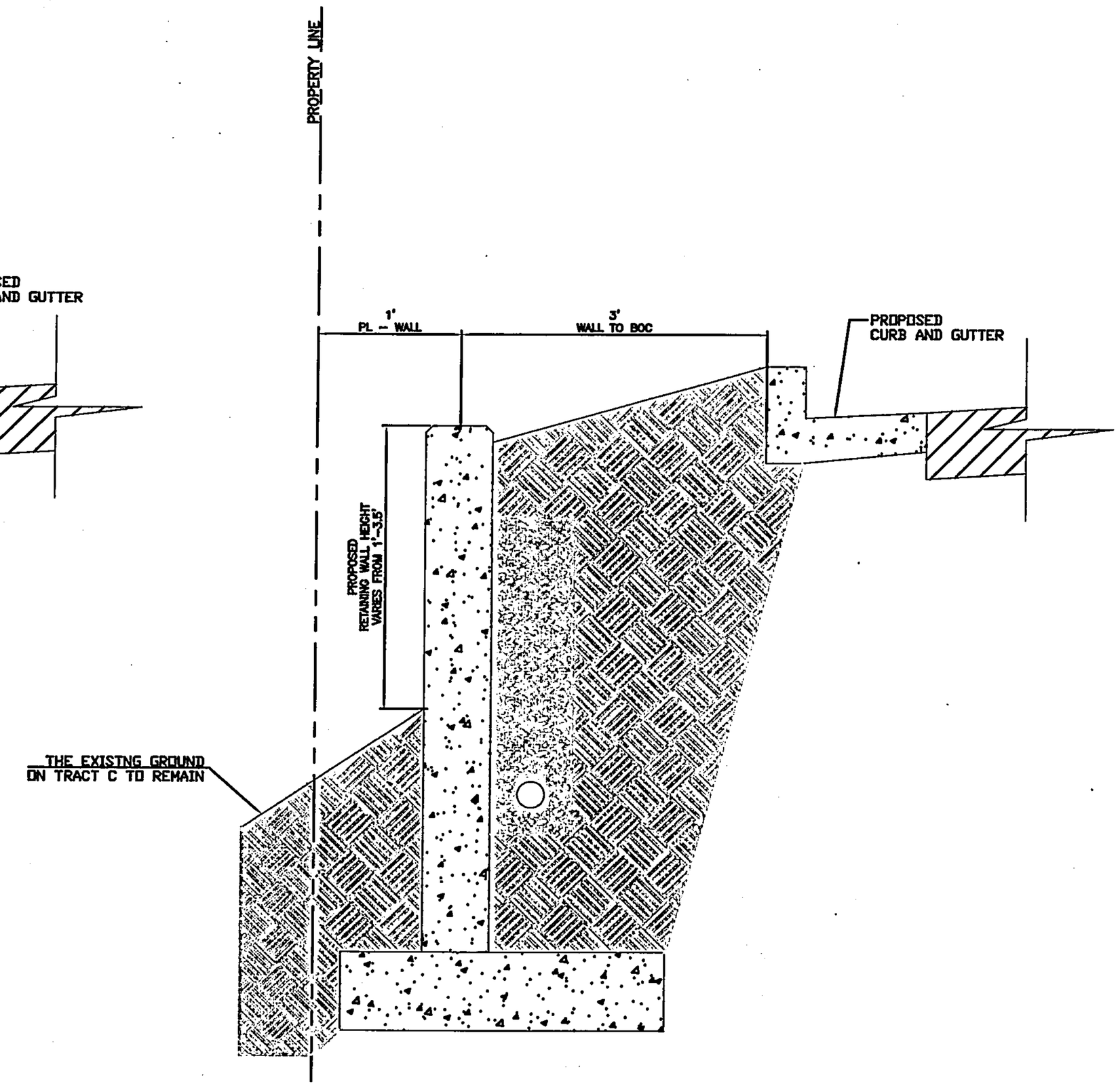
1
SHEET 1 OF 1



SOUTH RETAINING WALL: TYPICAL SECTION A–A

SCALE: NONE

TYPICAL SECTION SHOWN IS NOT FOR CONSTRUCTION



WEST RETAINING WALL: TYPICAL SECTION B–B

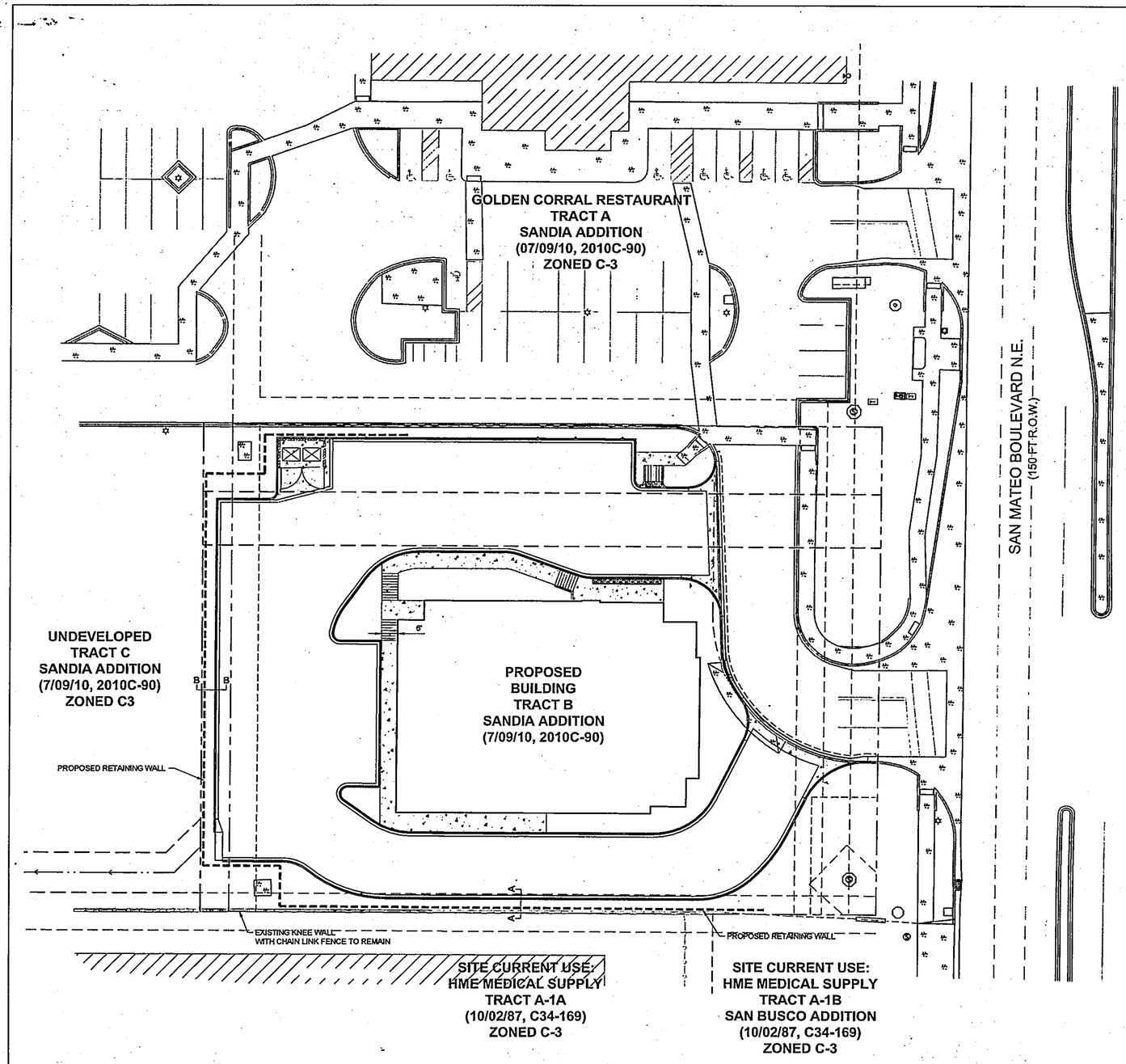
SCALE: NONE

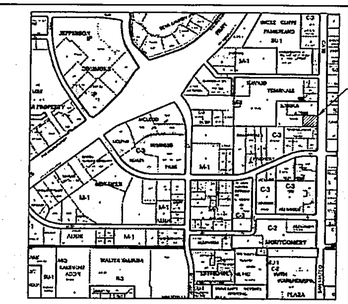
TYPICAL SECTION SHOWN IS NOT FOR CONSTRUCTION

NOTE:

1. THE TYPICAL RETAINING WALL SECTIONS SHOWN ARE A SIMPLE DEPICTION OF THE PROPOSED WALL LOCATION RELATIVE TO THE PROPERTY LINE AND EXISTING AND PROPOSED INFRASTRUCTURE. EXISTING CONDITIONS IN THE FIELD VARY. THE SECTIONS SHOWN SHALL NOT BE USED FOR CONSTRUCTION BUT CONSIDERED FOR INFORMATIONAL PURPOSES ONLY.

2. RETAINING WALL DESIGN BY STRUCTURAL. TYPE OF WALL AND POTENTIAL FOOTING SHALL BE DETERMINED PRIOR TO CONSTRUCTION





VICINITY MAP
NO SCALE

N
NO SCALE

No.	REVISION	BY	DATE

EES
EQUITY ENGINEERING SOLUTIONS, Inc.
8100 E. Iliff Street
Suite 1275
Denver, Co. 80231
303-572-7997
FIRM NO. F-4791

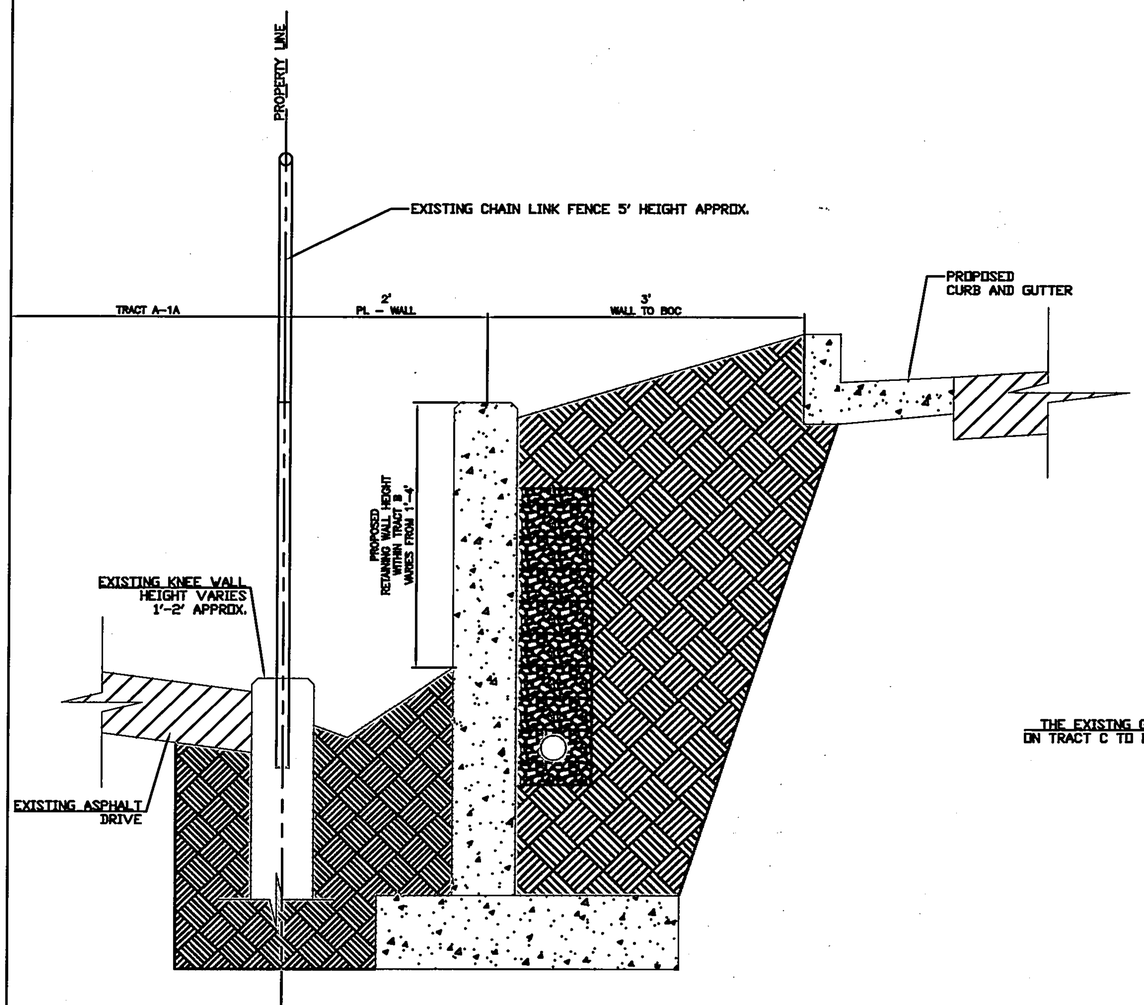
DaVita.

DAVITA DIALYSIS CENTER - ALBUQUERQUE
5207 San Mateo Boulevard

PROPOSED RETAINING WALL PLAN

PROJECT NO:	DAV003.01
DESIGNED BY:	KLR
DRAWN BY:	KLR
DATE:	02/23/15

1
SHEET 1 OF 1



SOUTH RETAINING WALL: TYPICAL SECTION A–A

SCALE: NONE

TYPICAL SECTION SHOWN IS NOT FOR CONSTRUCTION

NOTE:

1. THE TYPICAL RETAINING WALL SECTIONS SHOWN ARE A SIMPLE DEPICTION OF THE PROPOSED WALL LOCATION RELATIVE TO THE PROPERTY LINE AND EXISTING AND PROPOSED INFRASTRUCTURE. EXISTING CONDITIONS IN THE FIELD VARY. THE SECTIONS SHOWN SHALL NOT BE USED FOR CONSTRUCTION BUT CONSIDERED FOR INFORMATIONAL PURPOSES ONLY.

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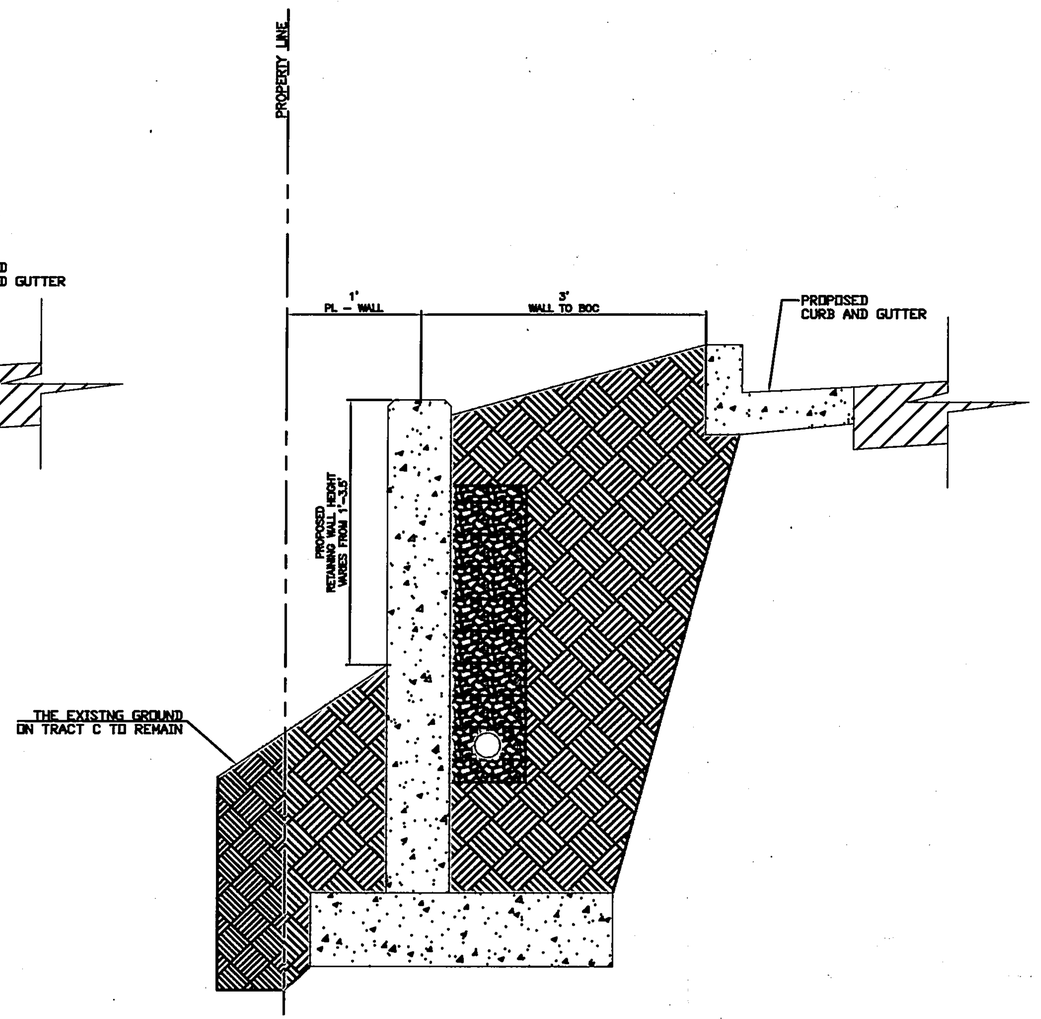


WEST RETAINING WALL: TYPICAL SECTION B–B

SCALE: NONE

TYPICAL SECTION SHOWN IS NOT FOR CONSTRUCTION

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A 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
N/A 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
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.

PAUL WYMER
Applicant name (print)

2/24/15
Applicant signature / date

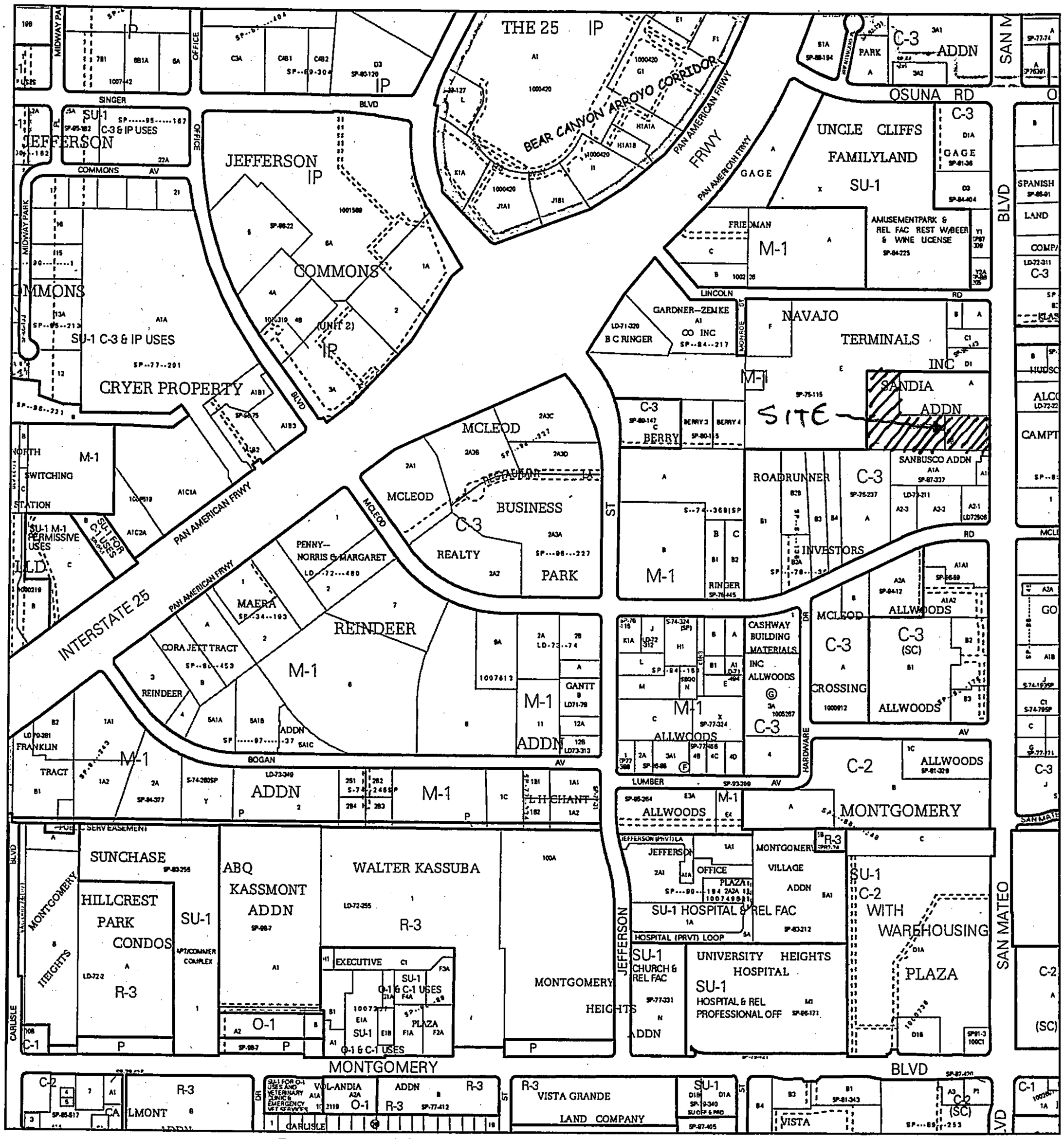
Form revised **October 2007**

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

Application case numbers
15DRB - 70083
____ - ____ - ____
____ - ____ - ____

2-25-15
Planner signature / date

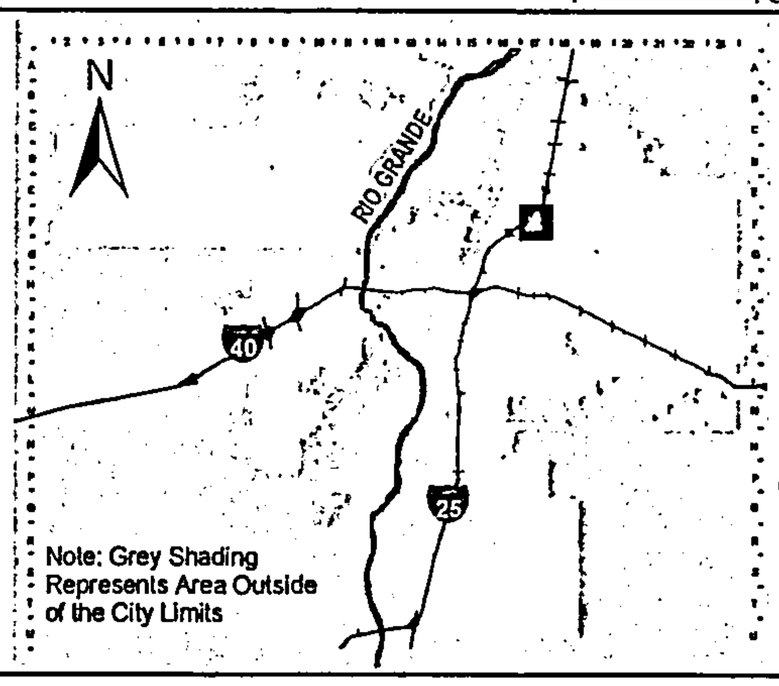
Project # 1007867



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

F-17-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 24, 2015

Jack Cloud
Kym Dicome
City of Albuquerque
Plaza Del Sol
600 2nd St. NW
1st Floor
Albuquerque, NM 87102

Re: Minor Subdivision Preliminary and Final Plat Approval; Amendment to Related Site Development Plan for Subdivision; and Vacation of Private Easement, Plat of Tracts A, B, and C, Sandia Addition

Dear Mr. Cloud and Ms. Dicome:

Attached for your review and consideration are submittal documents associated with the subject related requests. These requests are being made to allow for the development of Tract B (to be renamed Tract B-1) with a medical building and related site improvements. A separate Site Development Plan for Building Permit will be submitted to the DRB for review and approval at a future date.

The purpose of these requests is to shift the lot line that separates Tracts B and C approximately 11 feet west to allow sufficient lot size to accommodate the proposed building and site amenities. This change also results in an adjustment to the acreages of Tracts B and C, which will be renamed Tracts B-1 and C-1 as a part of the replat request. A private water and sewer easement will be established by plat to benefit Tract C (new Tract C-1). Finally, an existing floating utility easement will be vacated, as the permanent location will be defined. A new storm water easement has also been added, crossing Tract C-1 for the benefit of Tract B-1. No other changes are proposed at this time.

Please review the submittal materials and let me know if you need additional information. Please schedule the plat request to be heard before the March 4, 2015, DRB hearing.

Sincerely,

Paul M. Wymer, AIA/AICP
Senior Architect/Planner
Community Development & Planning

PMW/kp

SANDIA FOUNDATION

A HUGH AND HELEN WOODWARD CHARITY

February 24, 2015

Re: Replat of the Plat of Tract A, B, and C, Sandia Addition, Vacation of private easement(s), Amendment to Site Development Plan for Subdivision, and Site Development Plan for Building Permit Building Permit requests.

To whom it may concern,

I hereby authorize Bohannan Huston, Inc. staff to act as my agent in all matters associated with the subject requests associated with Tracts A, B, and C, Sandia Addition.

Sincerely,

Robert M. Goodman
President and CEO

State of NM
County of Bernalillo
This instrument was acknowledged before me February 24, 2015
by Robert M. Goodman

My Commission Expires: 6/22/2017

OFFICIAL SEAL
Gail E. Miller
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/22/2017

SANDIA FOUNDATION

A HUGH AND HELEN WOODWARD CHARITY

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Robert M. Goodman
President and CEO

State of NM
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My Commission Expires: 6/22/2017

Gail E. Miller

OFFICIAL SEAL
Gail E. Miller
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/22/2017

www.sandiafoundation.org 6211 San Mateo Blvd. NE, Suite 100, Albuquerque, NM 87109 505.242.2684 PHONE 505.246.2411 FAX

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 18, 2011

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

Re: Site Development Plan for Building Permit and Infrastructure List Amendment Request: Project Number 1007867

Dear Mr. Cloud:

Enclosed are the following items associated with the subject amendment request:

1. This letter describing the amendment request.
2. ~~One~~ 6 copy of the approved Site Development Plan for Building Permit package.
3. One copy of the Official Notification of Decision from the E.P.C.
4. ~~One~~ 6 copy of the amended infrastructure list.
5. Zone Atlas Map F-17-Z.
6. Owner's Authorization Letter from Golden Corral Corporation.
7. Development/Plan Review Application.
8. City of Albuquerque Form P ~~(4)~~. (3)

This request is being made to amend the infrastructure list associated with the public infrastructure improvements required to be built as a part of the project. The change being made is to eliminate a sidewalk culvert that was determined to not be necessary by City Hydrology staff. No other changes are proposed as a part of this request.

Please review the enclosed items and let me know if you need additional information in order to process this amendment. Please schedule the request to be heard before the October 26, 2011 D.R.B.

Sincerely,

Paul M. Wymer, AIA, AICP
Senior Project Manager
Community Development & Planning

PW/tms
Enclosures

cc: Mr. Frank Ernest, Golden Corral Corporation
Mr. Glenn Broughton, Bohannan Huston, Inc.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- ____ for Building Permit
- X Administrative Amendment/Approval (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

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

S Z **ZONING & PLANNING**
- ____ Annexation

V
- ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)

P
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)

D
- ____ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): BOHANNAN HUSTON, INC. (PAUL WYMER) PHONE: (505) 823-1000
ADDRESS: 7500 JEFFERSON ST. FAX: (505) 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: PWYMER@BHINC.COM

APPLICANT: GOLDEN CORRAL CORP. PHONE: (919) 781-9310
ADDRESS: P.O. BOX 29502 FAX: (919) 881-4654
CITY: RALEIGH STATE NC ZIP 27626 E-MAIL: FERNEST@GOLDENCORRAL.NET
Proprietary interest in site: ____ List all owners: ____

DESCRIPTION OF REQUEST: AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT TO ACKNOWLEDGE A CHANGE TO THE INFRASTRUCTURE LIST.

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

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

Lot or Tract No. A Block: ____ Unit: ____
Subdiv/Addn/TBKA: SANDIA ADDITION
Existing Zoning: C-3 Proposed zoning: NO CHANGE MRGCD Map No ____
Zone Atlas page(s): F-17-Z UPC Code: 101706149635110242

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007867

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 2.51
LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO BLVD.
Between: MCLEOD and LINCOLN

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ____

SIGNATURE ____ DATE 10/18/11
(Print Name) PAUL M. WYMER Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

☐ **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
11DRB - 70294	ASBP		$
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $

Hearing date October 26, 2011

10-18-11
Staff signature & Date

Project # 1007867

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"**

N/A Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies** - NO CHANGE TO PLAN
✓ 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)**

__ 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**
__ 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.

PAUL M. WYMER
Applicant name (print)

10/18/11
Applicant signature / date

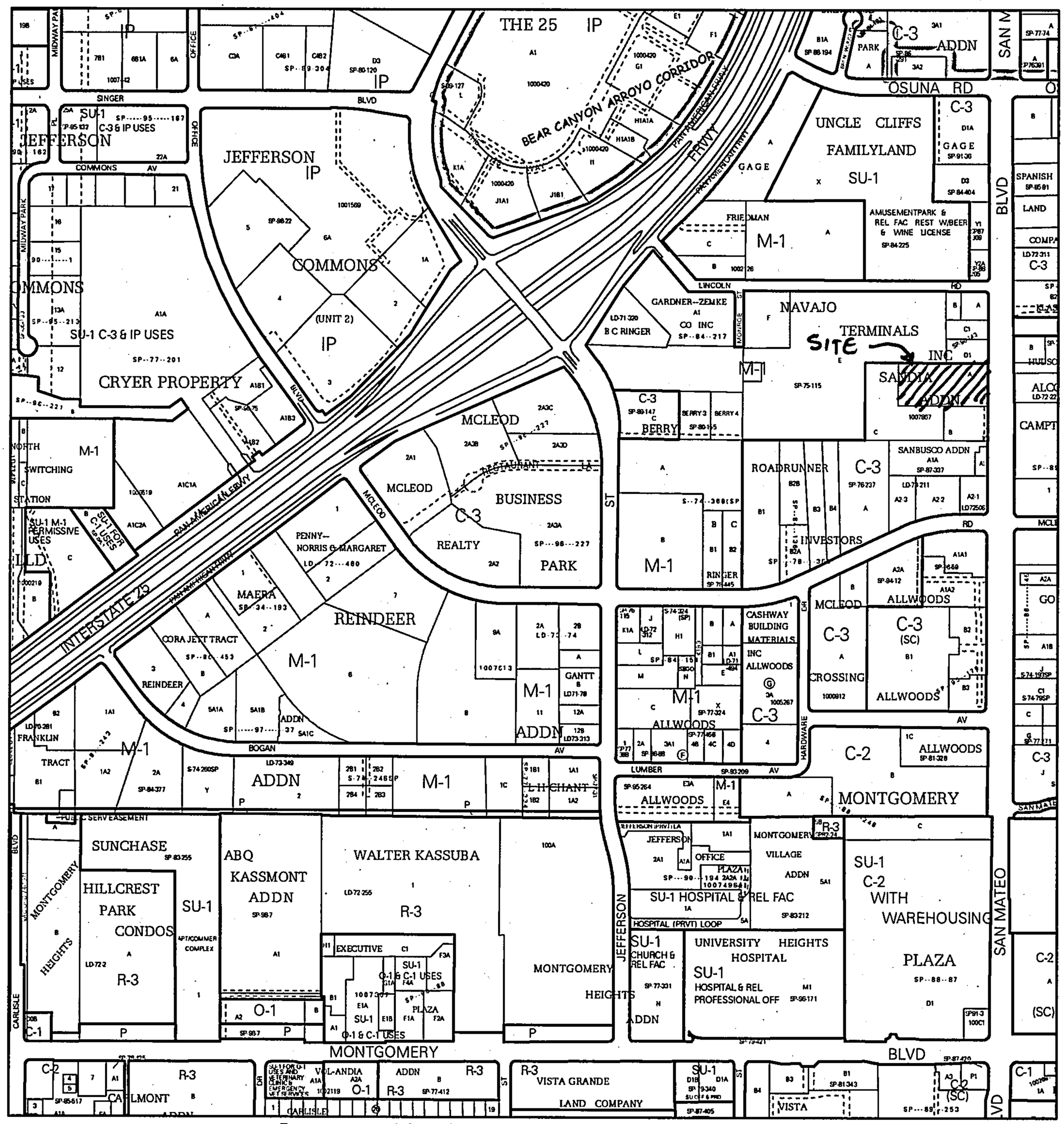
Form revised **October 2007**

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

Application case numbers
11DRB - - 70294
- -
- -

10-18-11
Planner signature / date

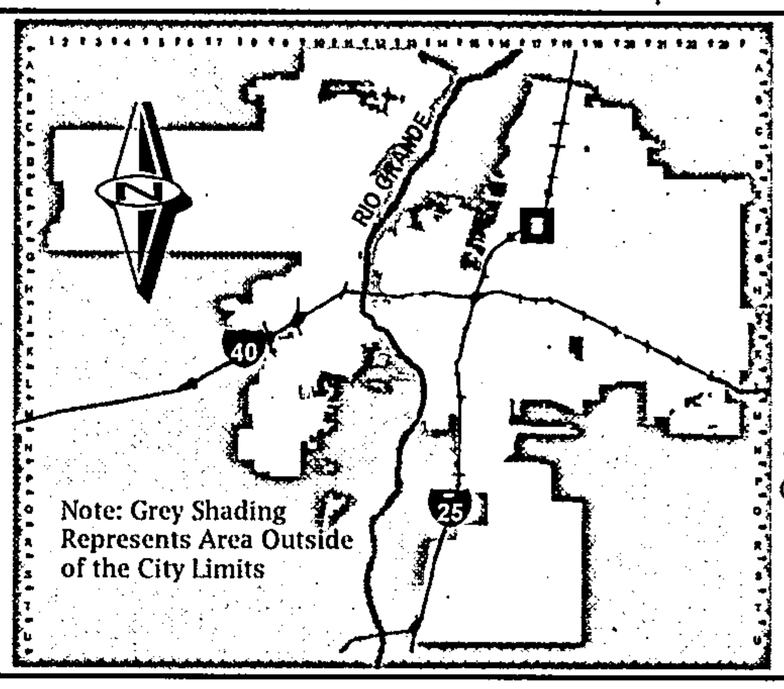
Project # 1007867



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

F-17-Z

Selected Symbols

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

0 750 1,500 Feet

Existing Concrete Embankment

EXISTING GAS LINE TO BE RELOCATED AS NECESSARY

END CONC. RETAINING WALL (END SEGMENTAL RETAINING WALL)

END SEGMENTAL RETAINING WALL

Existing GV

PROPERTY LINE

482.03' (S 89°58'00" E) ((S 89°46'20" E)) ((Basis of Bearings))

PROP. 1000 GAL. GREASE INTERCEPTOR

Existing Building EL=5213.7'-5215.1'

PROP. EMPLOYEE SEATING AND GATHERING AREA WITH 3 BENCHES

END CONC. RETAINING WALL

Existing Sign

Existing WV

Existing Hot Box

PROP. ELECTRICAL TRANSFORMER

BUILDING CORNER LOCATED FROM KNOWN POINT

PROP. CONTRACTOR TO COMPLY WITH THE SOLID WASTE MANAGEMENT ORDINANCE

PROP. CONCRETE SIDEWALK

BLDG. CORNER LOCATED FROM KNOWN POINT

GC10B-Pavilion - LEFT HAND

BUILDING AREA = 14,039 S.F.

PROP. CONC. SIDEWALK

PROP. ACCESSIBLE SIGNS (TYP. 8 PLACES)

PROP. WHEEL STOPS

PROP. ACCESSIBLE RAMP W/ DETECTABLE WARNINGS

PROP. GARDEN BENCHES VERTICAL SLATS, 6' LONG, SEATS 3.

PROP. 6" DIA., 36" TALL STEEL BOLLARDS EQUALLY SPACED, YELLOW

PROP. FIRE LANE STRIPING

HVY. DUTY ASPHALT

PROP. ACCESSIBLE WARNINGS

PROP. 6" SQUARED CONCRETE ACCESSIBLE ROUTE

PROP. 36" WIDE DRIVE WHEELS WITH 36" ROLL TO LEDGE (TO BETWEEN 20-25)

PROP. BEACH UNDER SIDE 3'-4"

PROP. MOTORCYCLE (TYP. 3 PLACES)

PROPERTY LINE

N 89°46'20" W = 481.94'

Existing 24" RCP Rim 5218.2' Inv In 5214.7'

Existing FOG 5217.2' Inv 5212.6'

Existing 24" RCP Rim 5218.2' Inv In/Out 5209.7'

PROP. 6" WIDE CONCRETE SIDEWALK PER CITY STANDARDS

PROP. UNIDIRECTIONAL ACCESSIBLE RAMP W/ DETECTABLE WARNINGS PER COA STD. DWG. 2440

REMOVE EX. RETAINING WALL

PROP. 6' WIDE CROSSWALK

REMOVE EX. RETAINING WALL

REMOVE & RELOCATE EX. SIGN

REMOVE EX. CONC. SIDEWALK

PROP. UNIDIRECTIONAL ACCESSIBLE RAMP W/ DETECTABLE WARNINGS PER COA STD. DWG. 2440

EXISTING LIGHT POLES ALONG SAN MATEO BLVD. TO REMAIN

PROP. BUS SHELTER

Existing Irrigation Pumps

Existing Hot Box

EXISTING BUS SHELTER TO BE REMOVED AND RELOCATED AS SHOWN

Existing Bus Stop Bench

EXISTING BLOCK WALLS TO BE REMOVED

Existing 24" CMP Rim 5217.9' Inv In 5204.0'

Existing Rim 5217.9' Inv In/Out 5211.1'

EXISTING STREET MEDIAN

PROP. 6' WIDE CONCRETE SIDEWALK PER CITY STANDARDS

PROP. TAPER

REMOVE EXISTING BLOCK RETAINING WALLS

PROP. UNIDIRECTIONAL ACCESSIBLE RAMP W/ DETECTABLE WARNINGS PER COA STD. DWG. 2440

PROP. 6' WIDE CROSSWALK

REMOVE & RELOCATE EXISTING LIGHT POLE

PROP. 4" DBL. YELLOW, SINGLE WHITE LEFT & RIGHT/ THRU TURN ARROWS

PROP. UNIDIRECTIONAL ACCESSIBLE RAMP W/ DETECTABLE WARNINGS PER COA STD. DWG. 2440

EXISTING SIGN TO BE REMOVED

MEET & MATCH EXISTING 36" TOP OF PAVEMENT & SIDEWALK ELEVATIONS

SCALE: 1" = 20'

Pk Nail

Existing 6" PVC Rim 5217.1' Inv 5208.6'

Existing 7' PNM & Mountain States Telephone & Telegraph Co. Easmt.

OHU

San Mateo Blvd NE

(150' R/W)

NOTES:

1. NO BIKE ROUTES OR PATHS EXIST ALONG THE FRONTAGE OF SAN MATEO BOULEVARD.
2. SITE DEVELOPMENT PLAN SHALL COMPLY WITH THE SUBDIVISION DESIGN STANDARDS AND APPLICABLE ZONING REGULATIONS.
3. ALL BUILDINGS ON TRACTS A, B, AND C WILL BE REMOVED.

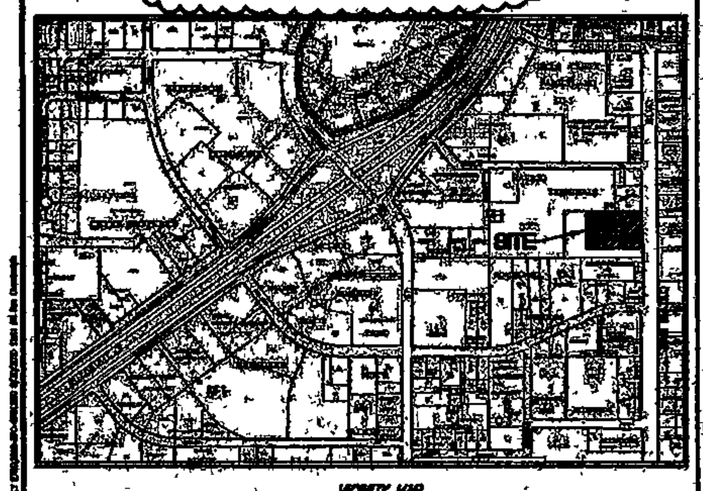
NOTE:

ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.

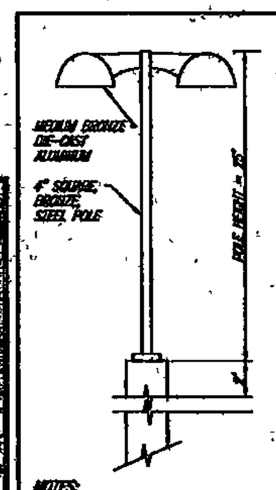
PROP. ACCESSIBLE RAMP W/ DETECTABLE WARNINGS & 5'x5' LANDING

DRIVE TO BE CONSTRUCTED WITH GOLDEN CORRAL.

PROP. SHARED ACCESS. ALIGNMENT SUBJECT TO CHANGE UPON DEVELOPMENT OF TRACTS B AND C AS REQUIRED TO SATISFY TRAFFIC ENGINEER.



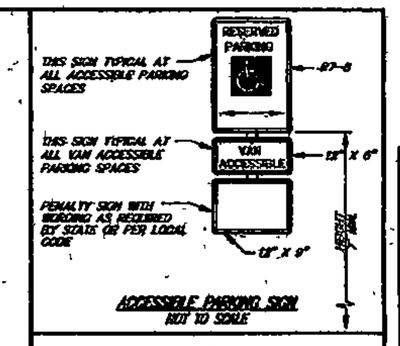
VICINITY MAP
F-17-Z



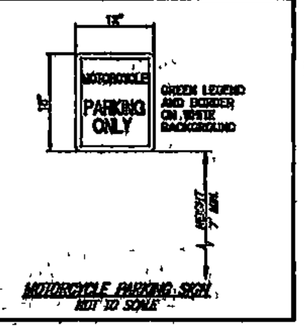
NOTES:

1. NUMBER OF LIGHT FIXTURES ON POLE VARIES SEE THIS SHEET FOR ACTUAL NUMBER OF FIXTURES ON EACH POLE.
2. FIXTURE SHALL BE "FULL CUT-OFF OR FULLY SHIELDED.

LIGHT POLE DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN
NOT TO SCALE



MOTORCYCLE PARKING SIGN
NOT TO SCALE

PROJECT INFOMATION

ADDRESS:
5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION:
UNPLATTED

SITE ACREAGE:
2.64 ACRES

PARKING INFORMATION:
ZONE ATLAS PAGE: F-17-Z
LAND USE ZONING: C3 (SC) NEW COMMERCIAL ZONE

PARKING SUMMARY:

REQUIRED:

RESTAURANT (1 SPACE PER 4 SEATS)	500/4 =	125
BUS DISCOUNT 10% (125 x 0.10)	=	12
TOTAL	=	113

PROVIDED (2010):

STANDARD SPACES:	113
COMPACT SPACES:	38
HC SPACES:	6
TOTAL	157
ON/OFF SHARED PARKING	34
GRAND TOTAL	192

BICYCLE PARKING (1 SPACE PER 20):
REQUIRED: 10 PROVIDED: 10

MOTORCYCLE PARKING:
REQUIRED: 6 PROVIDED: 6

PROJECT NUMBER: 1007867

APPLICATION NUMBER:

THIS PLAN IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED _____ 2010 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION WAS SATISFIED.

IS AN IDEMNIFICATION LIST REQUIRED? ( ) YES ( ) NO. IF YES, WHEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION within PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	04/14/10 DATE
PARKS AND RECREATION DEPARTMENT	4/14/10 DATE
CITY ENGINEER	7-15-10 DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
N/A SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	7-15-10 DATE

* ENVIRONMENTAL HEALTH, IF NECESSARY

LEGEND

LS	LANDSCAPING
N 90°00'00" E (N 90°00'00" E)	MEASURED BEARING AND DISTANCES RECORD BEARING AND DISTANCES PER DEED OF RECORD
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF LANDS OF MAMAD TERMINALS INC. (07/25/96, 96D-231)

SITE PLAN

GOLDEN CORRAL RESTAURANT

5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

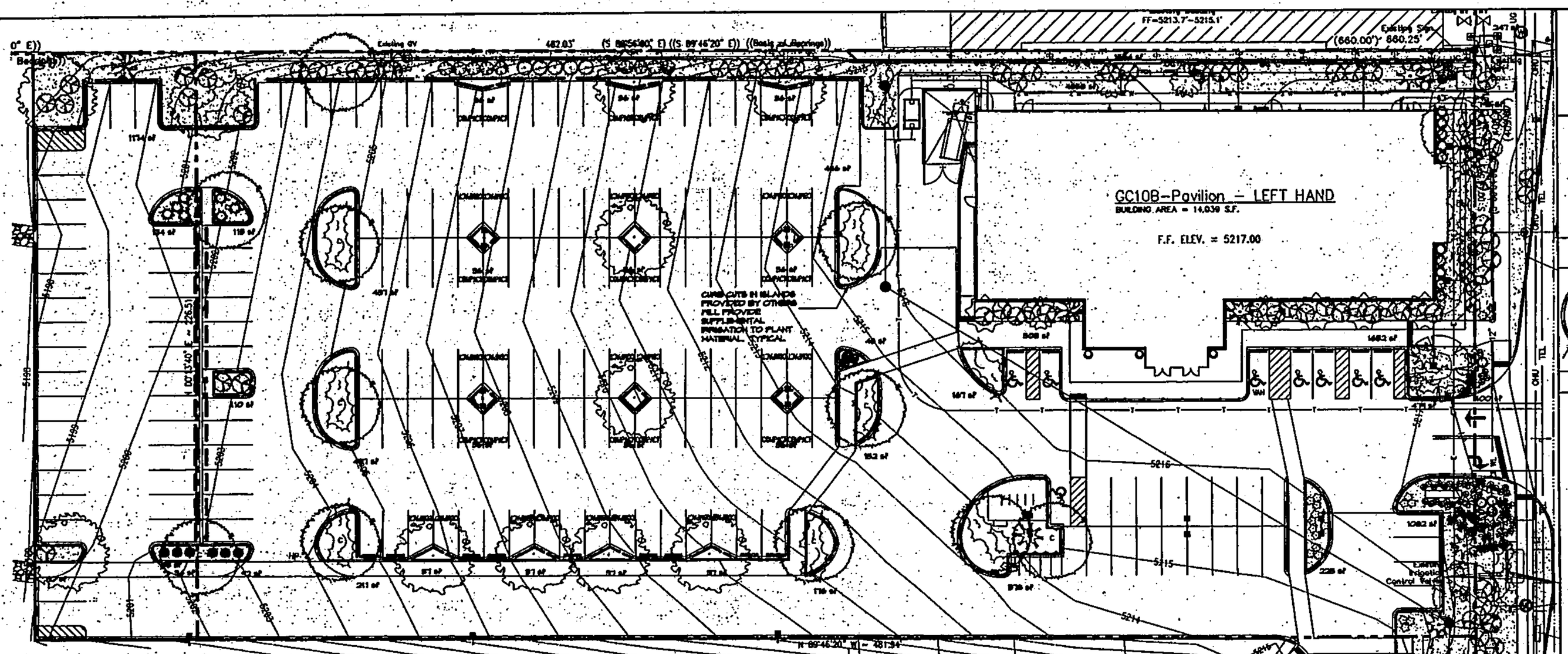
SMC Consulting Engineers, P.C.
825 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7399

SMC

No.	Revision	Drn.	Date
1	REVISED GA, REMOVED WOOD POSTS	BF	7-2-09
2	REV. DFT. RMS. CHNTS. REMOV. COMMENTS	RWC	7-27-09
3	ADDED 1.5' CLEARCE AT INLETS PER OWNER	RWC	8-17-09
4	DRC COMMENTS	RWC	9-11-09
5	DRC COMMENTS	RWC	12-21-09
6	DRC COMMENTS	RWC	4-5-10
7	DRC COMMENTS	RWC	5-5-10

DATE 7/1/09
DRAWN BY: RWC
PROJECT NO.: 600800
SCALE: 1" = 20'
SHEET NO. 1

ENGINEER: TERRENCE L. BURNER, P.E. #13535



LANDSCAPE CALCULATIONS

TOTAL LOT AREA (TRACT 'A')	104176	sq.ft.
TOTAL BUILDING AREA	14039	sq.ft.
NET LOT AREA	49187	sq.ft.
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	14777	sq.ft.
TOTAL BED PROVIDED IVN PL (TRACT 'A')	13848	sq.ft.
GROUNDCOVER REQ.	75%	sq.ft.
TOTAL GROUNDCOVER REQUIREMENT	10383	sq.ft.
TOTAL GROUNDCOVER PROVIDED	11447 (82%)	sq.ft.
TOTAL SOD AREA (max. 20% of landscape required)	0	sq.ft.
PLANTING BED IN ROW (TRACT 'A')		
TOTAL BED PROVIDED	2674	sq.ft.
GROUNDCOVER REQ.	75%	sq.ft.
TOTAL GROUNDCOVER REQUIREMENT	2005	sq.ft.
TOTAL GROUNDCOVER PROVIDED	2343 (100%)	sq.ft.
PLANTING BED PROVIDED IVN PL (TRACT 'B')		
TOTAL BED PROVIDED	3563	sq.ft.
GROUNDCOVER REQ.	75%	sq.ft.
TOTAL GROUNDCOVER REQUIREMENT	2671	sq.ft.
TOTAL GROUNDCOVER PROVIDED	3007 (84%)	sq.ft.
PLANTING BED IN ROW (TRACT 'B')		
TOTAL BED PROVIDED	839	sq.ft.
GROUNDCOVER REQ.	75%	sq.ft.
TOTAL GROUNDCOVER REQUIREMENT	629	sq.ft.
TOTAL GROUNDCOVER PROVIDED	3007 (84%)	sq.ft.
TOTAL LANDSCAPE PROVIDED	14700 (30%)	sq.ft.

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

SHADE TREES

- AUTUMN PURPLE ASH 11 — Fraxinus pennsylvanica; 2" Cal., 12'-14' Ht./40' x 40' maturity; Water (M) Allergy (M) Oct
- SUN OAK 11 — Quercus macrocarpa; 2" Cal., 12'-14' Ht./50' x 50' maturity; Water (M) Allergy (M) Oct
- AMERICAN LINDEN 5 — Tilia americana; 2" Cal., 8'-10' Ht./50' x 30' maturity; Water (M) Allergy (L) Oct
- WESTERN REDBUD 5 — Cercis reniformis; 2" Cal., 8'-10' Ht./20' x 20' maturity; Water (M) Allergy (L) Oct

GROUNDCOVERS

- * HONEYSUCKLE 84 — Lonicera japonica 'Halliana'; 1 gal., 8"-18" Ht./8' x 12' maturity; Water (M) Allergy (L) 144/sf; Installed Groundcover

ORNAMENTAL TREES

- BRADFORD PEAR 2 — Pyrus spp.; 2" Cal., 8'-10' Ht./20' x 20' maturity; Water (M) Allergy (L) 22/sf
- * WESTERN RED CEDAR 4 — Thuja plicata 'Green Giant'; 10 Gal., 4'-10' Ht./40' x 18' maturity; Water (M) Allergy (L) 2/sf

ACCENT ACCENTS

- * MUGO PINE 4 — Pinus mugo; 5 Gal., 12"-9' Ht./8' x 8' maturity; Water (M) Allergy (L) 4/sf
- * RED YUCCA 10 — Hesperaloe parviflora; 5 Gal., 18"-9' Ht./8' x 4' maturity; Water (L) Allergy (L) 1/sf
- * AGAVE 8 — Agave spp.; 14"-18" Ht./4' x 4' maturity; Water (L) Allergy (L) 1/sf
- * BLUE RUG JUNIPER 10 — Juniperus horizontalis 'Blue Rug'; 5 Gal., 8"-18" Ht./4' x 6' maturity; Water (L) Allergy (M) 9/sf; (-Provided 10 Groundcover to replace 2 Shade trees on San Mateo Blvd.)

SHRUBS/ORNAMENTAL GRASSES FIVE GAL.

- * SPANISH BROOM 8 — Genista hispanica; 5 Gal., 2'-9' Ht./4' x 4' maturity; Water (M) Allergy (L) 1/sf
- ROSE OF SHARON 6 — Hibiscus syriacus; 5 Gal., 2'-9' Ht./10' x 10' maturity; Water (M) Allergy (L) 1/sf
- RUSSIAN SAGE 5 — Perovskia atriplicifolia; 5 Gal., 18"-9' Ht./8' x 8' maturity; Water (M) Allergy (L) 2/sf
- REGAL MIST 11 — Muhlenbergia capillaris; 5 Gal., 12"-9' Ht./8' x 8' maturity; Water (M) Allergy (L) 1/sf
- * SCOTCH BROOM 19 — Cytisus scoparius; 5 Gal., 18"-9' Ht./4' x 4' maturity; Water (M) Allergy (L) 1/sf
- CHAMISA 10 — Chrysothamnus nauseosus; 5 Gal., 12"-9' Ht./8' x 8' maturity; Water (L) Allergy (L) 2/sf
- * LADY BANKS ROSE 18 — Rosa banksiae; 5 Gal., 3'-9' Ht./8' x 20' maturity; Water (M) Allergy (L) 400/sf; Installed Groundcover
- POTENTILLA 28 — Potentilla fruticosa; 5 Gal., 12"-9' Ht./8' x 8' maturity; Water (M) Allergy (L) 1/sf

SHRUBS/ORNAMENTAL GRASSES ONE GAL.

- PEDPLOWER 28 — 1 Gal., 6"-18" Ht./Varies at maturity; Water (varies) Allergy (varies) 4/sf

HARDSCAPE

- OVERSIZED GRAVEL & 4 BOULDERS
- 5 ORNAMENTAL POTS w/ FOUNTAIN GRASS & PERENNIALS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- COMMERCIAL GRADE STEEL EDGE

* DENOTES EVERGREEN PLANT MATERIAL

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

SEE SHEET L2 FOR REMAINDER OF CALCULATIONS, NOTES AND DETAILS

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LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #2007

GOLDEN CORRAL
Albuquerque, NM.

LANDSCAPE PLAN

All service lines, commercial lines, connections to the public system, and meters are the property of the Utility Company / Jurisdiction. Contractor is responsible for protection of the same. This is an official drawing and can be issued only by the Utility Company / Jurisdiction. Any unauthorized alterations invalidate the approval of this drawing.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY	REVISION	DATE
cmj	1 7/26/10	7-1-09

SHEET # L1 of L2

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

SHADE TREES

AUTUMN PURPLE ASH 11
Fraxinus americana
2" Cal., 12'-14' ht./ 50' x 50' maturity
Water (M) Allergy (M) Oct

BUR OAK 11
Quercus macrocarpa
2" Cal., 12'-14' ht./ 50' x 50' maturity
Water (M) Allergy (M) Oct

AMERICAN LINDEN 5
Tilia americana
2" Cal., 8'-10' ht./30' x 30' maturity
Water (M) Allergy (L) Oct

WESTERN REDBUD 5
Cercis reniformis
2" Cal., 8'-10' ht./20' x 20' maturity
Water (M) Allergy (L) Oct

GROUNDCOVERS

• HONEYSUCKLE 84
Lonicera Japonica 'Halliana'
1 Gal., 6"-18" ht./8' x 12' maturity
Water (M) Allergy (L) 14-inf
Unstaked-groundcover

ORNAMENTAL TREES

BRADFORD PEAR 2
Pyrus spp.
2" Cal., 8'-10' ht./20' x 20' maturity
Water (M) Allergy (L) 22inf

• WESTERN RED CEDAR 4
Thuja plicata 'Green Giant'
10 Gal., 6'-10' ht./10' x 10' maturity
Water (M) Allergy (L) 22inf

DWARF ACCENTS

• HUGO PINE 4
Pinus mugo
5 Gal., 12"-18" ht./8' x 8' maturity
Water (M) 4inf

• RED YUCCA 10
Hesperaloe parviflora
5 Gal., 18"-8' ht./8' x 4' maturity
Water (L) Allergy (L) 16inf

• AGAVE 8
Agave spp.
14"-18" ht./4' x 4' maturity
Water (L) Allergy (L) 16inf

• BLUE RUG JUNIPER 10
Juniperus horizontalis 'Blue Rug'
5 Gal., 6"-18" ht./4' x 8' maturity
Water (L) Allergy (M) 84inf

(-Provided 10 groundcover to replace 2 Shade trees on San Mateo Blvd.)

SHRUBS/ORNAMENTAL GRASSES

FIVE GAL.

• SPANISH BROOM 5
Genista Hispanica
5 Gal., 2'-4' ht./4' x 4' maturity
Water (M) Allergy (L) 16inf

ROSE OF SHARON 6
Hibiscus syriacus
5 Gal., 2'-4' ht./10' x 10' maturity
Water (M) Allergy (L) 100inf

RUSSIAN SAGE 5
Perovskia atriplicifolia
5 Gal., 18"-8' ht./8' x 8' maturity
Water (M) Allergy (L) 28inf

RIBBAL MINT 11
Hohenbergia capillata
5 Gal., 12"-18' ht./8' x 8' maturity
Water (M) Allergy (L) 4inf

• SCOTCH BROOM 18
Cytisus scoparius
5 Gal., 18"-8' ht./4' x 4' maturity
Water (M) Allergy (L) 16inf

CHAMISA 10
Chrysothamnus nauseosus
5 Gal., 12"-8' ht./8' x 8' maturity
Water (L) Allergy (L) 28inf

• LADY BANKS ROSE 18
Rosa banksiae
5 Gal., 24"-4' ht./8' x 20' maturity
Water (M) Allergy (L) 400inf
Unstaked groundcover

POTENTILLA 85
Potentilla fruticosa
5 Gal., 12"-8' ht./8' x 8' maturity
Water (M+) Allergy (L) 4inf

SHRUBS/ORNAMENTAL GRASSES

ONE GAL.

WILDFLOWER 55
1 Gal., 6"-18" ht./varies at maturity
Water (varies) Allergy (varies) 4inf

HARDSCAPES

OVERSIZED GRAVEL & 4 BOULDERS

5 ORNAMENTAL POTS w/ FOUNTAIN GRASS & PERENNIALS

SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

COMMERCIAL GRADE STEEL EDGE

* DENOTES EVERGREEN PLANT MATERIAL

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (TRACT 'A')	109116	sq.ft.
TOTAL BUILDING AREA	14094	sq.ft.
NET LOT AREA	95187	sq.ft.
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	14270	sq.ft.
TOTAL BED PROVIDED IN/IN FL. (TRACT 'A')	12848	sq.ft.
GROUNDCOVER REQ.	75%	sq.ft.
TOTAL GROUNDCOVER REQUIREMENT	9636	sq.ft.
TOTAL GROUNDCOVER PROVIDED	11647 (90%)	sq.ft.
TOTAL SOD AREA (max. 20% of landscape required)	0	sq.ft.
PLANTING BED IN ROW (TRACT 'A')		
TOTAL BED PROVIDED	2674	sq.ft.
GROUNDCOVER REQ.	75%	sq.ft.
TOTAL GROUNDCOVER REQUIREMENT	2005	sq.ft.
TOTAL GROUNDCOVER PROVIDED	2313 (100%)	sq.ft.
PLANTING BED PROVIDED IN/IN FL. (TRACT 'B')		
TOTAL BED PROVIDED	3662	sq.ft.
GROUNDCOVER REQ.	75%	sq.ft.
TOTAL GROUNDCOVER REQUIREMENT	2671	sq.ft.
TOTAL GROUNDCOVER PROVIDED	3027 (84%)	sq.ft.
PLANTING BED IN ROW (TRACT 'B')		
TOTAL BED PROVIDED	108	sq.ft.
GROUNDCOVER REQ.	75%	sq.ft.
TOTAL GROUNDCOVER REQUIREMENT	646	sq.ft.
TOTAL GROUNDCOVER PROVIDED	3027 (84%)	sq.ft.
TOTAL LANDSCAPE PROVIDED	14900 (20%)	sq.ft.

STREET TREE REQUIREMENTS - Minimum 2" Caliper
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: San Mateo	Required 9	Provided 9
San Mateo Adjacent Property	Required 9	Provided 9

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces . Required 11 . . Provided 21

EMPLOYEE GATHERING AREA SHADING
Trees required to provide minimum 20% shade.
Area = 1[illegible] 204 sq.ft./20% = 82.2[illegible]sq.ft. shade required
48 sqft. of each Pear Tree shall supply shade to area = 180sq.ft. provided

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (80' length) with 9 loops at a final radius of 4.9' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Bubblers. Trees in planting bed less than 4' x 4' wide shall have three bubblers with a flow of .25 gpm. Shrubs in these planting beds shall also receive 1 bubbler, unless planted within 6' of solid tree trunk. Shrubs planted within 6' of tree, or 8 feet of trees bubbler shall 'share' bubbler. Drip systems to be tied to 1/2" polytube with flush caps at each end. Bubbler systems shall be tied with 1" class 200 pvc pipe. Drip, Netafim and Bubblers shall be on separate valves. No more than 60' bubblers at .25 gpm and 900' of lateral line shall be tied to one valve zone.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Bubbler system shall run 3 times a week, 2 times per day at 20 minutes per run. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

A 1" water meter shall be provided for the above mentioned irrigation system. If another size is provided, irrigation system will have to be recalculated for optimum efficiency.

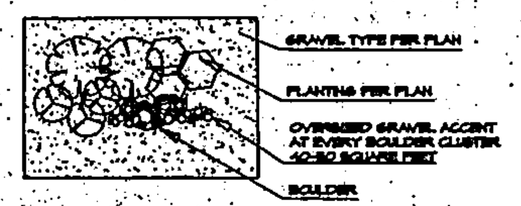
Location of controller to be field determined and power source for controller to be provided by others.

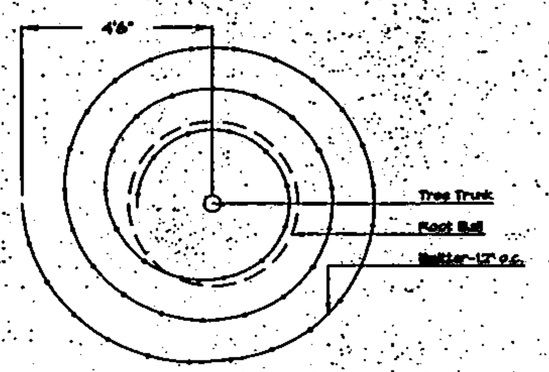
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

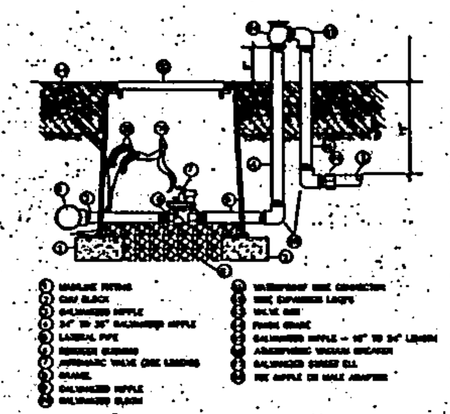
NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

GRAVEL ACCENT DETAIL





Netafim Spiral Detail



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

TREE PLANTING DETAIL

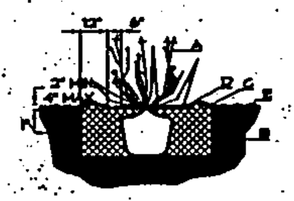
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
A. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

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LANDSCAPE ARCHITECT'S SEAL

7 / 2 / 10

JAMES DE FLON #0007

GOLDEN CORRAL
Albuquerque, NM

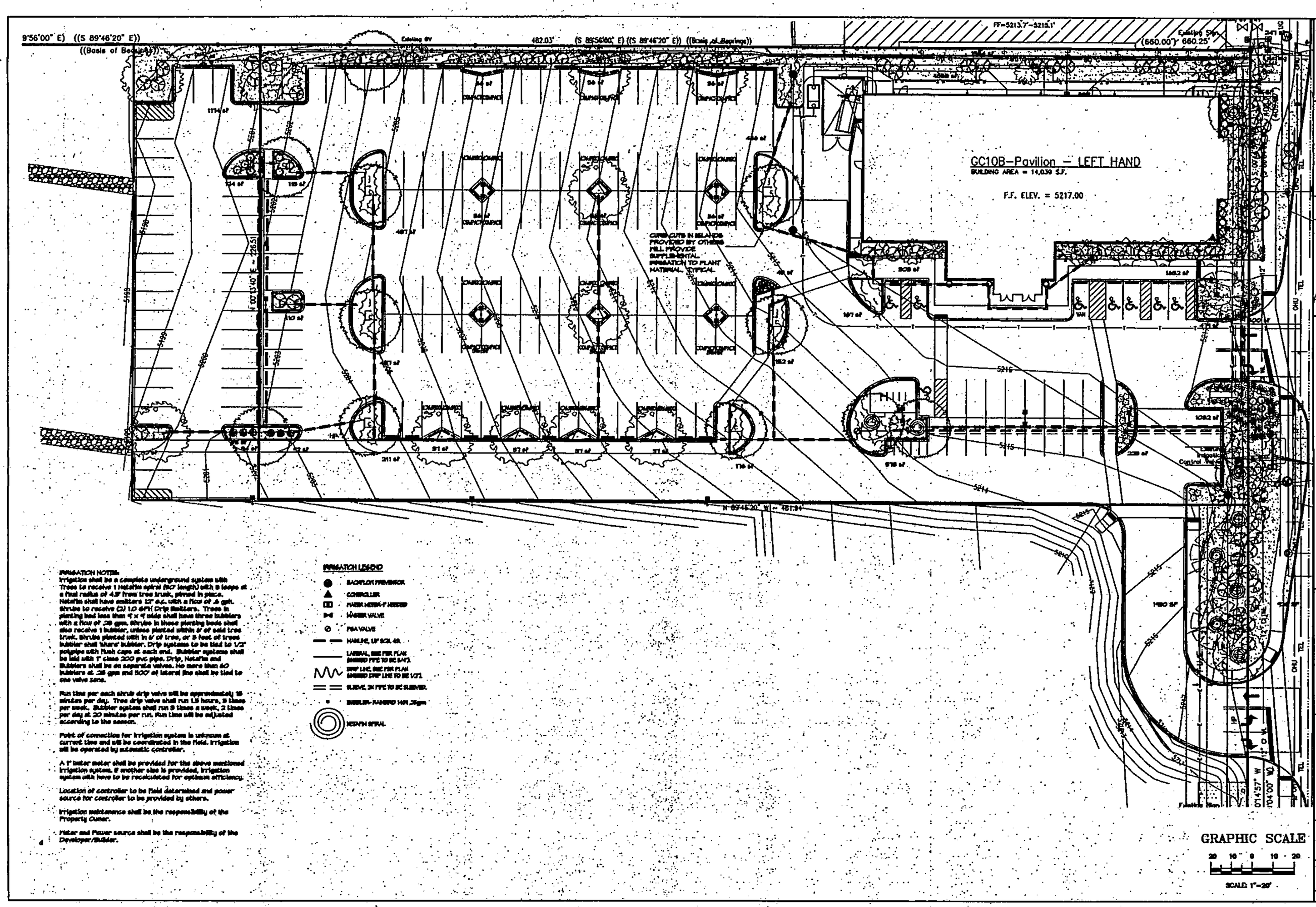
LANDSCAPE PLAN

All common lines depicted hereon remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. The reproduction or use of this drawing in whole or in part without written permission from both parts of JD water prohibited.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: cm/
REVISION 1 6/22/10
DATE 7-1-09

SHEET #
L2 or L2



IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 8 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Bubblers. Trees in planting bed less than 4' x 4' wide shall have three bubblers with a flow of .25 gpm. Shrubs in these planting beds shall also receive 1 bubbler, unless planted within 6' of said tree trunk. Shrubs planted with in 6' of tree, or 8 feet of trees bubbler shall 'share' bubbler. Drip systems to be tied to 1/2" polytube with flush caps at each end. Bubbler systems shall be laid with 1" class 200 pvc pipe. Drip, Netafim and Bubblers shall be on separate valves. No more than 40 bubblers at .25 gpm and 500' of lateral line shall be tied to one valve zone.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Bubbler system shall run 3 times a week, 2 times per day at 20 minutes per run. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

A 1" water meter shall be provided for the above mentioned irrigation system. If another size is provided, irrigation system will have to be recalculated for optimum efficiency.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

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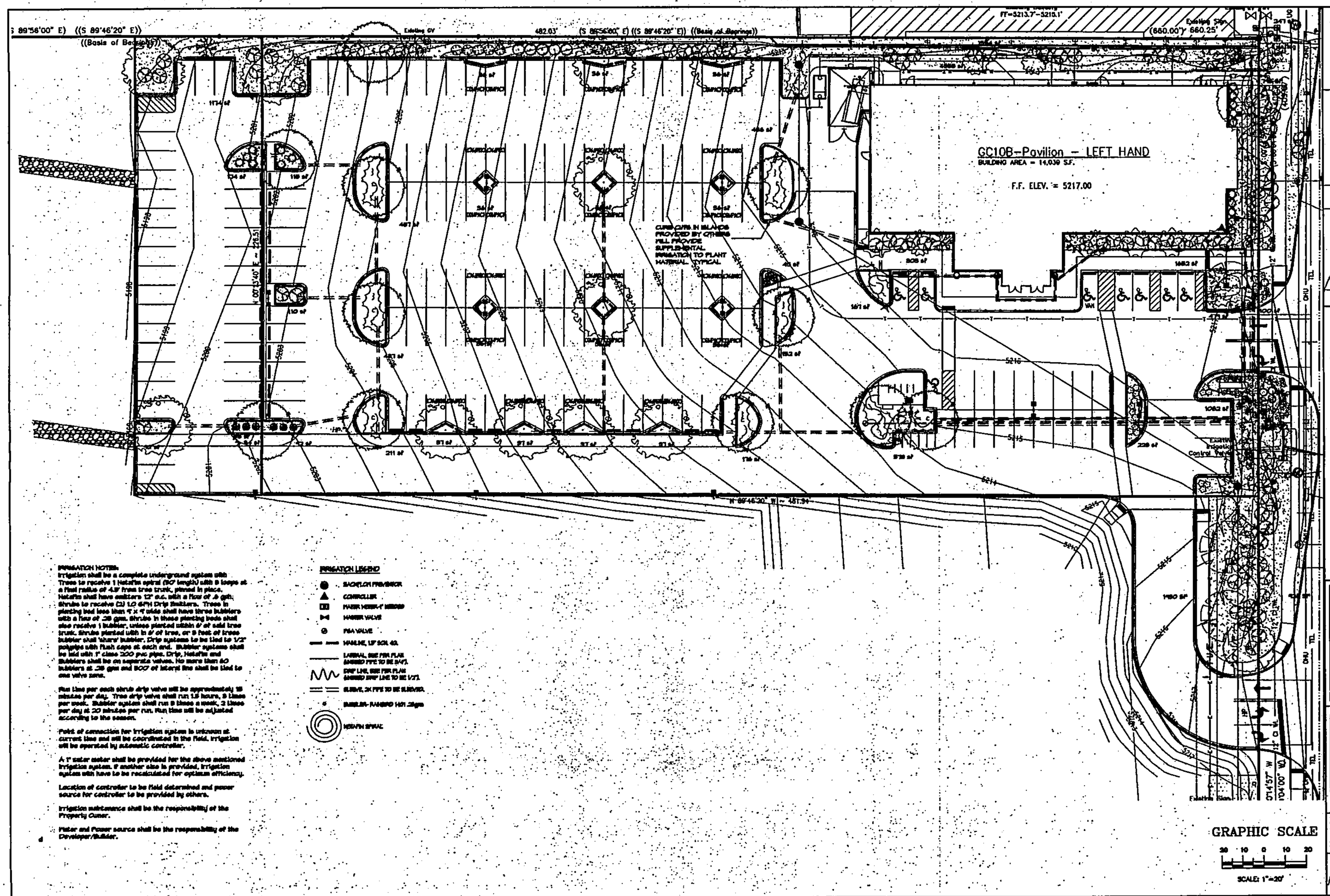
All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of The Hilltop Landscape Contractors. They are not to be used in whole or in part for any purpose without the written consent of The Hilltop.

DRAWN BY	REVISION	DATE
eng	5/7-8-10 eng	3-1-09



IRRIGATION NOTES:
Irrigation shall be a complete underground system with
Trees to receive 1 Netafim spiral (90' length) with 9 loops at a fixed radius of 4.5' from tree trunk, pinned in place.
Netafim shall have emitters 12" o.c. with a flow of .9 gph;
Shrubs to receive (2) 1.0 GPH Drip Bubblers. Trees in planting bed less than 6' x 6' wide shall have three bubblers with a flow of .28 gpm. Shrubs in these planting beds shall also receive 1 bubbler, unless planted within 6' of solid tree trunk. Shrubs planted with in 6' of tree, or 9 feet of trees bubbler shall share bubbler. Drip systems to be tied to 1/2" polypipe with flush caps at each end. Bubbler systems shall be tied with 1" class 200 pvc pipe. Drip, Netafim and Bubblers shall be on separate valves. No more than 60 bubblers at .28 gpm and 900' of lateral line shall be tied to one valve zone.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Bubbler system shall run 9 times a week, 2 times per day at 20 minutes per run. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

A 1" water meter shall be provided for the above mentioned irrigation system. If another size is provided, irrigation system will have to be recalculated for optimum efficiency.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

IRRIGATION LEGEND

- BACKFLOW PREVENTER
- CONTROLLER
- WATER METER-1" METER
- WATER VALVE
- FIELD VALVE
- MAINLINE, 1.5" SCH. 40.
- LATERAL, SIZE PER PLAN (MINIMUM PIPE TO BE 3/4").
- DRIP LINE, SIZE PER PLAN (MINIMUM DRIP LINE TO BE 1/2").
- SLEEVE, 2X PIPE TO BE SLEEVED.
- BUBBLER- RAINBIRD 1401 .28gpm
- NETAFIM SPIRAL

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LANDSCAPE ARCHITECT'S SEAL

7/2/10

JAMES DE FLON
F0007

GOLDEN CORRAL
Albuquerque, NM

IRRIGATION PLAN
DRIP TO SHRUBS

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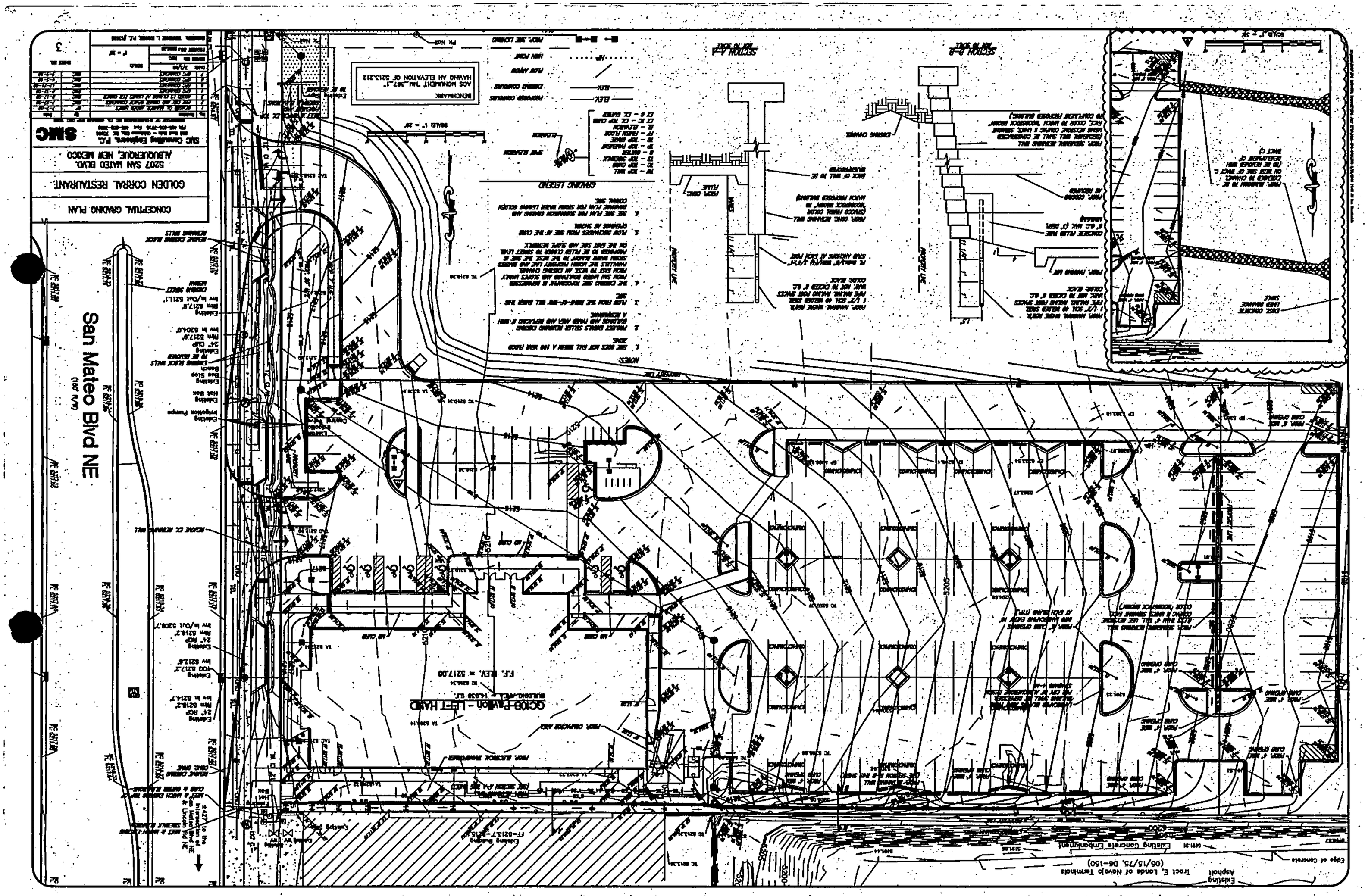
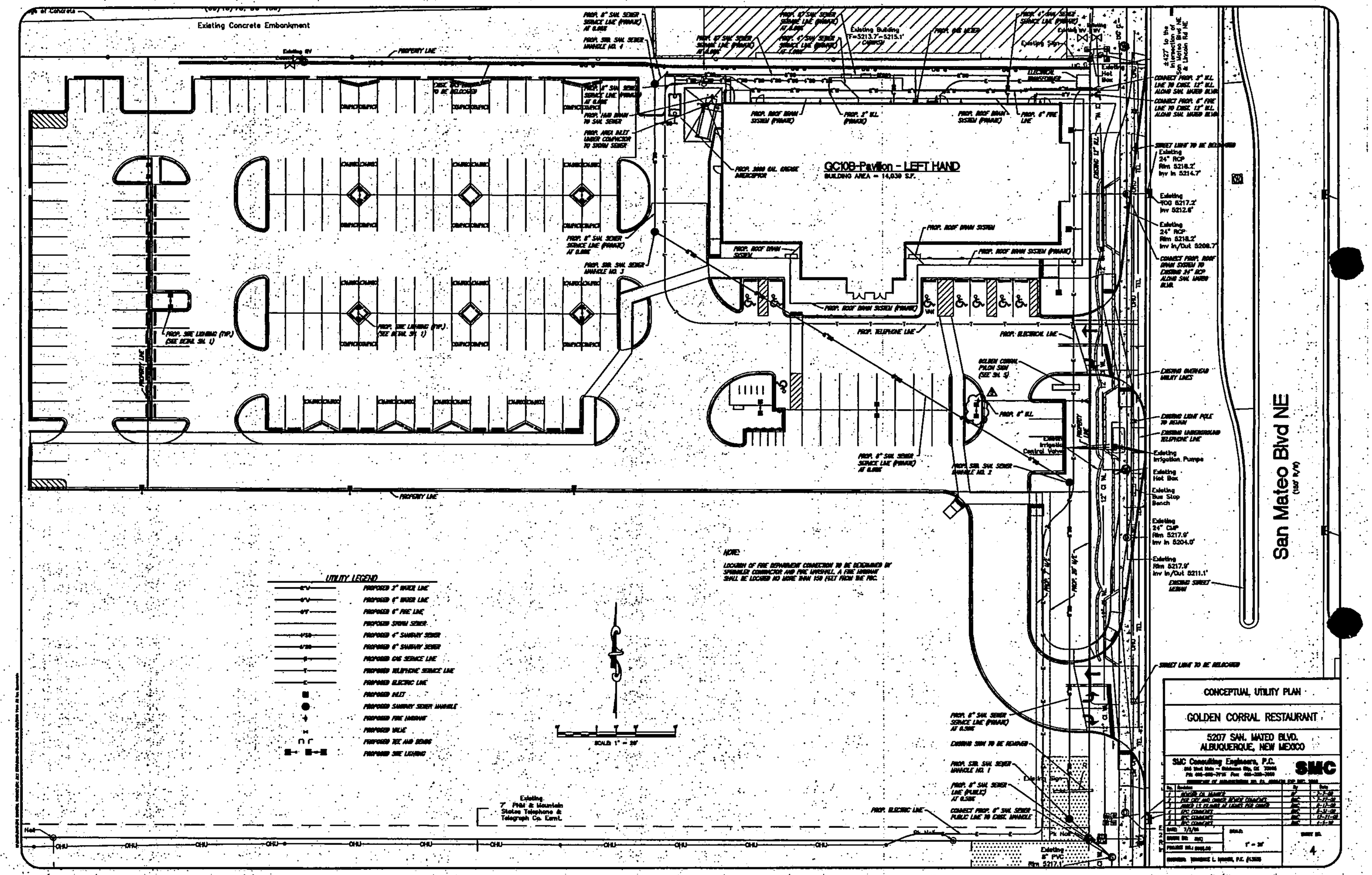
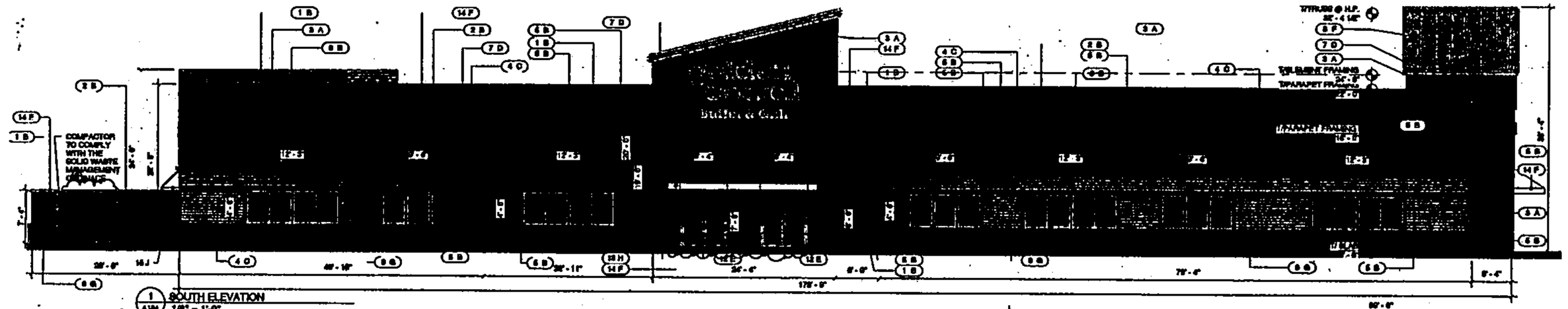
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: BRY
DESIGN: 1/8" = 1'-0" S/Z-2-10
DATE: 7-1-09

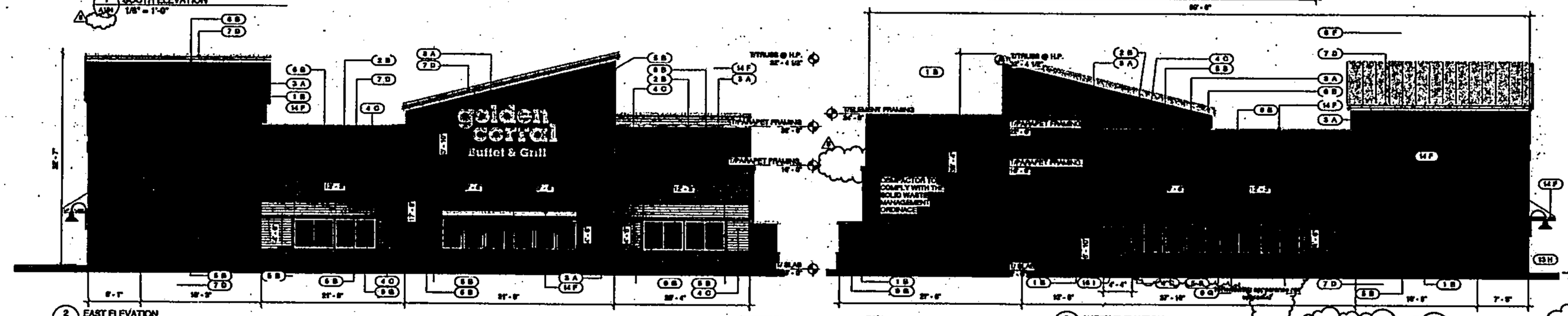
SHEET #
IRR2 of IRR2


CONCEPTUAL GRADING PLAN
GOLDEN CORRAL RESTAURANT
5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO
SMC
San Mateo Blvd NE
GRADING LEGEND
NOTES
SECTION A-A
SECTION B-B
BENCHMARK
FF. ELEV. = 5217.00
Existing Asphalt
Tract E, Lands of Navajo Tamblinta
(05/15/75, D6-150)
Edge of Concrete
Existing Concrete Embankment


Existing Concrete Embankment
PROPERTY LINE
GC108-Pavilion - LEFT HAND
BUILDING AREA = 14,030 S.F.
Existing Building TF=5213.7'-5215.1' (APPROX)
PROP. 2" WL. (PRIVATE)
PROP. ROOF DRAIN SYSTEM (PRIVATE)
PROP. ROOF DRAIN SYSTEM
PROP. 6" FIRE LINE
PROP. 6" SAN. SEWER SERVICE LINE (PRIVATE) AT 0.5%
PROP. 5FT. SAN. SEWER MANHOLE NO. 4
PROP. 5FT. SAN. SEWER MANHOLE NO. 3
PROP. 5FT. SAN. SEWER MANHOLE NO. 2
PROP. 5FT. SAN. SEWER MANHOLE NO. 1
PROP. 6" SAN. SEWER SERVICE LINE (PUBLIC) AT 0.5%
CONNECT PROP. 6" SAN. SEWER PUBLIC LINE TO EXIST. MANHOLE
PROP. HAB DRAIN TO SAN. SEWER
PROP. AREA INLET UNDER CONNECTION TO SNOW SEWER
PROP. 2000 GAL. GREASE INTERCEPTOR
PROP. TELEPHONE LINE
PROP. ELECTRICAL LINE
PROP. ELECTRIC LINE
PROP. SITE LIGHTING (TYP.) (SEE DETAIL SH. 1)
GOLDEN CORRAL PYLON SIGN (SEE SH. 5)
PROP. 4" WL.
Existing Irrigation Control Valve
Existing Irrigation Pump
Existing Hot Box
Existing Bus Stop Bench
Existing 24" CMP Rim 5217.9' Inv In 5204.0'
Existing Rim 5217.9' Inv In/Out 5211.1'
EXISTING STREET LIGHTS
STREET LIGHT TO BE RELOCATED
Existing 24" RCP Rim 5218.2' Inv In 5214.7'
Existing TOG 5217.2' Inv 5212.8'
Existing 24" RCP Rim 5218.2' Inv In/Out 5208.7'
CONNECT PROP. ROOF DRAIN SYSTEM TO EXISTING 24" RCP ALONG SAN. MATEO BLVD.
CONNECT PROP. 2" W.L. LINE TO EXIST. 12" W.L. ALONG SAN. MATEO BLVD.
CONNECT PROP. 6" FIRE LINE TO EXIST. 12" W.L. ALONG SAN. MATEO BLVD.
EXISTING OVERHEAD UTILITY LINES
EXISTING LIGHT POLE TO REMAIN
EXISTING UNDERGROUND TELEPHONE LINE
Existing Sign
Existing Pk Hole
Existing 8" PVC Rim 5217.1'
Existing 7' PNM & Mountain States Telephone & Telegraph Co. Eent.
Hot
Pk Hot
NOTE:
LOCATION OF FIRE DEPARTMENT CONNECTION TO BE DESIGNATED BY SPRINKLER COMPANY AND FIRE MARSHALL. A FIRE HYDRANT SHALL BE LOCATED NO MORE THAN 150 FEET FROM THE FDC.
UTILITY LEGEND
PROPOSED 2" WATER LINE
PROPOSED 6" WATER LINE
PROPOSED 6" FIRE LINE
PROPOSED STORM SEWER
PROPOSED 4" SANITARY SEWER
PROPOSED 6" SANITARY SEWER
PROPOSED GAS SERVICE LINE
PROPOSED TELEPHONE SERVICE LINE
PROPOSED ELECTRIC LINE
PROPOSED INLET
PROPOSED SANITARY SEWER MANHOLE
PROPOSED FIRE HYDRANT
PROPOSED VALVE
PROPOSED TEE AND BENDS
PROPOSED SITE LIGHTING
SCALE: 1" = 20'
San Mateo Blvd NE
CONCEPTUAL UTILITY PLAN
GOLDEN CORRAL RESTAURANT
5207 SAN. MATEO BLVD.
ALBUQUERQUE, NEW MEXICO
SMC Consulting Engineers, P.C.
SMC
1" = 20'
4

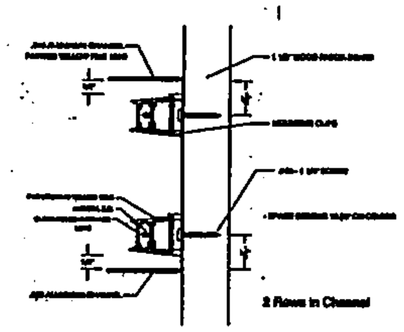


1 SOUTH ELEVATION
A1H1 1/8" = 1'-0"



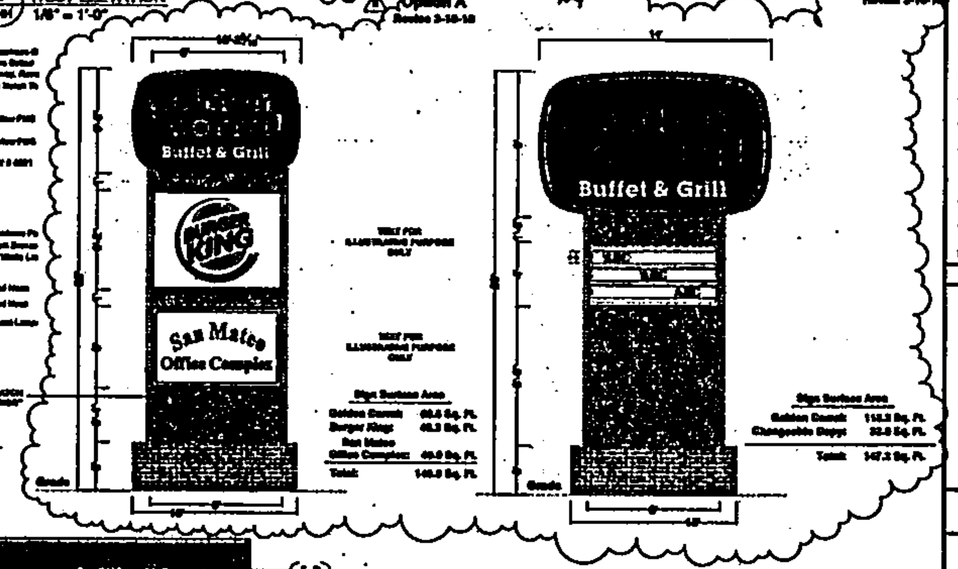
2 EAST ELEVATION
A1H1 1/8" = 1'-0"

3 WEST ELEVATION
A1H1 1/8" = 1'-0"

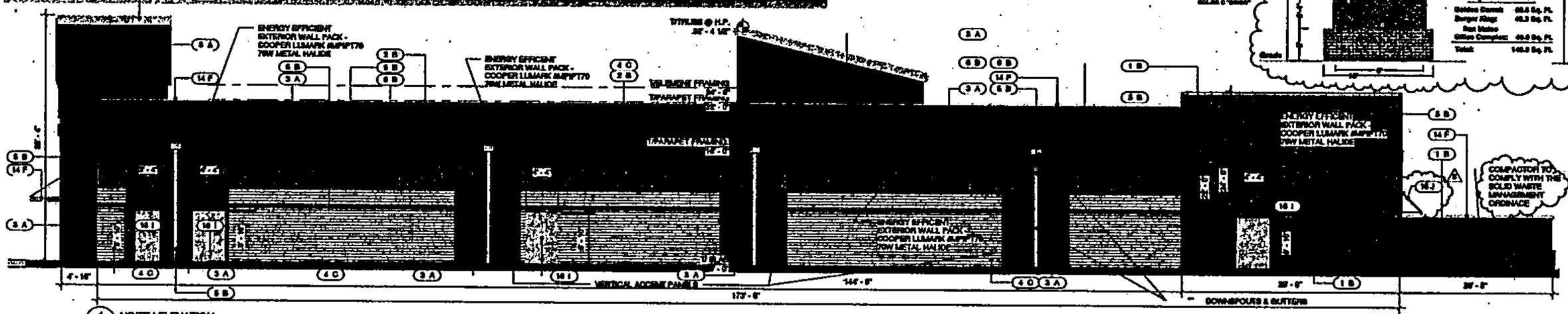


golden corral
Buffet & Grill

Sign Surface Area
Golden: 34.8 Sq. Ft.
Corral: 27.7 Sq. Ft.
Buffet & Grill: 19.2 Sq. Ft.
Total: 81.4 Sq. Ft.



Option A
Option B



4 NORTH ELEVATION
A1H1 1/8" = 1'-0"

GOLDEN CORRAL PAVILION - Albuquerque, San Mateo NM

EXTERIOR ELEVATIONS - 4-1-10 (FOR APPROVAL ONLY) Rev# 6

5/4/2010 9:26:00 AM

COLOR SCHEDULE

G - MOUNTAIN VALLEY BROWN/TAN
C - BEIGE
D - YELLOW
A - RED
E - NATURAL ANODIZED ALUMINUM
B - MEDIUM BROWN
H - BLACK
F - OFF-WHITE
I - LIGHT BROWN

EXTERIOR FINISH SCHEDULE

MATERIAL — (#) — COLOR

MATERIAL

1 - 4" x 8' HARDIE PANEL "STUCCO" (HORIZONTAL) JAMES HARDIE "WOODSTOCK BROWN" JH 30-30
2 - 4" x 8' HARDIE PANEL "SIERRA 8" (VERTICAL) JAMES HARDIE "WOODSTOCK BROWN" JH 30-30
3 - 4" x 8' HARDIE PANEL "STUCCO" TRADITIONAL RED WITH ONE COAT OF APPLE SKIN RED
4 - HORIZONTAL HARDIE LAP SIDING - 7" EXPOSURE JAMES HARDIE "NAVAJO BEIGE" JH 30-10
5 - HARDIE BOARD 1x8 TRIM JAMES HARDIE "WOODSTOCK BROWN" JH 30-30
6 - HARDIE BOARD 1x12 TRIM JAMES HARDIE "WOODSTOCK BROWN" JH 30-30
7 - LED LIGHTING OVER 5X12 FASCIA AND 1X8 TRIM
8 - PRE-FINISH SNAP SEAM - NON REFLECTIVE METAL ROOF (SNOW WHITE)
9 - BRICK WAINSCOT AND ROWLOCK SILL
10 - SUSPENDED ALUMINUM CANOPY
11 - PAINTED HOLLOW METAL DOORS & FRAMES
12 - ALUMINUM STOREFRONT
13 - ENERGY EFFICIENT EXTERIOR SCONCE W/ WALL BRACKET - LSI #HUR-168MH-120-GBK-AL30-PS4 168W METAL HALIDE
14 - METAL
15 - PRE-MANUFACTURED FABRIC CANOPY
16 - HOLLOW METAL DOOR AND FRAME (PAINTED)

COLOR

A - RED
B - MEDIUM BROWN
C - BEIGE
D - YELLOW
E - NATURAL ANODIZED ALUMINUM
F - OFF-WHITE
G - MOUNTAIN TONES
H - BLACK
I - LIGHT BROWN (SW 7823 SHAGGY BARK)
J - BRONZE

GENERAL NOTES

1. ALL WINDOWS ARE TO BE SHADED BRONZE GLAZING WITH WHITE VINYL FRAMES.
2. ALL EXTERIOR DOORS ARE TO BE HOLLOW METAL DOORS AND FRAMES PAINTED SW 6146 "RICE GRAIN" UNLESS OTHERWISE NOTED.
3. ALL HARDIE BOARD PANELS AND SIDING ARE FIBER CEMENT PRODUCTS. SHALL COME PRE-FINISHED WITH COLOR AND STANDARD SIZES.
4. BRICK TO BE ACME MOUNTAIN VALLEY
5. FLAT ROOF IS MADE OF A SINGLE-PLY MEMBRANE MECHANICALLY ATTACHED ROOF SYSTEM, COMPLETE WITH ALL ASSOCIATED FLASHING, PITCH POCKETS, SEALANTS, CAULKS, MECHANICAL FASTENERS, AND ACCESSORIES NECESSARY FOR A WATERTIGHT SYSTEM. ROOFING SYSTEM SHALL BE TWO PART TPO SINGLE PLY MEMBRANE WITH WHITE SURFACE.
6. ALL LED LIGHT STRIPS ARE CONSTANT WITH NO BRIGHTNESS. COLOR TO BE PMS1360 Yellow
7. SCREENING OF MECHANICAL EQUIPMENT, AND LIGHTING AND SIGNAGE WILL COMPLY WITH SUBDIVISION DESIGN STANDARDS AND ZONING REGULATIONS, WHICHEVER ARE MORE RESTRICTIVE.
8. THE AREA AND BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULL CUT-OFF OR FULLY SHIELDED.
9. THE FRONT/SOUTH ELEVATION SIGNAGE IS 2% OF THE ENTIRE FACADE.
10. THE LEFT/EAST ELEVATION SIGNAGE IS 3% OF THE ENTIRE FACADE

GRAPHIC SCALE

STATE OF NEW MEXICO — BURAK URBANSKI — NO. 9848 — REGISTERED ARCHITECT — 5/5/10

CHANGES ARE TO ADDRESS EPC CONDITIONS

NRD national restaurant designers
ARCHITECTS & ENGINEERS
2905 Meridian Parkway Durham, NC 27713 (tel) 919.544.5007 (fax) 919.544.5000

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

Date: May 28, 2010

AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1007867**
09EPC-40042 SITE DEVELOPMENT - SUBDIVISION
09EPC-40043 SITE DEVELOPMENT - BUILDG PRMT

Sandia Foundation
6211 San Mateo Blvd. NE
Suite 100
Albuquerque, NM 87109

LEGAL DESCRIPTION: BOHANNAN HUSTON INC, agents for SANDIA FOUNDATION, request the above actions for all or a portion of a tract in the E ½ SE ¼ NE ¼ Sec 35 TIIN R3E zoned C-3 (SC) located on SAN MATEO BLVD NE BETWEEN MCLEOD RD NE AND LINCOLN RD NE containing approximately 6.2 acres. (F-17) Carol Toffaleti, Staff Planner

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40042, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for subdivision for an unplatted site of 6.2 acres zoned C-3 (SC) located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd., described as "a tract in the E1/2 SE1/4 NE1/4 Sec. 35 T11N R3E". The applicant proposes to split the site into three lots and sell them to other parties: Tract A has 2.54 acres, Tract B 1.30 acres, and Tract C 2.36 acres. The proposal includes design standards. The site will be developed in two or three phases.

2. The request is accompanied by a site development plan for building permit for a sit-down restaurant on proposed Tract A (09EPC-40043) and associated parking and access improvements on proposed Tracts B and C. Potential uses on Tracts B and C are a restaurant with a drive-up service window and an office/warehouse, but any uses allowed in the C-3 (SC) zone may be proposed in future. The applicant is requesting delegation of future site development plans for building permit for Tracts B and C to the DRB.

3. The applicant submitted a Traffic Impact Study (TIS), dated July 1, 2009, which has been verified by Transportation Development Services, and a Certificate of No Effect as required by the Archeological Ordinance.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:

   a. The proposed and potential employment and service uses complement residential areas and are sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments (Policy I.B.5.i)

   b. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)

   c. The request facilitates the redevelopment of a sizable vacant property in an established commercial area (Policy II.B.5.o)

   d. The subdivision standards require measures to control erosion and dust on Tracts B and C, until such time as they are developed. (Policy II.C.8.d)

   e. The commercial subdivision is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).

   f. The spacing frequency of driveways on a principal arterial complies with Policy II.D.4.d.

   g. The subdivision design standards require safe and pleasant pedestrian travel through parking areas (Policy II.D.4.g).

   h. By splitting a site zoned for heavy commercial uses into three tracts, the SDP for subdivision allows for more diversified economic activity (Economic Development Goal).

   i. The subdivision design standards call for xeric and native plants, and rainwater harvesting measures to supplement irrigation. (Water Management Goal, Policy II.D.2.b).

   j. The architectural design standards include energy management measures (Policy II.D.3.a).

7. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

a. The subdivision design standards are comprehensive, but standards for pedestrian cross-access, architecture and signage need strengthening to ensure a cohesive development and a quality visual environment (Established Urban Area goal, Policies II.B.5.l, II.B.5.m)
b. The signage standards provide some guidance, but are not comprehensive enough to ensure that signage in the Enhanced Transit Corridor will be attractive and useful (Policy II.C.9.e)

c. The site development plan and design standards meet the intent of the applicable policy objectives for Street Design, Transit Service and Development Form adjacent to Enhanced Transit Corridors, with the exception of parking provision and building entrances from the street (Policy II.D.4.a)

8. Changes to the subdivision design standards are recommended to make them clearer and more fully compliant with City regulations and the intent of City planning policies.

9. The site may initially be split into two lots, i.e. Tract A for the restaurant development proposed in 09EPC-40034, and the remainder of the site. A future split of the remainder of the site into two lots, Tracts B and C, would be delegated to the DRB.

10. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

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.

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.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

c. Provide appropriate cross-access agreements for Tracts A, B and C.

d. Concurrent platting action required at DRB.

e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. Sheet 1:

   a. Project Note 5: Reword last sentence "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Corridors."

   b. Project Note 7: At end, insert "and general zoning regulations, whichever are more restrictive".

   c. Update the base map for the development on tract A per the accompanying site development plan for building permit.

6. Throughout the design standards, the term "site" shall refer to the 6.2 acre site and the term "parcel" or "tract" shall refer to lots created by the subdivision. Typographical errors shall be corrected. Standards shall be renumbered pursuant to any changes required in other conditions of approval.

7. Zoning and Land Use: the number of drive-up service windows on the site shall be limited to one.

8. Setbacks and building heights: the title shall include "FAR" and the text shall include "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Cooridors."

9. Site Objectives:

   a. The title shall be changed to "Site Design Standards".

   b. The last sentence in the introduction shall be deleted.

   c. 1-A - Replace "sites" with "development". Correct the zoning reference (article 14 not 12).

   d. 1-B - Shall apply to service functions as well as drive-up service window(s).

   e. 1-D - Delete the last phrase.

   f. 1-E - Fill in missing words and reword for clarity.

10. Parking and circulation standards

   a. Delete the last sentence in the introduction.

b. 2-A – Replace "minimum required" with "provided". Delete the second sentence. Add a new sentence: "Total parking on the site shall not exceed the minimum required parking plus 10%, if the site development plan for building permit for the restaurant on tract A is not approved (1007867, 09EPC-40043).

c. 2-B - Replace "desirable and encouraged" with "required".

d. 2-B – Insert "and cross-parking" after "cross access".

11. Pedestrian circulation and bicycle standards

a. The introduction shall clarify that pedestrian cross-access is required.

b. In 3-A and 3-D, insert "internal" before "streets".

c. 3-G shall refer to pedestrian features, not just sidewalks, in the general building and site design regulations of the Zoning Code, i.e. 14-16-3-18 (C) (1 – 3). Delete the phrase "to the extent feasible … site conditions" and all the bullet points.

12. Landscaping standards

a. Introduction – Insert "and xeric plants" after "Water harvesting techniques".

b. 4-A - Buffers shall also be located around the perimeter of the site. Delete the second sentence. In the third sentence, "over" shall be replaced with "within 10 ft of public…"

c. 4-C shall begin with "Street and...".

d. Delete 4-F and 4-G.

e. 4-L - Use the full title of the ordinance, i.e. Water Conservation Landscaping and Water Waste Ordinance.

f. Standard 4-M shall identify native seed mix as the preferred method to stabilize disturbed areas awaiting future development.

13. Architectural standards:

a. Delete 5-A.

b. 5-B shall be reworded to include the sentence "Building design shall comply at minimum with 14-16-3-18 (D) of the Zoning Code".

c. In 5-H, replace the first instance of "shades" with "hues".

14. Screening walls and fencing standards

a. Insert a comma after "Screening" in the title of the section.

b. Introduction - Delete the sentence beginning "Site orientation...". Reword the rest of the paragraph to improve clarity and eliminate duplication.

c. 6-A - Insert "evergreen" before "plant materials".

d. 6-G - Replace the text beginning "oriented away..." with "screened from public areas on the site by evergreen plant materials, walls or fences".

15. Signage standards:

a. 8-B shall include "area lighting regulations".

b. 8-C - Shall include the following bullet points:

i. "The location of multiple-tenant signage shall be limited to the free-standing sign."

ii. "Tenant signage shall be limited to 1 per business and 2 per tract. Minimum letter size shall be 9 inches."

iii. "The free-standing sign shall be a monument sign."

iv. "The sign shall include a numeric address with a minimum number size of 9 inches."

c. 8-E shall include "Building-mounted signs shall be limited to canopy and wall signs. Canopy signs shall be limited to one per entrance, with a maximum sing face area of 4 sf each. Wall signs shall be limited to facades visible from San Mateo Blvd. or from public areas within the site." The maximum sign face area of wall signs shall be changed to 12% of façade area. Move 8-E immediately after 8-C.

d. 8-F - Pennants, ribbons, streamers and spinners shall also be prohibited.

e. 8-K - Replace "encouraged" with "allowed".

f. 8-L – Replace with "Electronic display panels (electronic billboards, electronic advertising signs) are not permitted.

16. Mechanical Equipment Standards:

a. 9-A and 9-B - Move "by materials similar to the building's materials" from 9-A to the end of 9-B.

b. 9-C – Insert "evergreen" before "plant materials".

c. New 9-D – Screening of equipment shall be designed to allow for access to utility facilities. Clearance of 10 ft shall be provided surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

17. Utility plan:

a. Update the base map and correct the name of the restaurant development.

b. Show the two existing public utility easements in tract B near the public ROW.

18. Grading & Drainage plan:

a. Include spot elevations for the existing contours.

b. The location of the outfall at the southwest corner of the shared parking area shall match the location shown on the grading & drainage plan for the development on tract A (09EPC-40043).

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40043, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for building permit for proposed Tract A, a parcel of approximately 2.54 acres, and for associated parking and access improvements on proposed Tracts B and C, within an unplatted tract zoned C-3 (SC), located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd.. The applicant is selling the parcel to a national restaurant chain, that proposes to develop a family-style restaurant of approximately 14,040 sf with seating for 500 people, which they will own and operate.

2. The request is accompanied by a site development plan for subdivision (09EPC-0042) with design standards.

3. The project is covered by a Traffic Impact Study (TIS) for the proposed subdivision, dated July 1, 2009, which has been verified by Transportation Development Services.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:

   a. The proposal facilitates redevelopment of vacant premises that are contiguous to public infrastructure and accommodates sufficient parking within the site not to harm surrounding businesses (Policy II.B.5.e)

   b. The proposed employment use complements residential areas and is sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments. The visual impact of the parking is reduced because the site slopes away from the street and is screened by landscaping. (Policy II.B.5.i)

   c. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)

   d. The request facilitates the redevelopment of part of a vacant property in an established commercial area (Policy II.B.5.o)

e. The proposed restaurant, an employment as well as a retail use, is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).

f. The spacing frequency of driveways on a principal arterial is appropriate, per Policy II.D.4.d.

g. The proposed restaurant is part of a national chain (an outside firm) which will own and operate the business (Policy II.D.6.b)

h. The plant palette includes several species native to the southwest and the landscape plan creates a pleasing visual environment along the street frontage (Policy II.C.8.d)

7. The proposal partially furthers the following applicable goals and policies of the Comprehensive Plan:

a. Pedestrian connections are provided to the bus stop and to other tracts, a bus shelter is provided and the building is setback from the street for landscaping only. The parking exceeds the reduction encouraged on sites adjacent to Enhanced Transit Corridors, but the amount has been justified for this type of restaurant, based on parking demand at existing restaurants in the city operated by the same company and on parking generation figures published by the Institute of Transportation Engineers, 3rd Edition. (Policy II.D.4.a)

b. Pedestrian opportunities are integrated into the development, except that there is only one walkway through the main parking area and it is not sufficiently shaded to provide pleasant conditions for pedestrians (Policy II.D.4.g)

c. The development will provide employment opportunities in an accessible location and at different salary levels, though not in a wide range of skills (Policy II.D.6.a)

8. The request conflicts with Policy II.C.9.e because the design of the multi-tenant free-standing sign is not attractive, particularly for a site adjacent to an Enhanced Transit Corridor. Changes are recommended in conditions of approval.

9. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

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.

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.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT.

   Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

   b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

   c. Provide appropriate cross-access agreements for Tracts A, B and C.

   d. Concurrent platting action required at DRB.

   e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. The trash compactor shall comply with the Solid Waste Management Ordinance.

6. Parking:

   a. The compact spaces shall be called out on the site plan.

   b. The parking area shall be redesigned to:

      i) enlarge the end island at the intersection of the access drives to accommodate a more direct walkway to the south and additional landscaping.

      ii) add shade trees along the sidewalk at the southern edge of the main parking area, to comply with 14-16-3-1 (H)(1).

7. Lighting:

   a. Note on sheet 1 and the elevations that the area and building-mounted light fixtures shall be full cut-off or fully shielded.

   b. Eliminate the lightpole next to the free-standing sign and relocate the lightpole west of it to the enlarged landscaped end island.

8. Landscape plan:

   a. The coverage figures for Spanish Broom and Russian Sage shall correspond to their height and spread.

   b. In the calculations, the total lot area shall be limited to the area of tract A. The square footage of the landscaped beds in the southern part of the ROW and on tract B shall be separate figures.

   c. Street trees shall be planted a minimum of 10 ft from the 12" water line in the public ROW and a minimum of 3 ft from the relocated gas line.

   d. Sheet L-2 shall include the entire area to be irrigated, including its western edge.

   e. In landscaped beds with a tree and a radius of less than 9', replace "netafim" spiral irrigation with 3 bubblers.

   f. Six small trees shall be planted along the south façade of the building.

9. Public Outdoor Space/Employee Gathering Area:

   a. Provide benches with seating for a minimum of 7 persons.

   b. The gathering space for employees shall be a minimum of 300 sf, include seating and shade per zoning regulations, and be located at least 50' from the trash compactor.

10. Utilities:

   a. Include a proposed 20' easement for the 12" waterline in the San Mateo ROW.

   b. PNM: The developer shall contact PNM's New Service Delivery Department if modifications to the existing electric service are necessary. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements. The site plan utility sheet shall identify any existing and proposed public utility easements.

   c. Screening of equipment shall be designed to allow for access to utility facilities. Provide adequate clearance of 10 ft surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

11. Architecture:

   a. The elevations shall be shown and dimensioned per the scale of 1/8"=1'.

   b. The height of the square element at the northwest corner of the building shall be called out.

c. In the south elevation, the awning over the window on San Mateo and above the front entrance shall be colored off-white. Color F in the schedule shall be changed to off-white.

d. Add a note stating that screening of mechanical equipment, and lighting and signage will comply with the subdivision design standards and zoning regulations, whichever are more restrictive.

e. Awnings shall be added to the windows on the west façades of a material and color compatible with the architecture of the building.

12. Signage:

a. Label the existing free-standing sign at the southeast corner of Tract B "to be removed".

b. Change the free-standing sign to a monument sign.

c. Provide the percentage of façade area for each wall sign.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 2, 2009** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

CMarrone

for Deborah Stover
Planning Director

DS/CT

cc: Bohannan Huston Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109
Madeline Edgar, Del Norte N.A., 4609 Sherwood NE, Albuquerque, NM 87109
Bill DeBenedictis, Del Norte N.A., 4820 Vista Del Oso Ct. NE, Albuquerque, NM 87109
Amy Whitling, District 4 Coalition of N.A.'s, P.O. Box 91343, Albuquerque, NM 87199
Bambi Folk, District 4 Coalition of N.A.'s, 6617 Esther NE, Albuquerque, NM 87109
Ken Maestas, 414 Silver SW, Albuquerque, NM 87102

Golden Corral Corporation
GC Development Corp.
PO BOX 29502
RALEIGH, NORTH CAROLINA 27626
TELEPHONE (919) 781-9310 FACSIMILE (919) 881-4654

October 18, 2011

City of Albuquerque
One Civic Plaza
Albuquerque, NM 87102

Re: Amendment to Site Development Plan for Building Permit and Infrastructure list: project number 1007867

To whom it may concern,

This letter authorizes representatives of Bohannan Huston Inc. to act as agent for Golden Corral Corporation on matters associated with the subject amendment request for property located at 5207 San Mateo Blvd., N.E.

Sincerely,

Frank Ernest
Attorney
Golden Corral Corporation

NORTH CAROLINA

WAKE County

I Janet K. Price, Notary Public for said county and State, do hereby certify that Frank Ernest personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of October, 2011.

JANET K PRICE
NOTARY PUBLIC
WAKE COUNTY, NORTH CAROLINA

Janet K. Price
Notary Public

My commission expires October 10, ~~2011~~ 2012.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

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

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

10/18/11

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".
Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

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

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

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

✓ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
✓ B. Square footage of each structure
✓ C. Proposed use of each structure
✓ D. Temporary structures, signs and other improvements
✓ E. Walls, fences, and screening: indicate height, length, color and materials
✓ F. Dimensions of all principal site elements or typical dimensions thereof
✓ G. Loading facilities
✓ H. Site lighting (indicate height & fixture type)
✓ I. Indicate structures within 20 feet of site
✓ J. Elevation drawing of refuse container and enclosure, if applicable.
✓ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.

✓ 1. **Location and typical dimensions**, including handicapped spaces

✓ 2. **Calculations:** spaces required: 113 provided: 192

Handicapped spaces (included in required total) required: 8 provided: 8
Motorcycle spaces (in addition to required total) required: 5 provided: 5

✓ B. Bicycle parking & facilities

✓ 1. Bicycle racks, spaces required: 10 provided: 10

✓ 2. Bikeways and other bicycle facilities, if applicable

✓ C. Public Transit

✓ 1. Bus facilities, including routes, bays and shelters existing or required

✓ D. Pedestrian Circulation

✓ 1. Location and dimensions of all sidewalks and pedestrian paths
✓ 2. Location and dimension of drive aisle crossings, including paving treatment

✓ E. Vehicular Circulation (Refer to Chapter 23 of DPM)

✓ 1. Ingress and egress locations, including width and curve radii dimensions
✓ 2. Drive aisle locations, including width and curve radii dimensions
✓ 3. End aisle locations, including width and curve radii dimensions
✓ 4. Location & orientation of refuse enclosure, with dimensions
✓ 5. Curb cut locations and dimensions
✓ 6. Existing and proposed street widths, right-of-way widths and curve radii
✓ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
✓ 8. Location of traffic signs and signals related to the functioning of the proposal
✓ 9. Identify existing and proposed medians and median cuts

3. Phasing

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

SHEET #2 LANDSCAPING PLAN

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

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

SHEET # 3 PRELIMINARY GRADING PLAN

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

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

✓ 1. Scale - must be same as Sheet #1 - Site Plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements

✓ 6. Building footprints
✓ 7. Location of Retaining walls

B. Grading Information

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

SHEET #4 UTILITY PLAN

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

✓ A. Scale (minimum of 1/8" or as approved by Planning Staff).
✓ B. Bar Scale
✓ C. Detailed Building Elevations for each facade
✓ 1. Identify facade orientation (north, south, east, & west).
✓ 2. Facade dimensions including overall height and width
✓ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
✓ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations

N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

✓ 1. Site location(s)
✓ 2. Sign elevations to scale
✓ 3. Dimensions, including height and width
✓ 4. Sign face area - dimensions and square footage clearly indicated
✓ 5. Lighting
✓ 6. Materials and colors for sign face and structural elements.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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)

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): BOHMANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON ST. FAX: 798-7998
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: PWYMER@BHINC.COM

APPLICANT: SANDIA FOUNDATION PHONE: 242-2684
ADDRESS: 6211 SAN MATEO BLVD., NE, SUITE 100 FAX: 246-2411
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: BOB@SANDIAFOUNDATION.ORG
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: DEVELOPMENT OF 6.2 ACRES +/- SITE, ZONED C-3, WITH A GOLDEN CORRAL RESTAURANT AND FUTURE, YET TO BE DEFINED BUSINESSES.

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

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

Lot or Tract No. UNPLATTED LAND Block: Unit:
Subdiv/Addn/TBKA:
Existing Zoning: C-3 Proposed zoning: NO CHANGE MRGCD Map No
Zone Atlas page(s): F-17-Z UPC Code: 101706148834110242

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ZA-80-8, ZA-76-55

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 6.2 ACRES +/-
LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO BLVD.
Between: McLEOD RD. and LINCOLN RD.

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 6-2-09

SIGNATURE [signature] DATE 4-6-10
(Print) PAUL M. WYMER 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
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
10DRB - - 70112	SBP		$ 0
10DRB - - 70113	SPS		$ 0
- -	CMF		$ 20.00
- -			$
- -			$
			Total $ 20.00

Hearing date 4-14-10

[signature] 4-6-10
Planner signature / date

Project # 1007867

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.

PAUL M. WYMER
Applicant name (print)

4/6/10
Applicant signature / date

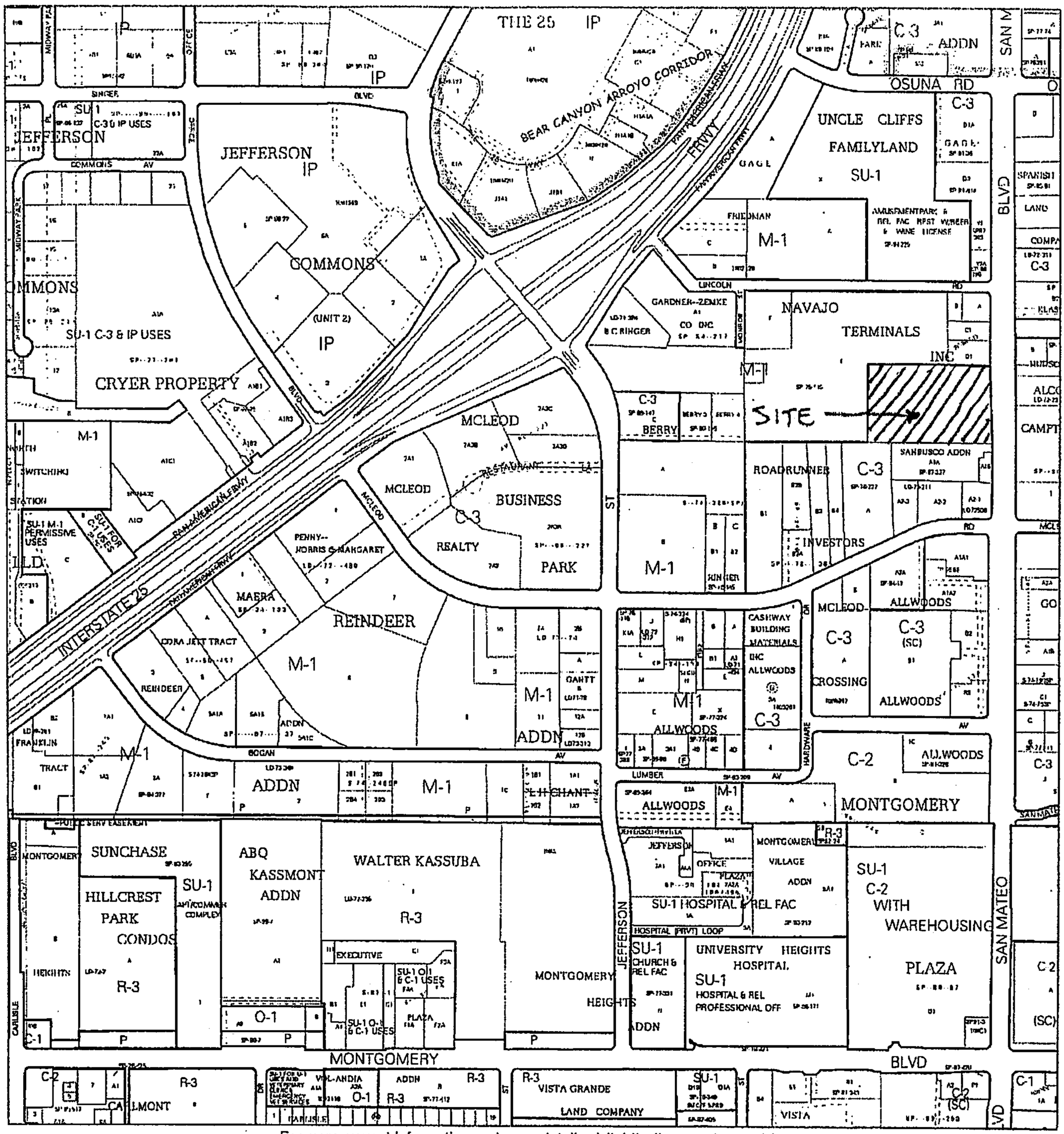
Form revised **October 2007**

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

Application case numbers
10DRB - 70112
10DRB - 70113
- -

4-6-10
Planner signature / date

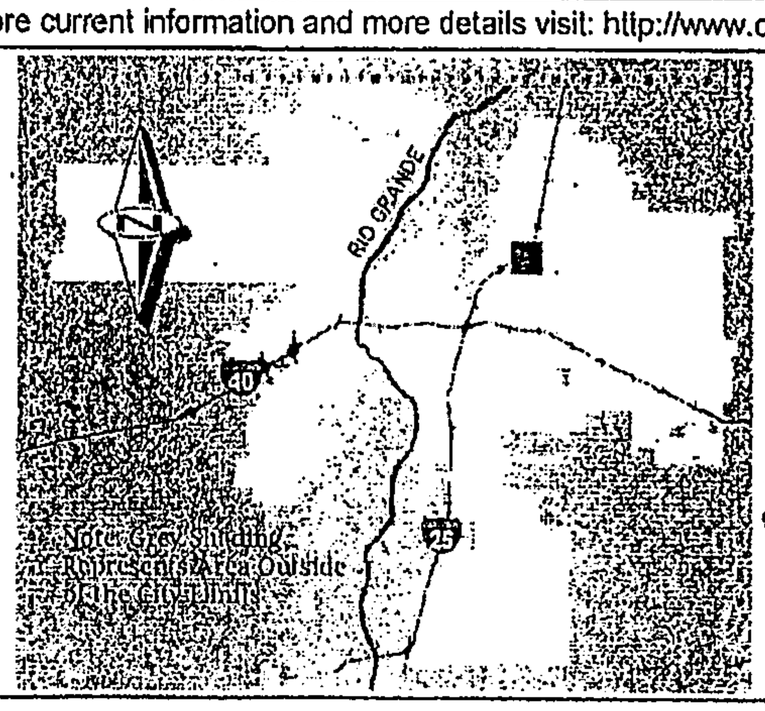
Project # 10078667



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

F-17-Z

Selected Symbols

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

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 6, 2010

Ms. Carol Toffaleti
City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

Re: E.P.C. Conditions: Project Number 1007867, 09EPC-40042 and 09EPC-40043

Dear Carol:

In accordance with Condition 1 of the subject requests, the purpose of this letter is to provide a written description of the manner in which each condition placed on approval by the E.P.C. has been addressed. The following list corresponds to the numbered conditions of the Official Notice of Decision dated September 17, 2009.

Site Development Plan for Subdivision:

1. This letter is intended to satisfy this condition.
2. You and I have met on several occasions to discuss changes to the plans as required by the EPC. We also discussed this issue via phone on Thursday April 1, 2010.
3.
   a. Permanent improvements to the transportation facilities adjacent to the project have been discussed with Mr. Tony Lloyd and Ms. Krystal Metro with the City's Transportation Development staff. An infrastructure list will accompany the Site Plan submittal defining these improvements and public infrastructure design of same has already begun for review and approval by the City's Design Review Committee (DRC).
   b. This comment is addressed in 3a., above.
   c. Cross access agreements for Tracts A,B, and C are defined on the subdivision plat, note 5 on Sheet 1 of 2.
   d. The subdivision plat was submitted for review by the D.R.B. at the March 10, 2010 hearing and indefinitely deferred due to the lack of the Site Development Plan submittal. This plat request (10DRB-70068) will be heard concurrently with the Site Development Plan request at the same hearing.
   e. The Site Plan conforms to the DPM standards.
4. A Water and Sanitary Sewer availability letter was issued by the ABCWUA dated February 4, 2010 and is included with this letter.
5. Sheet 1 modifications:
   a. Project Note 5 has been changed accordingly.
   b. Project Note 7 has been changed accordingly.
   c. The base plan for the development proposed for Tract A has been updated to reflect the most current plan.
6. The terms described in this condition have been changed throughout the design standards. Typographical errors have been corrected and renumbered as necessary based on subsequent modifications.

7. The text in the Zoning and Land Use paragraph has been modified to note that only one drive-up service window shall be permitted on the 6.2 acre site.
8. The text in the Setbacks and Building heights paragraph has been modified as required by this condition.
9. The "Site Objectives" title has been changed to be "Site Design Standards" as required by condition 9a. Modifications to conditions 9b thru 9f have been made accordingly.
10. Changes required by conditions 10a thru 10d have been modified accordingly.
11. Changes required by conditions 11a thru 11c have been modified accordingly.
12. Changes required by conditions 12a thru 12f have been modified accordingly.
13. Changes required by conditions 13a thru 13c have been modified accordingly.
14. Changes required by conditions 14a thru 14d have been modified accordingly.
15. Changes required by conditions 15a thru 15f have been modified accordingly.
16. Changes required by conditions 16a thru 16c have been modified accordingly.
17.
    a. The Utility Plan has been modified to include the latest plan associated with the development proposed for Tract A.
    b. Al existing public utility easements have been added to the Utility Plan sheet.
18.
    a. Existing contour (elevation) data has been added to the Conceptual Grading and Drainage Plan.
    b. The Grading and Drainage Plans for the Site Plan for Subdivision and Site Plan for Building Permit have been updated and now match.

Site Development Plan for Building Permit:

1 thru 4. Responses identical to those listed for the Site Development Plan for Subdivision, above.
5. The trash compactor and surrounding area has been to designed to conform to City of Albuquerque Solid Waste Management standards and will be built accordingly. Solid waste management staff have provided an approval signature on Sheet 1 (separate attachment)
6.
    a. Note 4 has been added to Sheet 1 requiring a shared parking agreement with the owner of Tract C.
    b. The compact spaces have been labeled as such on Sheet 1.
    c i The described end island has been enlarged and additional landscape area created.
    cii. Shade trees have been added along the sidewalk at the southern edge of the main parking area. This change is also depicted on the Landscape Sheets.
7.
    a. A note has been added to Sheet 1 and Exterior Elevations Sheets (general note 8).
    b. The subject light pole has been relocated as required by this condition.
8.
    a. The coverage calculations on Sheet L-1 have been modified to address this condition.
    b. The area calculations on Sheet L-1 have been revised to clearly distinguish the plant areas on each Tract and within the San Mateo right-of-way.
    c. An exhibit depicting the locations of utility lines and planting zone restrictions is enclosed. Please review as further direction is needed.
    d. The irrigation sheet has been revised to include the area at the west end of the Golden Corral parking field.

e. The irrigation plan has been revised to add 3 bubblers in areas described by this condition.
f. 6 small trees have been added to the Landscape Plan along the south façade of the building.

9.
a. Bench area for a minimum of 7 persons has been provided in the employee seating and gathering area north of the building. This is depicted on Sheet 1.
b. The employee seating and gathering area has been enlarged and shifted east to be a minimum of 50' away from the trash compactor.

10.
a. Mr. Jeremy Hoover with the ABCWUA has provided an E-mail correspondence indicating that this easement is not required. A copy of this e-mail, dated March 31, 2010, is included with this submittal.
b. Golden Corral representatives have contacted PNM regarding the location of existing easements and service to the new building.
c. Golden Corral representatives have discussed the issue of equipment location and clearances required for it.

11.
a. The enclosed colored elevation sheet has been printed to a scale of 1/8" = 1'-0".
b. The height of this element has been added to the colored elevation sheet (Sheet 5 of 5).
c. The color of the awning over the window facing San Mateo Blvd. has been changed to off-white. Color F of the color schedule has also been changed to off-white.
d. A note has been added to the elevation sheet requiring screening of mechanical equipment and lighting and signage design to conform to the subdivision design standards and zoning regulations, whichever are more restrictive (general note 7).
e. Awnings have been added to the windows on the west façade of the building.

12.
a. Sheet 1 has been revised to note that the existing sign at the southeast corner of Tract B is to be removed.
b. The free standing sign has been changed to a monument sign. Images of this sign are included on Sheet 5 of 5.
c. The percentage of wall signage has been added to the colored elevation sheet.

Please review the enclosed information and let me know if you have comments or questions relative to this request.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager

PWM/cc
Enclosures

cc: Aaron Parr, Golden Corral Corporation
Bob Goodman, Sandia Foundation

Bohannan △ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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toll free: 800.877.5332

April 6, 2010

Mr. Jack Cloud
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Final Sign-off for EPC approved SDP for Subdivision and Building Permit: Project Number 1007867/09EPC-40042 and 09EPC-40043

Dear Jack:

Enclosed herewith are the following documents associated with the subject request:

1. 6 copies of the revised Site Plans and related documents for each request.
2. 6 copies of the approved Grading and Drainage Plan including letter from Brad Bingham.
3. Site Plan with Solid Waste Management's approval stamp.
4. Zone Atlas Map F-17-Z.
5. Letter explaining how each EPC condition was addressed.
6. Infrastructure list.
7. Copy of Site Plan with Fire Marshal's approval stamp.
8. Development/Plan Review Application.
9. Form P(3).
10. Official Notification of Decision from the EPC dated September 18, 2009.

Please schedule this request to be heard before the April 14, 2010 DRB hearing. Please also note that this request is related to a Preliminary/Final Plat request that was originally scheduled to be heard before the DRB on March 10, 2010 (Project Number 1007867/10DRB-70068). That request was indefinitely deferred pending the submittal of this request. Please schedule the Preliminary/Final Plat request to also be heard concurrently with the subject requests.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning Group

PMW/cc
Enclosures

cc: Aaron Parr, Golden Corral Corporation
Bob Goodman, Sandia Foundation

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

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

Date: September 18, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1007867**
09EPC-40042 SITE DEVELOPMENT - SUBDIVISION
09EPC-40043 SITE DEVELOPMENT - BUILDG PRMT

Sandia Foundation
6211 San Mateo Blvd. NE
Suite 100
Albuquerque, NM 87109

LEGAL DESCRIPTION: BOHANNAN HUSTON INC, agents for SANDIA FOUNDATION, request the above actions for all or a portion of a tract in the E ½ SE ¼ NE ¼ Sec 35 TIIN R3E zoned C-3 (SC) located on SAN MATEO BLVD NE BETWEEN MCLEOD RD NE AND LINCOLN RD NE containing approximately 6.2 acres. (F-17) Carol Toffaleti, Staff Planner

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40042, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for subdivision for an unplatted site of 6.2 acres zoned C-3 (SC) located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd., described as "a tract in the E1/2 SE1/4 NE1/4 Sec. 35 T11N R3E". The applicant proposes to split the site into three lots and sell them to other parties: Tract A has 2.54 acres, Tract B 1.30 acres, and Tract C 2.36 acres. The proposal includes design standards. The site will be developed in two or three phases.

2. The request is accompanied by a site development plan for building permit for a sit-down restaurant on Tract A (09EPC-40043). Potential uses on Tracts B and C are a restaurant with a drive-up service window and an office/warehouse, but any uses allowed in the C-3 (SC) zone may be proposed in future. The applicant is requesting delegation of future site development plans for building permit for Tracts B and C to the DRB.

3. The applicant submitted a Traffic Impact Study (TIS), dated July 1, 2009, which has been verified by Transportation Development Services, and a Certificate of No Effect as required by the Archeological Ordinance.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:

   a. The proposed and potential employment and service uses complement residential areas and are sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments (Policy I.B.5.i)

   b. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)

   c. The request facilitates the redevelopment of a sizable vacant property in an established commercial area (Policy II.B.5.o)

   d. The subdivision standards require measures to control erosion and dust on Tracts B and C, until such time as they are developed. (Policy II.C.8.d)

   e. The commercial subdivision is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).

   f. The spacing frequency of driveways on a principal arterial complies with Policy II.D.4.d.

   g. The subdivision design standards require safe and pleasant pedestrian travel through parking areas (Policy II.D.4.g).

   h. By splitting a site zoned for heavy commercial uses into three tracts, the SDP for subdivision allows for more diversified economic activity (Economic Development Goal).

   i. The subdivision design standards call for xeric and native plants, and rainwater harvesting measures to supplement irrigation. (Water Management Goal, Policy II.D.2.b).

   j. The architectural design standards include energy management measures (Policy II.D.3.a).

7. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

a. The subdivision design standards are comprehensive, but standards for pedestrian cross-access, architecture and signage need strengthening to ensure a cohesive development and a quality visual environment (Established Urban Area goal, Policies II.B.5.l, II.B.5.m)
b. The signage standards provide some guidance, but are not comprehensive enough to ensure that signage in the Enhanced Transit Corridor will be attractive and useful (Policy II.C.9.e)

c. The site development plan and design standards meet the intent of the applicable policy objectives for Street Design, Transit Service and Development Form adjacent to Enhanced Transit Corridors, with the exception of parking provision and building entrances from the street (Policy II.D.4.a)

8. Changes to the subdivision design standards are recommended to make them clearer and more fully compliant with City regulations and the intent of City planning policies.

9. The site may initially be split into two lots, i.e. Tract A for the restaurant development proposed in 09EPC-40034, and the remainder of the site. A future split of the remainder of the site into two lots, Tracts B and C, would be delegated to the DRB.

10. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

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.

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.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

c. Provide appropriate cross-access agreements for Tracts A, B and C.

d. Concurrent platting action required at DRB.

e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. Sheet 1:

   a. Project Note 5: Reword last sentence "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Corridors."

   b. Project Note 7: At end, insert "and general zoning regulations, whichever are more restrictive".

   c. Update the base map for the development on tract A per the accompanying site development plan for building permit.

6. Throughout the design standards, the term "site" shall refer to the 6.2 acre site and the term "parcel" or "tract" shall refer to lots created by the subdivision. Typographical errors shall be corrected. Standards shall be renumbered pursuant to any changes required in other conditions of approval.

7. Zoning and Land Use: the number of drive-up service windows on the site shall be limited to one.

8. Setbacks and building heights: the title shall include "FAR" and the text shall include "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Cooridors."

9. Site Objectives:

   a. The title shall be changed to "Site Design Standards".

   b. The last sentence in the introduction shall be deleted.

   c. 1-A - Replace "sites" with "development". Correct the zoning reference (article 14 not 12).

   d. 1-B - Shall apply to service functions as well as drive-up service window(s).

   e. 1-D - Delete the last phrase.

   ✓ f. 1-E - Fill in missing words and reword for clarity.

10. Parking and circulation standards

   a. Delete the last sentence in the introduction.

b. 2-A – Replace "minimum required" with "provided". Delete the second sentence. Add a new sentence: "Total parking on the site shall not exceed the minimum required parking plus 10%, if the site development plan for building permit for the restaurant on tract A is not approved (1007867, 09EPC-40043).

c. 2-B - Replace "desirable and encouraged" with "required".

d. 2-C – Replace with "Shared parking is encouraged. It is required for shared parking between tracts A and tract C, if tract A is developed as a Golden Corral restaurant per 09EPC-40043. Shared parking shall require the execution of an agreement between affected property owners, approved by Code Enforcement. The agreement for the shared parking shown in 09EPC-40043 shall be approved prior to DRB sign-off of the site development plan for building permit."

11. Pedestrian circulation and bicycle standards

a. The introduction shall clarify that pedestrian cross-access is required.

b. In 3-A and 3-D, insert "internal" before "streets".

c. 3-G shall refer to pedestrian features, not just sidewalks, in the general building and site design regulations of the Zoning Code, i.e. 14-16-3-18 (C) (1 – 3). Delete the phrase "to the extent feasible … site conditions" and all the bullet points.

12. Landscaping standards

a. Introduction – Insert "and xeric plants" after "Water harvesting techniques".

b. 4-A - Buffers shall also be located around the perimeter of the site. Delete the second sentence. In the third sentence, "over" shall be replaced with "within 10 ft of public…"

c. 4-C shall begin with "Street and...".

d. Delete 4-F and 4-G.

e. 4-L - Use the full title of the ordinance, i.e. Water Conservation Landscaping and Water Waste Ordinance.

f. Standard 4-M shall identify native seed mix as the preferred method to stabilize disturbed areas awaiting future development.

13. Architectural standards:

a. Delete 5-A.

b. 5-B shall be reworded to include the sentence "Building design shall comply at minimum with 14-16-3-18 (D) of the Zoning Code".

c. In 5-H, replace the first instance of "shades" with "hues".

14. Screening walls and fencing standards

a. Insert a comma after "Screening" in the title of the section.

✓ b. Introduction - Delete the sentence beginning "Site orientation...". Reword the rest of the paragraph to improve clarity and eliminate duplication.

✓ c. 6-A - Insert "evergreen" before "plant materials".

✓ d. 6-G - Replace the text beginning "oriented away..." with "screened from public areas on the site by evergreen plant materials, walls or fences".

15. Signage standards:

✓ a. 8-B shall include "area lighting regulations".

b. 8-C - Shall include the following bullet points:

✓ i. "The location of multiple-tenant signage shall be limited to the free-standing sign."

✓ ii. "Tenant signage shall be limited to 1 per business and 2 per tract. Minimum letter size shall be 9 inches."

✓ iii. "The free-standing sign shall be a monument sign."

✓ iv. "The sign shall include a numeric address with a minimum number size of 9 inches."

✓ c. 8-E shall include "Building-mounted signs shall be limited to canopy and wall signs. Canopy signs shall be limited to one per entrance, with a maximum sing face area of 4 sf each. Wall signs shall be limited to facades visible from San Mateo Blvd. or from public areas within the site." The maximum sign face area of wall signs shall be changed to 12% of façade area. Move 8-E immediately after 8-C.

✓ d. 8-F - Pennants, ribbons, streamers and spinners shall also be prohibited.

✓ e. 8-K - Replace "encouraged" with "allowed".

✓ f. 8-L – Replace with "Electronic display panels (electronic billboards, electronic advertising signs) are not permitted.

16. Mechanical Equipment Standards:

✓ a. 9-A and 9-B - Move "by materials similar to the building's materials" from 9-A to the end of 9-B.

✓ b. 9-C – Insert "evergreen" before "plant materials".

✓ c. New 9-D – Screening of equipment shall be designed to allow for access to utility facilities. Clearance of 10 ft shall be provided surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

17. Utility plan:

✓ a. Update the base map and correct the name of the restaurant development.

b. Show the two existing public utility easements in tract B near the public ROW.

18. Grading & Drainage plan:

a. Include spot elevations for the existing contours.

b. The location of the outfall at the southwest corner of the shared parking area shall match the location shown on the grading & drainage plan for the development on tract A (09EPC-40043).

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40043, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for building permit for Tract A, a parcel of approximately 2.54 acres within an unplatted tract zoned C-3 (SC), located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd.. The applicant is selling the parcel to a national restaurant chain, that proposes to develop a family-style restaurant of approximately 14,040 sf with seating for 500 people, which they will own and operate.

2. The request is accompanied by a site development plan for subdivision (09EPC-0042) with design standards.

3. The project is covered by a Traffic Impact Study (TIS) for the proposed subdivision, dated July 1, 2009, which has been verified by Transportation Development Services.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:

   a. The proposal facilitates redevelopment of vacant premises that are contiguous to public infrastructure and accommodates sufficient parking within the site not to harm surrounding businesses (Policy II.B.5.e)

   b. The proposed employment use complements residential areas and is sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments. The visual impact of the parking is reduced because the site slopes away from the street and is screened by landscaping. (Policy II.B.5.i)

   c. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)

d. The request facilitates the redevelopment of part of a vacant property in an established commercial area (Policy II.B.5.o)

e. The proposed restaurant, an employment as well as a retail use, is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).

f. The spacing frequency of driveways on a principal arterial is appropriate, per Policy II.D.4.d.

g. The proposed restaurant is part of a national chain (an outside firm) which will own and operate the business (Policy II.D.6.b)

h. The plant palette includes several species native to the southwest and the landscape plan creates a pleasing visual environment along the street frontage (Policy II.C.8.d)

7. The proposal partially furthers the following applicable goals and policies of the Comprehensive Plan:

   a. Pedestrian connections are provided to the bus stop and to other tracts, a bus shelter is provided and the building is setback from the street for landscaping only. The parking exceeds the reduction encouraged on sites adjacent to Enhanced Transit Corridors, but the amount has been justified for this type of restaurant, based on parking demand at existing restaurants in the city operated by the same company and on parking generation figures published by the Institute of Transportation Engineers, 3rd Edition. (Policy II.D.4.a)

   b. Pedestrian opportunities are integrated into the development, except that there is only one walkway through the main parking area and it is not sufficiently shaded to provide pleasant conditions for pedestrians (Policy II.D.4.g)

   c. The development will provide employment opportunities in an accessible location and at different salary levels, though not in a wide range of skills (Policy II.D.6.a)

8. The request conflicts with Policy II.C.9.e because the design of the multi-tenant free-standing sign is not attractive, particularly for a site adjacent to an Enhanced Transit Corridor. Changes are recommended in conditions of approval.

9. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

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.

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.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT

   Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

   b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

   c. Provide appropriate cross-access agreements for Tracts A, B and C.

   d. Concurrent platting action required at DRB.

   e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. The trash compactor shall comply with the Solid Waste Management Ordinance.

6. Parking:

   a. A note shall state that a shared parking agreement is required with the owner of tract C, per the subdivision design standards.

   b. The compact spaces shall be called out on the site plan.

   c. The parking area shall be redesigned to:

      i) enlarge the end island at the intersection of the access drives to accommodate a more direct walkway to the south and additional landscaping.

      ii) add shade trees along the sidewalk at the southern edge of the main parking area, to comply with 14-16-3-1 (H)(1).

7. Lighting:

   a. Note on sheet 1 and the elevations that the area and building-mounted light fixtures shall be full cut-off or fully shielded.

   b. Eliminate the lightpole next to the free-standing sign and relocate the lightpole west of it to the enlarged landscaped end island.

8. Landscape plan:

   a. The coverage figures for Spanish Broom and Russian Sage shall correspond to their height and spread.

   b. In the calculations, the total lot area shall be limited to the area of tract A. The square footage of the landscaped beds in the southern part of the ROW and on tract B shall be separate figures.

   c. Street trees shall be planted a minimum of 10 ft from the 12" water line in the public ROW and a minimum of 3 ft from the relocated gas line.

   d. Sheet L-2 shall include the entire area to be irrigated, including its western edge.

   e. In landscaped beds with a tree and a radius of less than 9', replace "netafim" spiral irrigation with 3 bubblers.

   f. Six small trees shall be planted along the south façade of the building.

9. Public Outdoor Space/Employee Gathering Area:

   a. Provide benches with seating for a minimum of 7 persons.

   b. The gathering space for employees shall be a minimum of 300 sf, include seating and shade per zoning regulations, and be located at least 50' from the trash compactor.

10. Utilities:

   * a. Include a proposed 20' easement for the 12" waterline in the San Mateo ROW.

   b. PNM: The developer shall contact PNM's New Service Delivery Department if modifications to the existing electric service are necessary. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements. The site plan utility sheet shall identify any existing and proposed public utility easements.

   c. Screening of equipment shall be designed to allow for access to utility facilities. Provide adequate clearance of 10 ft surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

11. Architecture:

a. The elevations shall be shown and dimensioned per the scale of 1/8"=1'.

b. The height of the square element at the northwest corner of the building shall be called out.

c. In the south elevation, the awning over the window on San Mateo and above the front entrance shall be colored off-white. Color F in the schedule shall be changed to off-white.

d. Add a note stating that screening of mechanical equipment, and lighting and signage will comply with the subdivision design standards and zoning regulations, whichever are more restrictive.

e. Awnings shall be added to the windows on the west façades of a material and color compatible with the architecture of the building.

12. Signage:

a. Label the existing free-standing sign at the southeast corner of Tract B "to be removed".

b. Change the free-standing sign to a monument sign.

c. Provide the percentage of façade area for each wall sign.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 2, 2009** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF

APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

For Richard Dineen
Planning Director

RD/CT/ma

cc: Bohannan Huston Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109
Madeline Edgar, Del Norte N.A., 4609 Sherwood NE, Albuquerque, NM 87109
Bill DeBenedictis, Del Norte N.A., 4820 Vista Del Oso Ct. NE, Albuquerque, NM 87109
Amy Whitling, District 4 Coalition of N.A.'s, P.O. Box 91343, Albuquerque, NM 87199
Bambi Folk, District 4 Coalition of N.A.'s, 6617 Esther NE, Albuquerque, NM 87109
Ken Maestas, 414 Silver SW, Albuquerque, NM 87102

Paul Wymer

From: Hoover, Jeremy [nhoover@abcwua.org]
Sent: Wednesday, March 31, 2010 12:15 PM
To: Glenn Broughton
Cc: Toffaleti, Carol G.; Paul Wymer
Subject: RE: Golden Corral EPC Case # 09EPC-40042/40043

Since the water line is in the San Mateo R.O.W. a new easement is not required. Access to it is covered under the franchise agreement.

From: Glenn Broughton [mailto:gbrought@bhinc.com]
Sent: Wed 3/31/2010 10:16 AM
To: Hoover, Jeremy
Cc: Toffaleti, Carol G.; Paul Wymer
Subject: Golden Corral EPC Case # 09EPC-40042/40043

Jeremy,

I wanted to follow up with you on our discussion the other day. Item 10a of the conditions requires a new 20' easement for the existing 12" waterline on the west side of San Mateo. The utility mapping shows that the waterline is within the San Mateo right of way. Based on location of the waterline you indicated that a new easement would not be required.

If you have any questions regarding this please let me know.
Thanks,

Glenn Broughton, P.E., LEED AP
Community Development & Planning

50th anniversary
Bohannan ▲ Huston Inc.
Since 1959

Courtyard One, 7500 Jefferson NE
Albuquerque, NM 87109-4335
Phone: (505) 823-1000 Fax: (505) 798-7988
gbroughton@bhinc.com

Albuquerque Bernalillo County
Water Utility Authority

PO Box 1293
Albuquerque, NM 87103
505-768-2500
www.abcwua.org

RECEIVED FEB 16 2010

Chair
Trudy E. Jones
City of Albuquerque
Councilor, District 8

Vice Chair
Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Richard J. Berry
City of Albuquerque
Mayor

Art De La Cruz
County of Bernalillo
Commissioner, District 2

Rey Garduño
City of Albuquerque
Councilor, District 6

Debbie O'Malley
City of Albuquerque
Councilor, District 2

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

February 4, 2010

Mr. Bruce Stidworthy, P.E.
Bohannan Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

RE: Water and Sanitary Sewer Availability Statement #00103
5207 San Mateo Blvd. NE - MP Rowland-Lots Unplatted
Zone Atlas Map: F-17

Dear Mr. Stidworthy:

Project Information: The subject site is ±6.5 acres of partially developed land located on the west side of San Mateo. The site is currently zoned C-3 and lies in the 2E pressure zone within the Montgomery trunk. The request proposes construction of a new casual dining establishment and subdivision of the site into three new lots, tracts A, B and C.

Existing Conditions: Water infrastructure in the area includes a 12 inch line (Project #03-39-62) and a 16 inch line (Project # 10-176-71) in San Mateo, one on the west and on the east side of San Mateo respectively.

Sanitary sewer infrastructure in the area includes two 8 inch lines in San Mateo, project #26-3352-88 and #10-192-82, one on the west and on the east side of San Mateo respectively.

Service: New metered water service is available contingent upon compliance with the Fire Marshal's fire flow requirements. Service taps may be made to the 12 inch line on the west side of San Mateo. All meter boxes must be located within the public ROW of Montgomery or within a public water line easement outside of any driveway and/or drive pad. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sewer service.

Sanitary sewer service is available to the site contingent upon a public line extension of the existing 8 inch line in San Mateo. The northern lot can then connect to the new 8 inch line. Service will also be contingent upon Tract B granting a private water and sewer easement to benefit Tract C.

Design and Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the City of Albuquerque and Water Authority Design Review Process. Designs must be done by a New Mexico Registered Professional Engineer. Construction of all public improvements must be by a licensed, bonded, public utility contractor.

Fire Protection: All but one of the instantaneous fire flow statements, for the subject property, requires 2 hydrants within 450 ft to the furthest point of the building as the

equipment travels. Current mapping indicates there is only one accessible hydrant that can provide fire protection for the development. The installation of new public hydrants will be required. All new required hydrants as well as their exact locations must be determined through the County Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Costs and Fees: Water and sanitary sewer service accounts must be established with New Services 924-3920. In addition to installation and construction costs, each metered water service will be subject to water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

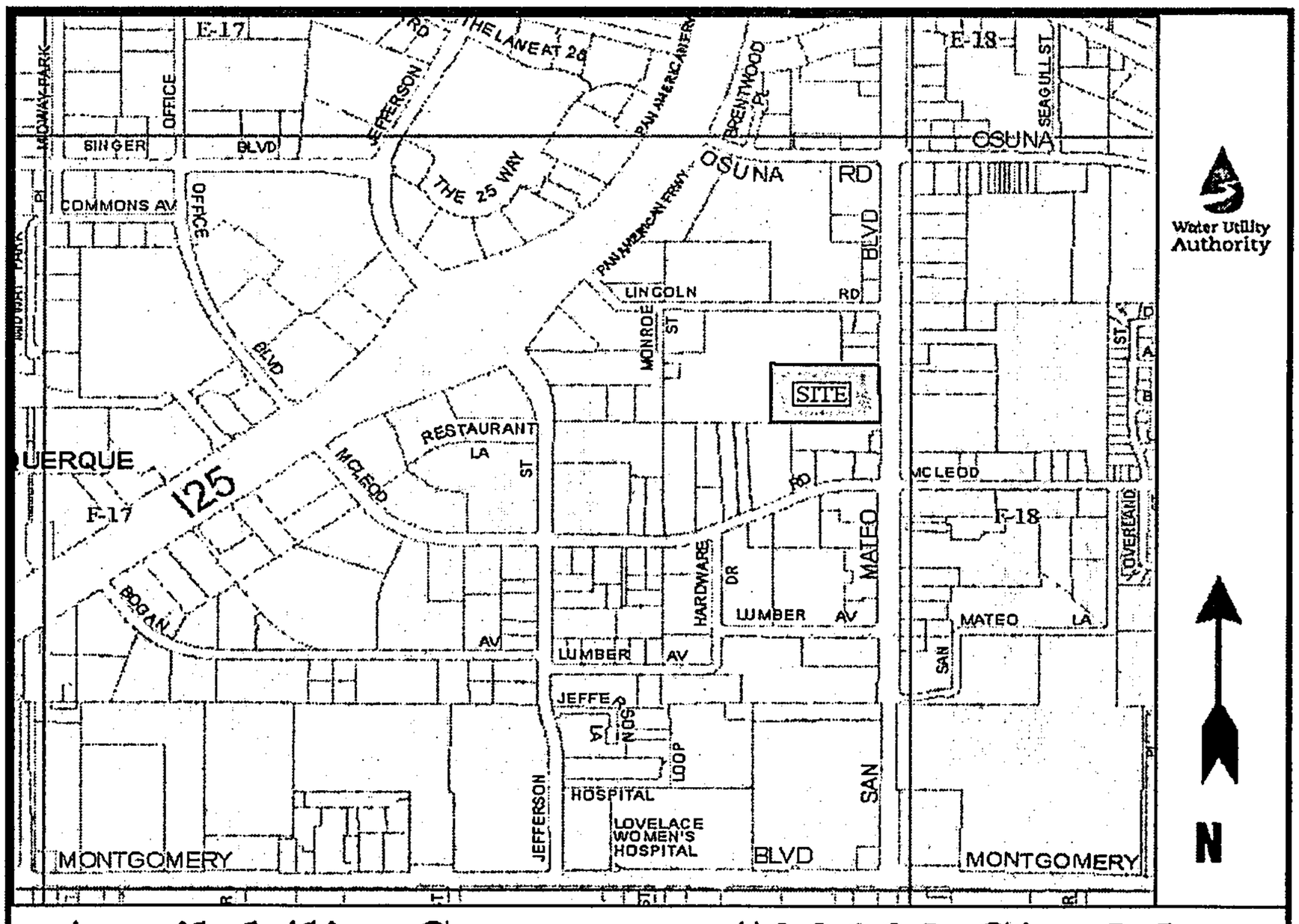
Sincerely,

Mark S. Sanchez
Executive Director

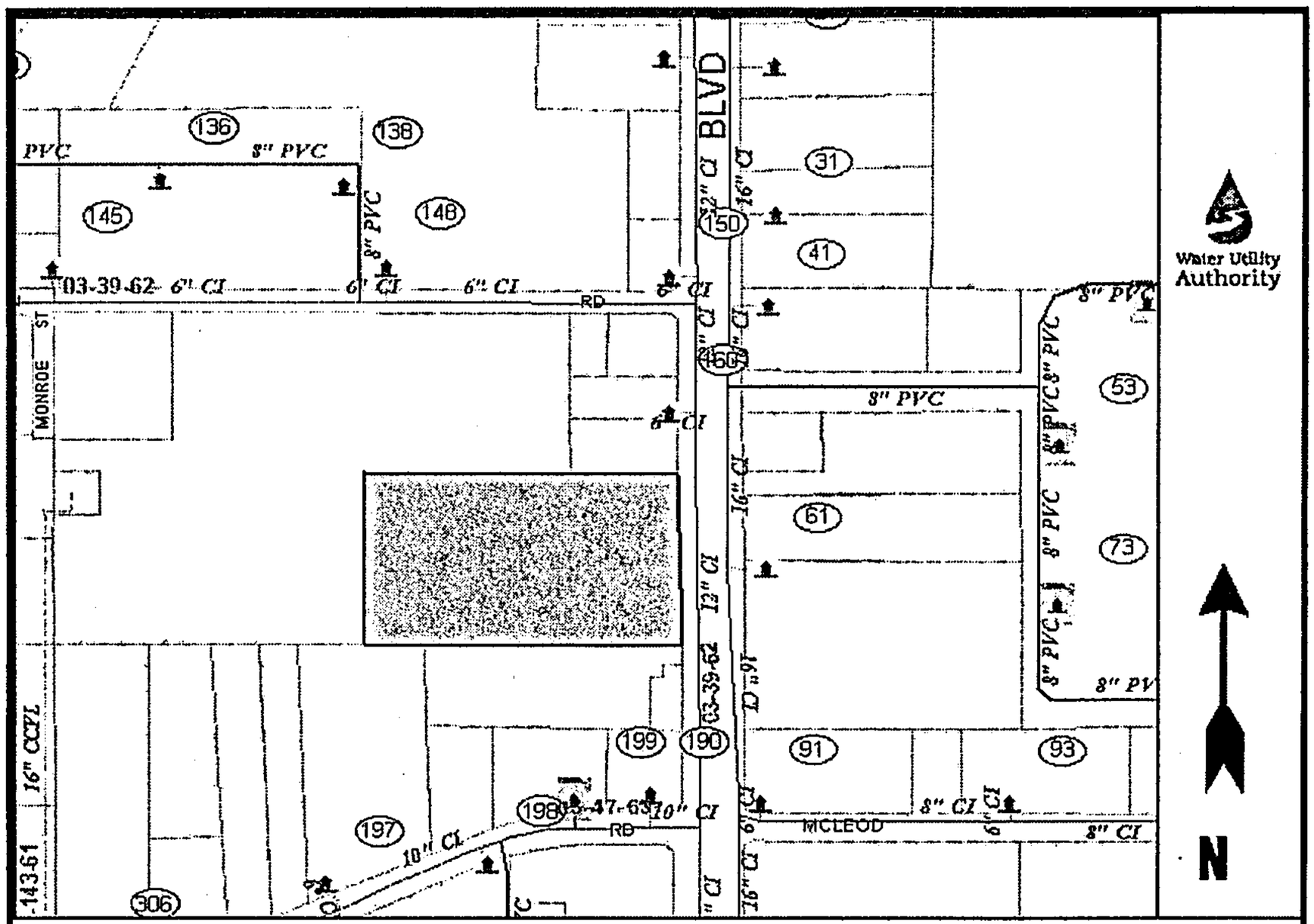
Encl: Site and Infrastructure Maps (3)

DRB 1007867

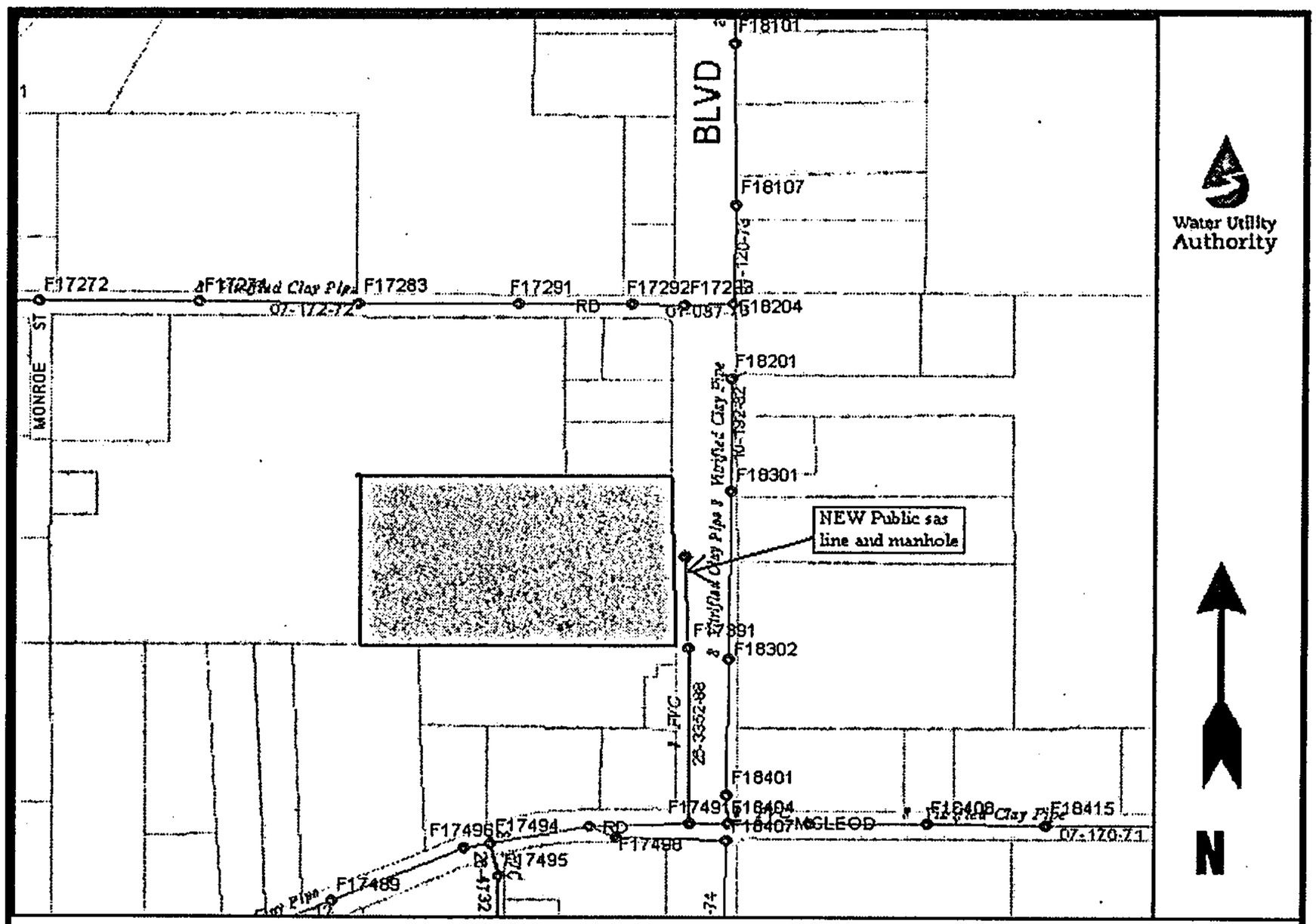
f/ Availability F-17



Availability Statement #00103-Site Map



Availability Statement #00103-Water Lines



Availability Statement #00103-Sewer Lines

CITY OF ALBUQUERQUE

March 12, 2010

Terence Haynes, PE
SMC Consulting Engineers, PC
815 West Main
Oklahoma City, OK 73106

Re: Golden Corral Restaurant Drainage Report
Engineer's Stamp dated 3-4-10 (F17/D95)

Dear Mr. Haynes,

Based upon the information provided in your submittal dated 3-5-10, the above referenced report is approved for Preliminary Plat action by the DRB. However, it cannot be approved for Building Permit until the following comments are addressed:

- Please regrade your site to make all the R/W drain to the San Mateo (2% from top of curb)
- Include all build notes for the roof drains and area inlets. If this is done on another drawing, submit that drawing (with your stamp and signature) for review.
- Please provide a detail of the rundown swales on Tract C.
- Your grading plan shows a note to connect the existing channel on the adjoining property. Please provide written concurrence from that owner for any work needed offsite. Provide a detail of the property flume.
- Provide section B-B.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

290

No. of Lots: 3
Nearest Major Streets: San Mateo Blvd/ McCleod

FIGURE 12
SUBDIVISION IMPROVEMENTS AGREEMENT
PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 14th day of July, 2010, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and G.C Development Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], North Carolina Corporation whose address is 5151 Glenwood Avenue, Raleigh, NC 27612 and whose telephone number is (919) 781-9310, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] an uplatted tract of land within the Ellena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, recorded on July 21, 2005 in the records of the Bernalillo County Clerk at Book A100, pages 4479 through N/A (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] SMK Property Company, LLC, a New Mexico Limited Liability Company ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Golden Corral Restaurant, 5207 San Mateo Blvd NE describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st of August, 2012, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 639482.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless the DRB

Doc# 2010069800
07/13/2010 02:42 PM Page: 1 of 11
AGRE R:$29.00 M. Toulouse Oliver, Bernalillo County

grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25 % of Actual Construction Cost
Excavation Permit Fees, Sidewalk Ordinance Fees, and Street Restoration Fees as required by City (Figure 7)	Approved Estimate

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and construction surveying of the private Improvements shall be performed by Bohannan Huston, Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc. and inspection of the private Improvements shall be performed Bohannan Huston, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geo-Test, Inc., and field testing of the private Improvements shall be performed by Geo-test, Inc. both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty Subdivision, Improvements Bond #105440305
Amount: $ 184,906.68
Name of Financial Institution or Surety providing Guaranty:
Traveler's Causality and Surety Co.
Date City first able to call Guaranty: August 1, 2012
[Construction Completion Deadline]: August 1 ,2012.
If Guaranty other than a Bond, last day City able to call Guaranty is:
_____, 20___.
Additional information:_____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of, or the failure to give, directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the

amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: G.C. Development Corporation

By [Signature]: _____
Name [Print]: Richard T. Chase, Sr.
Title: Vice President of Development
Dated: June 22, 2010

CITY OF ALBUQUERQUE

By: _____
Richard Dourte, City Engineer
Dated: 7-12-10

6-25-10

GC DEVELOPMENT CORPORATION
CORPORATE SEAL
NORTH CAROLINA

SUBDIVIDER'S NOTARY

STATE OF N.C.)
) ss.
COUNTY OF Wake)

This instrument was acknowledged before me on this 22nd day of June, 2010, by [name of person:] Richard T Chase, VP of Dev., [title or capacity, for instance, "President" or "Owner":] Vice President of Development of [Subdivider:] GC Development Corporation.

(SEAL)

Kathryn F. Page
Notary Public

My Commission Expires:
April 1, 2014

KATHRYN F. PAGE NOTARY PUBLIC WAKE COUNTY, NC

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 12 day of July, 2010, by ~~Richard Dourte~~ Jane Roe for, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Lisa Cornejo
Notary Public

My Commission Expires:

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2014

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

LIMITED POWER OF ATTORNEY

I, Robert M. Goodman, as President and CEO of **Sandia Foundation**, a New Mexico non-profit corporation, as the sole member **SDMK Property Company, LLC**, a New Mexico limited liability company ("**SDMK**"), on behalf of SDMK does hereby grant to **GC Development Corporation**, a North Carolina corporation ("**GC**") the limited authority to perform on behalf of SDMK any and all necessary acts required of SDMK in conjunction with the construction of certain improvements (the "**Improvements**") by GC, as required by that certain SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Project No. 639482) (the "**Agreement**") with the City of Albuquerque, a municipal corporation ("**City**"), in connection with the development of Tracts A, B & C Sandia Addition owned by SDMK~~. A copy of the Agreement is attached hereto and made a part hereof as Exhibit "A".~~ 6/30/10

The duties of GC, as agent of SDMK, to SDMK under this Limited Power of Attorney shall be as set forth in the Uniform Power of Attorney Act (Sections 46B-1-101 to 46B-1-403, NMSA 1978) and until the Improvements are accepted by the City, GC agrees to defend, indemnify and hold harmless SDMK and its officers, agents and employees from any and all claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of GC, its agents, representatives, contractors or subcontractors or arising from the failure of GC, its agents, representatives, contractors or subcontractors to perform any act or duty required of GC under the Agreement; provided, however, to the extent, if at all, Section 56-7-1, NMSA 1978 is applicable to this indemnity agreement, this indemnity will not extend to liability, claims, damages, losses or expenses, including attorney fees, precluded by said Section.

Executed this 15th day of June, 2010

SDMK Property Company, LLC

By: Sandia Foundation, as sole member

By: _____

Name: Robert M. Goodman

Title: President & CEO

ACCEPTED AND AGREED TO THIS 15th DAY OF JUNE, 2010

GC Development Corporation

By: _____

Name: Robert B. Heyward

Title: Secretary, Director

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 4-14-10
Date Site Plan Approved: 4-14-10
Date Preliminary Plat Approved: ____
Date Preliminary Plat Expires ____
DRB Project No 1007077
DRB Application No: ____

TRACT A SANDIA ADDITION / Golden Corral

PROPOSED NAME OF ~~SUBDIVISION~~ SITE DEVELOPMENT PLAN

UNPLATTED LAND WITHIN THE ELENA GALLEGOS GRANT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the DRB 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	Private P.E.	City Const Engineer
		Public Roadway Improvements							
		12' FC-EXFL	RIGHT TURN TAPER LANE (SUBSTANDARD LENGTH APPROX 85 LF); PAVED ROADWAY, STRIPING, CURB & GUTTER, 6' SIDEWALK	SAN MATEO BLVD (WEST SIDE OF ROW)	510' NORTH OF McLEOD RD	FULL ACCESS ENTRY (SOUTH)	/	/	/
		12' FC-EXFL	RIGHT TURN TAPER LANE (APPROX 100 LF); PAVED ROADWAY, STRIPING CURB & GUTTER, 6' SIDEWALK	SAN MATEO BLVD (WEST SIDE OF ROW)	590' NORTH OF McLEOD RD	RIGHT IN / RIGHT OUT ENTRY (NORTH)	/	/	/
			BUS SHELTER	SAN MATEO BLVD (WEST SIDE OF ROW)	580' NORTH OF McLEOD RD				
		Public Storm Drain Improvements							
			6' WIDE SIDEWALK CULVERT	LINCOLN, 270' WEST OF SAN MATEO			/	/	/
		Public Sanitary Sewer Improvements							
		8" DIA	SANITARY SEWER LINE AND MANHOLE	SAN MATEO BLVD	SOUTHEAST CORNER OF PROPERTY	NEW MANHOLE NEAR SOUTHEAST CORNER OF PROPOERTY	/	/	/
							/	/	/

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.	Construction Certification: City Const Engineer

Approval of Creditable items:

Impact Fee Admistrator Signature Date

Approval of Creditable items:

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 rquirements.

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Glenn Broughton NAME (print)	4-14-10 DRB CHAIR - date	PARKS & RECREATION - date
Bohannan Huston, Inc. FIRM	04/14/10 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	Allan Porter 04/14/10 UTILITY DEVELOPMENT - date	_____ - date
	Bradley L. Bryan 4/14/10 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

(rev 3-26-05)

FINANCIAL GUARANTY AMOUNT

05/05/2010

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 639482, Tracts A, B & C Sandia Addition Infrst, Phase/Unit #

Requested By: **Glenn Broughton**

Approved estimate amount:		$116,134.44
Contingency Amount:	10.00%	$11,613.44
Subtotal:		$127,747.88
NMGRT	6.625%	$8,463.30
Subtotal:		$136,211.18
Engineering Fee	6.60%	$8,989.94
Testing Fee	2.00%	$2,724.22
Subotal:		$147,925.34
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$184,906.68**

APPROVAL: DATE:

Stephen Wiedall 5-5-10

Notes: 10% contingency, plans and final eng est have not been approved.

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA SW'S, SPCL.AGRMT.

BOND NO. (SURETYS NO. :) 105440305
CONTACT PERSON'S NAME: Pam Pratt

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we GC Development Corp. ("SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] a North Carolina Corporation as "Principal", and Travelers Casualty and Surety Company of America ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of CT and authorized to do business in the State of New Mexico, as "Surety," whose address is 6640 Carothers Pkwy., Franklin, TN and whose telephone number is _ are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) One Hundred Eighty Four Thousand Nine Hundred Six and 68/100 Dollars, (AMOUNT OF FIGURES) $ 184,906.68), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Tracts A,B & C Sandia Addition ("NAME OF SUBDIVISION") CITY PROJECT NO639482 ; and 5207 San Mateo Blvd.,

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] See Attached Exhibit A
("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") GC Development Corp. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank) _____, pages _____ through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended;.] August 1 20 12 ("the Construction Completion Deadline"), then this Obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 20th day of May, 2010.

Principal: GC Development Corp.

By [signature:]
Name: Richard T. Clayes Sr.
Title: Vice President of Development
Dated: 6/2/2010

SURETY: Travelers Casualty & Surety Company of America

By [signature:]
Name: Pam Pratt
Title: Attorney-In-Fact
Dated: 5/20/2010

STATE OF TN)
) ss.
County of Davidson)

Subscribed and sworn to before me this 20th day of May, 2010.

Bettye Jean Brown
Notary Public Bettye J. Brown

My Commission Expires:

Jan 9, 2012

*NOTE: Power of Attorney for Surety must be attached.

BETTYE J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 09, 2012

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

TRAVELERS

POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 220016

Certificate No. 003495721

KNOW ALL MEN BY THESE PRESENTS: That St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Richard M. Miller, Jr., Bettye J. Brown, Irma Estes, Pam Pratt, and Paul Sims

of the City of Nashville, State of Tennessee, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 21st day of May, 2008.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

State of Connecticut
City of Hartford ss.

By: George W. Thompson, Senior Vice President

On this the 21st day of May, 2008, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2011.

Marie C. Tetreault, Notary Public

58440-4-09 Printed in U.S.A.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

EXHIBIT A

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted 4-14-10
Date Site Plan Approved: 4-14-10
Date Preliminary Plat Approved: —
Date Preliminary Plat Expires: —
DRB Project No: 1007867
DRB Application No.:_____

TRACT A SANDIA ADDITION / Golden Corral
PROPOSED NAME OF ~~[illegible]~~ SITE DEVELOPMENT PLAN ~~SP~~

UNPLATTED LAND WITHIN THE ELENA GALLEGOS GRANT
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Public Roadway Improvements							
		12' FC-EXFL	RIGHT TURN TAPER LANE (SUBSTANDARD LENGTH APPROX 85 LF); PAVED ROADWAY, STRIPING, CURB & GUTTER, 6' SIDEWALK	SAN MATEO BLVD (WEST SIDE OF ROW)	510' NORTH OF McLEOD RD	FULL ACCESS ENTRY (SOUTH)	/	/	/
		12' FC-EXFL	RIGHT TURN TAPER LANE (APPROX 100 LF); PAVED ROADWAY, STRIPING, CURB & GUTTER, 6' SIDEWALK	SAN MATEO BLVD (WEST SIDE OF ROW)	690' NORTH OF McLEOD RD	RIGHT IN / RIGHT OUT ENTRY (NORTH)	/	/	/
			BUS SHELTER	SAN MATEO BLVD (WEST SIDE OF ROW)	580' NORTH OF McLEOD RD				
		Public Storm Drain Improvements							
			8' WIDE SIDEWALK CULVERT	LINCOLN, 270' WEST OF SAN MATEO			/	/	/
		Public Sanitary Sewer Improvements							
		8" DIA	SANITARY SEWER LINE AND MANHOLE	SAN MATEO BLVD	SOUTHEAST CORNER OF PROPERTY	NEW MANHOLE NEAR SOUTHEAST CORNER OF PROPOERTY	/	/	/
							/	/	/

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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 rquirements.

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Glenn Broughton NAME (print)	4-14-10 DRB CHAIR - date	Christina Sanchez 4/14/10 PARKS & RECREATION - date
Bohannan Huston, Inc. FIRM	04/14/10 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
4-14-10 SIGNATURE - date	Allan Porter 04/14/10 UTILITY DEVELOPMENT - date	_____ - date
	Bradley L. Bryan 4/14/10 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-26-05)

Metro, Kristal D.

From: Glenn Broughton [gbrought@bhinc.com]
Sent: Tuesday, April 13, 2010 1:00 PM
To: Metro, Kristal D.
Cc: Paul Wymer
Subject: Golden Corral Exhibit DRB No. 1007867
Attachments: Infrastructure List-GC.pdf; Bus Stop.pdf

Kristal,

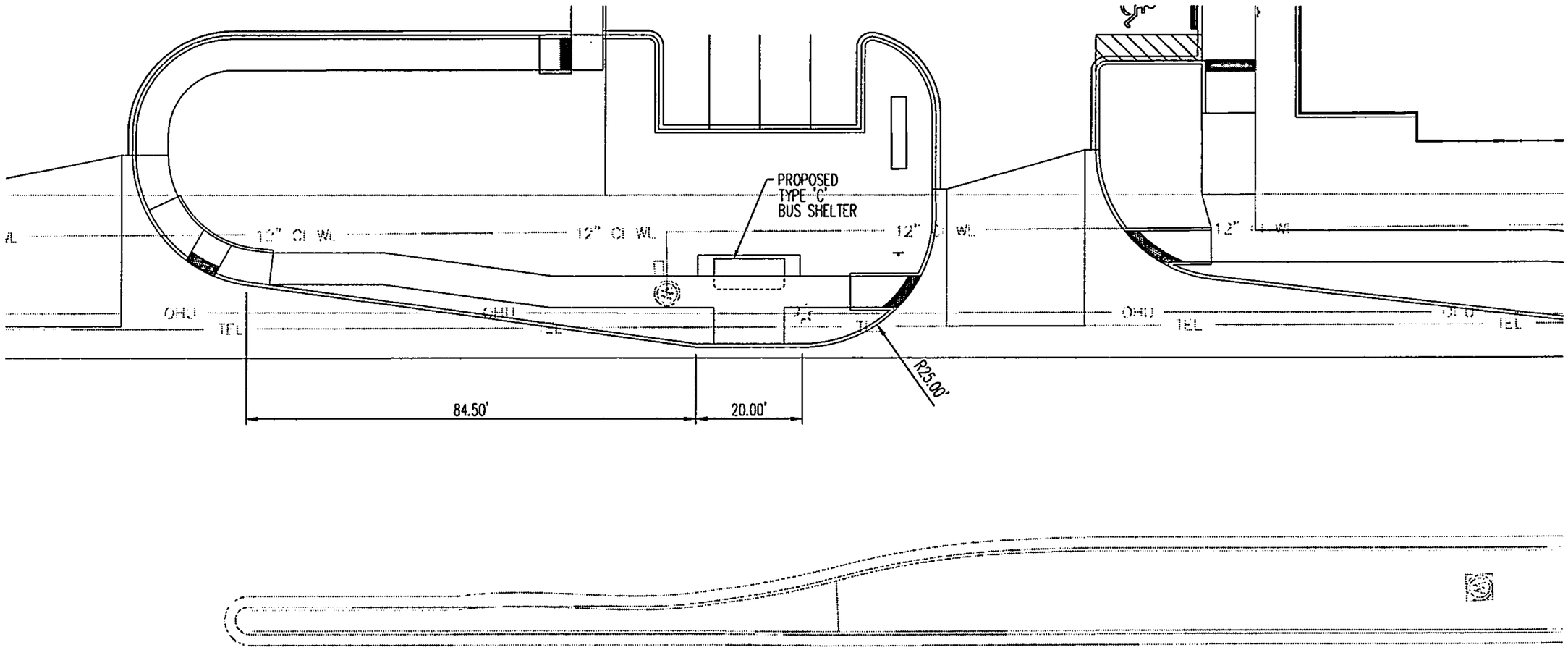
The attached sketch shows the revisions to the curb radius and addition of a 20' tangent section. This should address your concerns regarding the location of the bus shelter. We have also revised the description of the improvements on the infrastructure list. The taper length is indicated to be a substandard length of approximately 85 LF. Please let me know if there are any other questions or comments on the site plan.

Thanks,

Glenn Broughton, P.E., LEED AP
Community Development & Planning

50th anniversary
Bohannan ▲ Huston Inc.
Since 1959

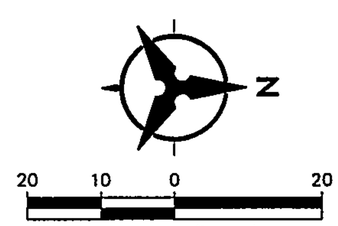
Courtyard One, 7500 Jefferson NE
Albuquerque, NM 87109-4335
Phone: (505) 823-1000 Fax: (505) 798-7988
gbroughton@bhinc.com



San Mateo Blvd NE

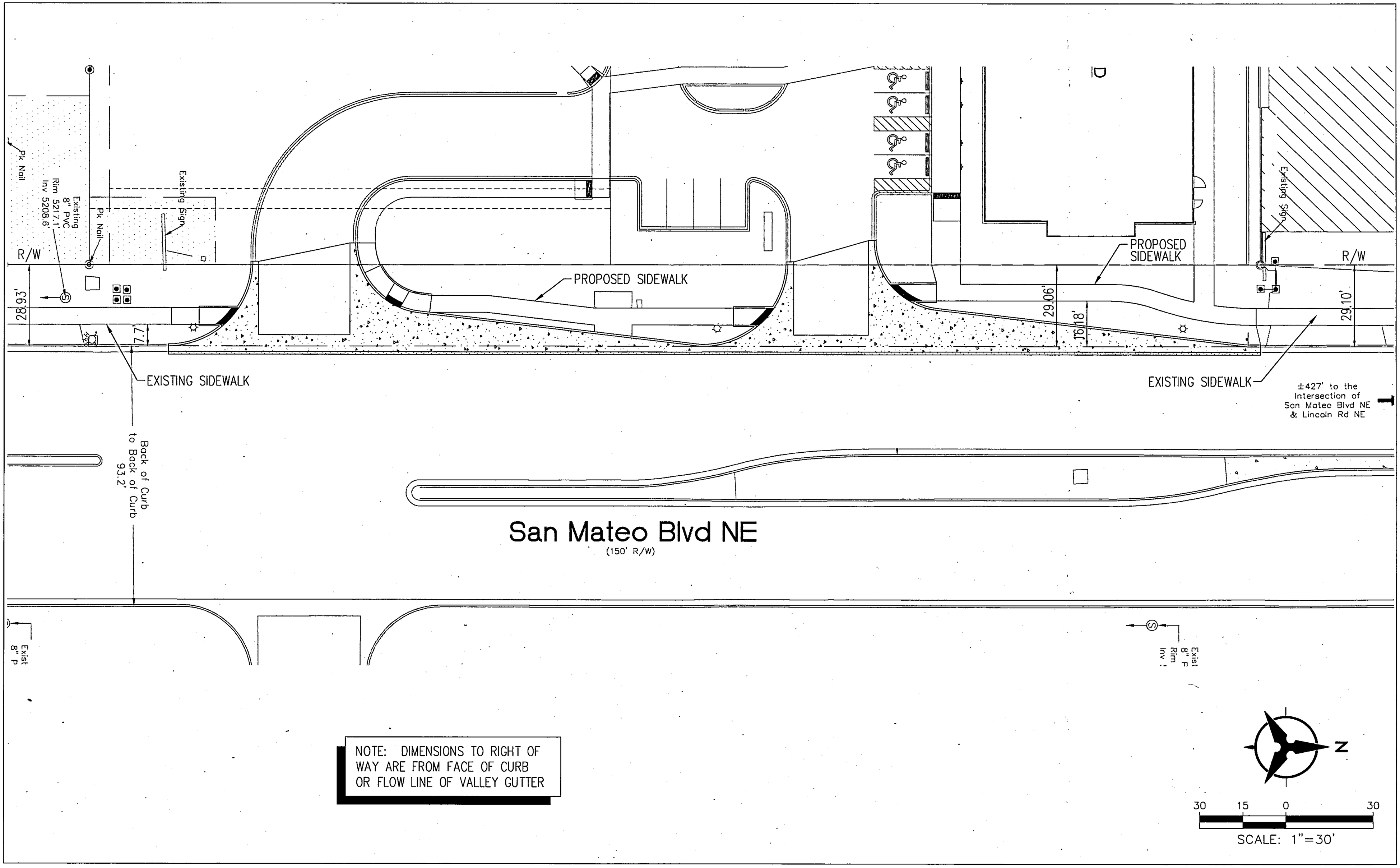
(150' R/W)

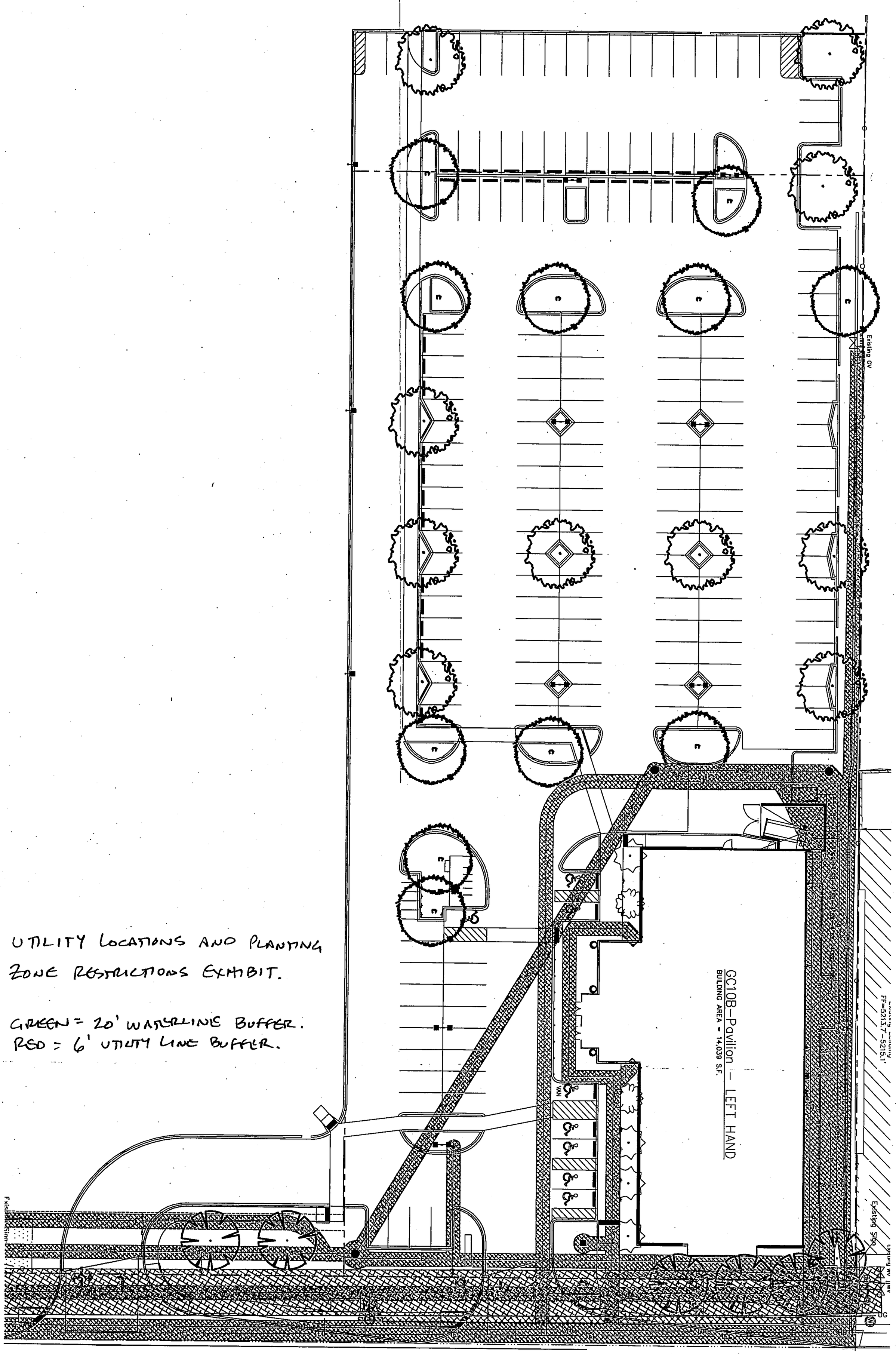
GOLDEN CORRAL
TRACT A SANDIA ADDITION
DRB PROJECT # 1007867



SCALE: 1"=20'

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES


Pk Nail
Existing 8" PVC Rim 5217.1' Inv 5208.6'
Pk Nail
Existing Sign
R/W
28.93'
7.7'
EXISTING SIDEWALK
Back of Curb to Back of Curb 93.2'
PROPOSED SIDEWALK
PROPOSED SIDEWALK
29.06'
16.18'
Existing Sign
R/W
29.10'
EXISTING SIDEWALK
±427' to the Intersection of San Mateo Blvd NE & Lincoln Rd NE
San Mateo Blvd NE
(150' R/W)
Exist 8" P
Exist 8" P Rim Inv
NOTE: DIMENSIONS TO RIGHT OF WAY ARE FROM FACE OF CURB OR FLOW LINE OF VALLEY GUTTER
N
30 15 0 30
SCALE: 1"=30'



UTILITY LOCATIONS AND PLANTING ZONE RESTRICTIONS EXHIBIT.

GREEN = 20' WATERLINE BUFFER.
RED = 6' UTILITY LINE BUFFER.

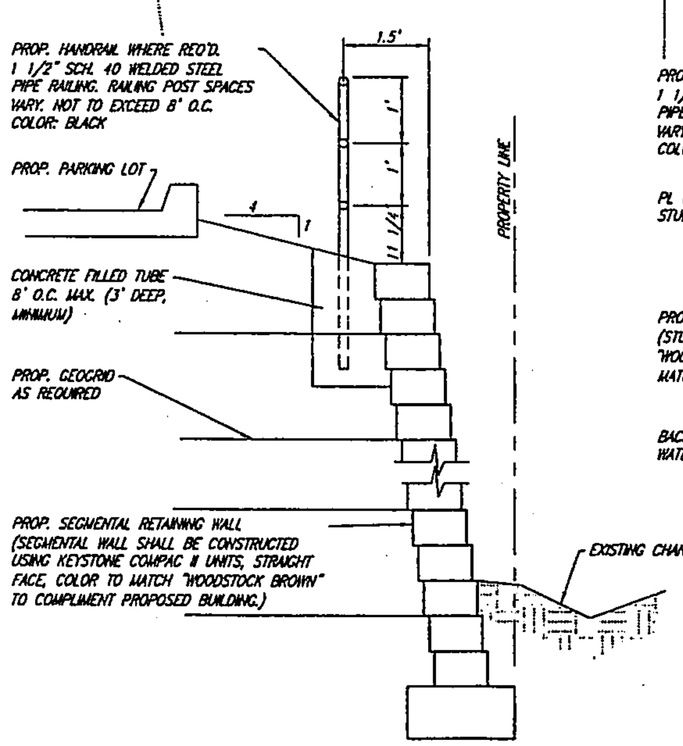
GC10B-Pavilion - LEFT HAND
BUILDING AREA = 14,039 S.F.
F.F. ELEV. = 5217.00

PROP. 4' WIDE CURB OPENING
PROP. 8' WIDE CURB OPENING
PROP. RETAINING WALL (SEE SECTION B-B THIS SHEET)
PROP. RETAINING WALL (SEE SECTION A-A THIS SHEET)
PROP. ELECTRICAL TRANSFORMER
PROP. COMPACTOR AREA
LANDSCAPED ISLANDS AWAY FROM BUILDING SHALL BE DEPRESSED, PER CITY OF ALBUQUERQUE DESIGN STANDARD (-41)
PROP. SEGMENTAL RETAINING WALL (LESS THAN 4' TALL USE KEYSTONE COMPAC II UNITS) STRAIGHT FACE, COLOR "WOODSTOCK BROWN")
PROP. 18" CURB OPENINGS INTO LANDSCAPING EVERY 10' AT EACH ISLAND (TYP.)
NO CURB
PROPERTY LINE
EXISTING CHANNEL
MEET & MATCH EXISTING SIDEWALK ELEVATION
MEET & MATCH EXISTING TOP OF CURB & GUTTER ELEVATIONS
REMOVE EXISTING CONC. DRIVE
MEET & MATCH EXISTING SIDEWALK ELEVATION
Existing 24" RCP Rim 5216.2' Inv In 5214.7'
Existing TOG 5217.2' Inv 5212.6'
Existing 24" RCP Rim 5218.2' Inv In/Out 5209.7'
REMOVE EX. RETAINING WALL
MEET & MATCH EXISTING SIDEWALK ELEVATIONS
MEET & MATCH EXISTING T.C. & GUTTER ELEVATIONS
Existing Irrigation Pumps
EXISTING 6' ± SIDEWALK
Existing Hot Box
EXISTING BLOCK WALLS TO BE REMOVED
Existing 24" CMP Rim 5217.9' Inv In 5204.0'
Existing Rim 5217.9' Inv In/Out 5211.1'
EXISTING STREET MEDIAN
REMOVE EXISTING BLOCK RETAINING WALLS
PROP. 4' WIDE CURB OPENING
PROP. 8' WIDE CURB OPENING
MEET & MATCH EX. TOP PAVEMENT ELEVATIONS
TO BE REMOVED
San Mateo Blvd NE (150' R/W)

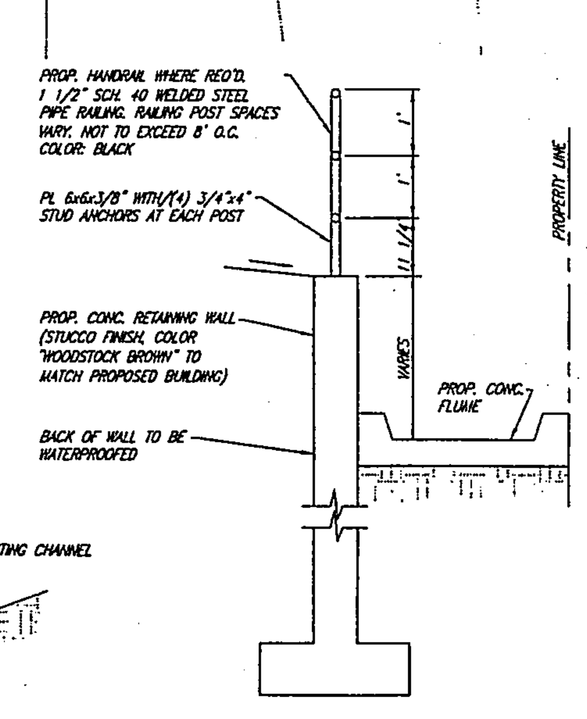
GRADING LEGEND

TW - TOP WALL
TC - TOP CURB
TS - TOP SIDEWALK
G - GUTTER
TP - TOP PAVEMENT
TG - TOP GRATE
FF - FINISH FLOOR
EL - ELEVATION
EX TC - EX. TOP CURB
EX G - EX. GUTTER

SPOT ELEVATION
ELEVATION
ELEV. — PROPOSED CONTOURS
ELEV. — EXISTING CONTOURS
FLOW ARROW
HP — HIGH POINT
PROP. SITE LIGHTING



SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE

NOTES:

1. SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD ZONE.
2. PROJECT ENTAILS SELLER REMOVING EXISTING BUILDINGS AND PAVED AREA AND REPLACING IT WITH A RESTAURANT.
3. FLOW FROM THE RIGHT-OF-WAY WILL ENTER THIS SITE.
4. THE EXISTING SITE TOPOGRAPHY IS DEPRESSED FROM SAN MATEO BOULEVARD AND SLOPES MAINLY FROM EAST TO WEST. AN EXISTING CHANNEL PARALLELS THE NORTH PROPERTY LINE AND DIVERTS STORM WATER RUNOFF TO THE WEST. THE SITE IS PROPOSED TO BE FILLED CLOSER TO STREET LEVEL ON THE EAST SIDE AND SLOPE WESTERLY.
5. FLOW DISCHARGES FROM SITE AT THE CURB OPENINGS AS SHOWN.
6. SEE SITE PLAN FOR SUBDIVISION GRADING AND DRAINAGE PLAN FOR STORM WATER LEAVING GOLDEN CORRAL SITE.

SCALE: 1" = 20'

BENCHMARK
ACS MONUMENT "NM_367_1"
HAVING AN ELEVATION OF 5213.212

CONCEPTUAL GRADING PLAN

GOLDEN CORRAL RESTAURANT

5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7858
SMC
CERTIFICATE OF AUTHORIZATION NO. CA 4089470 EXP. DEC. 2010

No.	Revision	By	Date
1	REVISED CA NUMBER, ADDED NOTES	EF	7-7-09
2	PER CITY AND OWNER REVIEW COMMENTS	RWC	7-27-09
3	ADDED LS ISLANDS AT LIGHTS PER OWNER	RWC	8-17-09
4	EPC COMMENTS	RWC	8-31-09

DATE: 7/7/09
DRAWN BY: RWC
PROJECT NO.: 5008.00
SCALE: 1" = 20'
SHEET NO. 3
ENGINEER: TORRENCE L. HAYNES, P.E. #13535

BENCH MARK

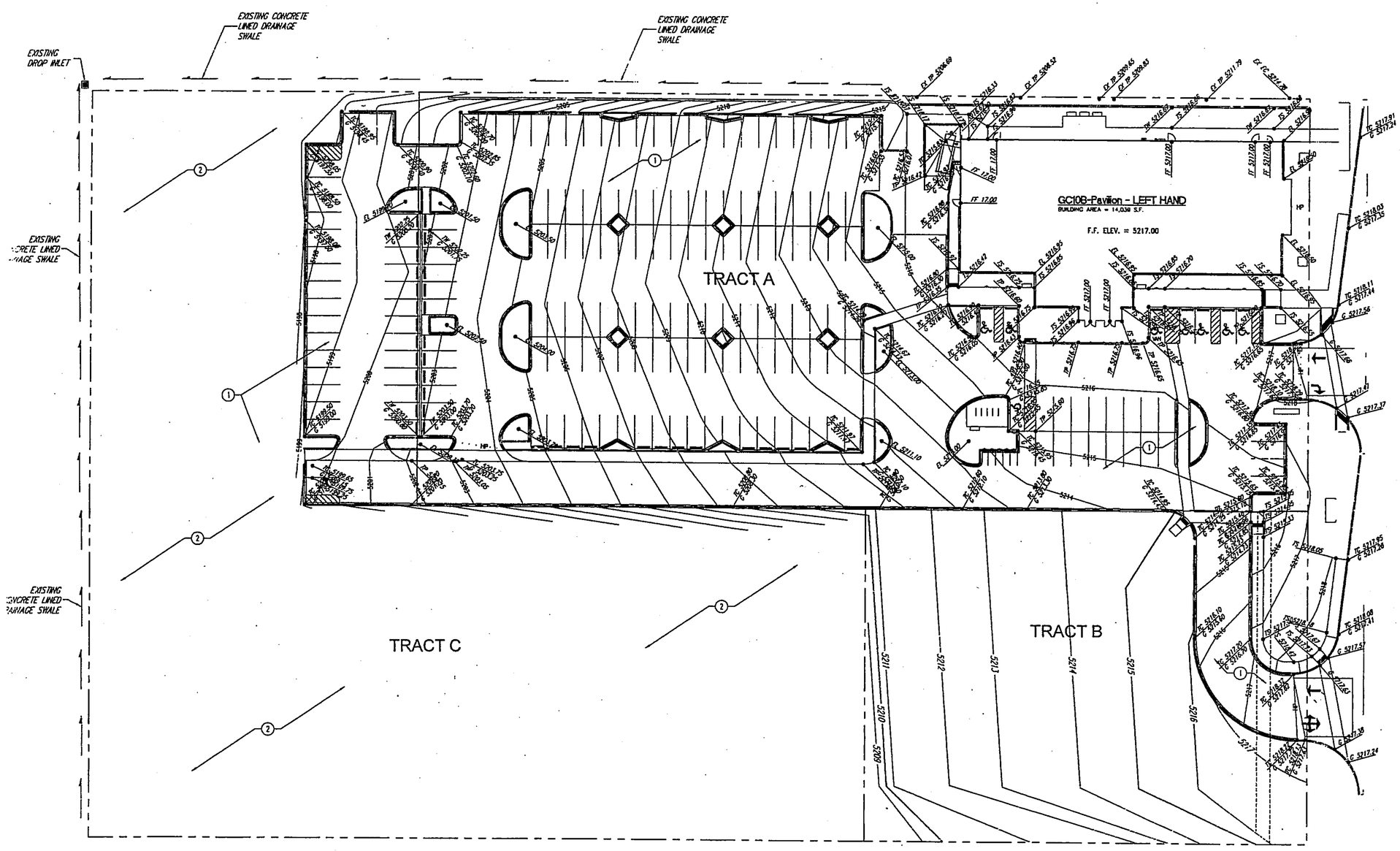
ACS Monument "NM_367_1"
NAD 1983 CENTRAL ZONE
X=1539849.309
Y=1508250.871
Z=5213.212 (NAVD 1988)
G-G=0.999666098
Mapping Angle= -0°11'37.16"

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- 5215 — TRACT A PROPOSED CONTOURS
- 5215 — TRACT B PROPOSED INDEX CONTOURS
- TRACT B PROPOSED INTER CONTOURS

KEYED NOTES

1. SEE GRADING PLAN FOR GOLDEN CORRAL (TRACT A SANDIA ADDITION).
2. CLEAR & GRUB TRACT C SANDIA ADDITION.



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

ROUGH GRADING NOTES

1. CONTRACTOR SHALL PROVIDE CERTIFIED TOPOGRAPHIC SURVEY, INCLUDING STOCKPILES (HARD COPY AND ELECTRONIC FORMAT - AUTOCAD PREFERRED) FROM A LICENSED SURVEYOR. TOPOGRAPHIC ACCURACY SHALL BE AS REQUIRED TO PROVIDE 1' CONTOUR INTERVAL.

2. CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

N

30 15 0 30
1"=30'

GLENN S. BROUGHTON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

ROUGH GRADING AND DRAINAGE PLAN

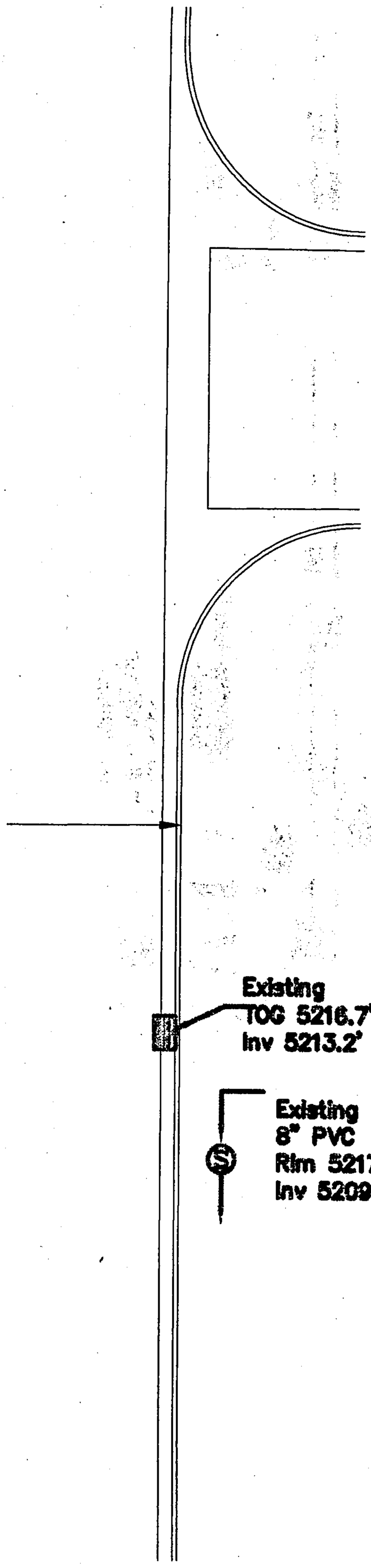
TRACT B SANDIA ADDITION

Revisions	

Bohannan Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANTS ONLY
Brian Garcia 3/30/10
SIGNATURE & DATE

CONCEPTUAL UTILITY PLAN

Golden Corral Restaurant

5207 SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7850
SMC
CERTIFICATE OF AUTHORIZATION NO. CA 4089470 EXP DEC. 2010

No.	Revision	By	Date
1	REVISED CA NUMBER	BF	7-7-09
2	PER CITY AND OWNER REVIEW COMMENTS	RWC	7-27-09

DATE: 7/2/09	SCALE:	SHEET NO.
DRAWN BY: RWC	1" = 20'	4
PROJECT NO.: 5008.00		
ENGINEER: TERRENCE L. HAYNES, P.E. #13535		

MEMO

Date: April 20, 2010

To: Jack Cloud, DRB Chair

cc: Paul Wymer, Bohannan Huston Inc.

From: Carol Toffaleti, Planner
Current Planning Division, City of Albuquerque Planning Department
Tel 924-3345, cgtoffaleti@cabq.gov

Re: Project #1007867, 09EPC-40042 & -40043, SDP for Subdivision & Building Permit, San Mateo Blvd.

The EPC approved this dual request at the September 17, 2009 hearing.

The DRB submittal for the **SDPS** meets the 18 conditions of approval, with the following exceptions:

6. Delete "sites" in Design Standard (DS) 1-A. Change "sites" to "tracts" in the last sentence of 3-G and in the introduction for 4.

   Correct typos in: DS 2-C (Code Enforcement); DS 4-K (stabilization), the introduction for 6 (screen~~ing~~), and DS 8-C (premise).

7. Under Zoning & Land Use, add "service" before "window".

10.d Note that the shared parking agreement was received on 4/19 by staff and forwarded to Code Enforcement for their review.

11.c In DS 3-G, delete the phrase "the regulations for pedestrian features pursuant to the".

14.b In the 3rd sentence of the introduction for 6, delete the phrase "within the landscape....Development."

15.c Move the first 2 sentences in DS 8-D to the end of the paragraph.

In addition:

8. Signage - Since the EPC limited multi-tenant signage to the free-standing sign (see DS 8-C), staff recommends that 8-M be deleted to avoid confusion.

9. Mechanical Equipment – To meet PNM's current requirements, staff recommends that the second sentence in DS 9-D be amended to read: "Clearance of 10' shall be provided in front of the door of all ground-mounted utilities and 5-6' at other sides for safe operation..."

Comments on DRB submittal for the **SDPBP** to follow.

Carol Toffaleti

MEMO

Date: April 20, 2010

To: Jack Cloud, DRB Chair

cc: Paul Wymer, Bohannan Huston Inc.

From: Carol Toffaleti, Planner
Current Planning Division, City of Albuquerque Planning Department
Tel 924-3345, cgtoffaleti@cabq.gov

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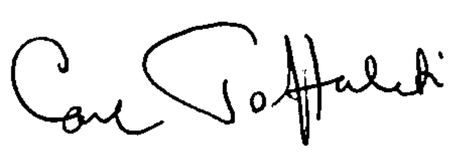
Comments on DRB submittal for the **SDPBP** to follow.



Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 6, 2010

Ms. Carol Toffaleti
City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

Re: E.P.C. Conditions: Project Number 1007867, 09EPC-40042 and 09EPC-40043

Dear Carol:

In accordance with Condition 1 of the subject requests, the purpose of this letter is to provide a written description of the manner in which each condition placed on approval by the E.P.C. has been addressed. The following list corresponds to the numbered conditions of the Official Notice of Decision dated September 17, 2009.

Site Development Plan for Subdivision:

1. This letter is intended to satisfy this condition.
2. You and I have met on several occasions to discuss changes to the plans as required by the EPC. We also discussed this issue via phone on Thursday April 1, 2010.
3.
   a. Permanent improvements to the transportation facilities adjacent to the project have been discussed with Mr. Tony Lloyd and Ms. Krystal Metro with the City's Transportation Development staff. An infrastructure list will accompany the Site Plan submittal defining these improvements and public infrastructure design of same has already begun for review and approval by the City's Design Review Committee (DRC).
   b. This comment is addressed in 3a., above.
   c. Cross access agreements for Tracts A,B, and C are defined on the subdivision plat, note 5 on Sheet 1 of 2.
   d. The subdivision plat was submitted for review by the D.R.B. at the March 10, 2010 hearing and indefinitely deferred due to the lack of the Site Development Plan submittal. This plat request (10DRB-70068) will be heard concurrently with the Site Development Plan request at the same hearing.
   e. The Site Plan conforms to the DPM standards.
4. A Water and Sanitary Sewer availability letter was issued by the ABCWUA dated February 4, 2010 and is included with this letter.
5. Sheet 1 modifications:
   a. Project Note 5 has been changed accordingly.
   b. Project Note 7 has been changed accordingly.
   c. The base plan for the development proposed for Tract A has been updated to reflect the most current plan.
6. The terms described in this condition have been changed throughout the design standards. Typographical errors have been corrected and renumbered as necessary based on subsequent modifications.

7. The text in the Zoning and Land Use paragraph has been modified to note that only one drive-up service window shall be permitted on the 6.2 acre site.
8. The text in the Setbacks and Building heights paragraph has been modified as required by this condition.
9. The "Site Objectives" title has been changed to be "Site Design Standards" as required by condition 9a. Modifications to conditions 9b thru 9f have been made accordingly.
10. Changes required by conditions 10a thru 10d have been modified accordingly.
11. Changes required by conditions 11a thru 11c have been modified accordingly.
12. Changes required by conditions 12a thru 12f have been modified accordingly.
13. Changes required by conditions 13a thru 13c have been modified accordingly.
14. Changes required by conditions 14a thru 14d have been modified accordingly.
15. Changes required by conditions 15a thru 15f have been modified accordingly.
16. Changes required by conditions 16a thru 16c have been modified accordingly.
17.
    a. The Utility Plan has been modified to include the latest plan associated with the development proposed for Tract A.
    b. Al existing public utility easements have been added to the Utility Plan sheet.
18.
    a. Existing contour (elevation) data has been added to the Conceptual Grading and Drainage Plan.
    b. The Grading and Drainage Plans for the Site Plan for Subdivision and Site Plan for Building Permit have been updated and now match.

Site Development Plan for Building Permit:

1 thru 4. Responses identical to those listed for the Site Development Plan for Subdivision, above.

5. The trash compactor and surrounding area has been to designed to conform to City of Albuquerque Solid Waste Management standards and will be built accordingly. Solid waste management staff have provided an approval signature on Sheet 1 (separate attachment)
6.
    a. Note 4 has been added to Sheet 1 requiring a shared parking agreement with the owner of Tract C.
    b. The compact spaces have been labeled as such on Sheet 1.
    c i The described end island has been enlarged and additional landscape area created.
    cii. Shade trees have been added along the sidewalk at the southern edge of the main parking area. This change is also depicted on the Landscape Sheets.
7.
    a. A note has been added to Sheet 1 and Exterior Elevations Sheets (general note 8).
    b. The subject light pole has been relocated as required by this condition.
8.
    a. The coverage calculations on Sheet L-1 have been modified to address this condition.
    b. The area calculations on Sheet L-1 have been revised to clearly distinguish the plant areas on each Tract and within the San Mateo right-of-way.
    c. An exhibit depicting the locations of utility lines and planting zone restrictions is enclosed. Please review as further direction is needed.
    d. The irrigation sheet has been revised to include the area at the west end of the Golden Corral parking field.

e. The irrigation plan has been revised to add 3 bubblers in areas described by this condition.
f. 6 small trees have been added to the Landscape Plan along the south façade of the building.

9.
a. Bench area for a minimum of 7 persons has been provided in the employee seating and gathering area north of the building. This is depicted on Sheet 1.
b. The employee seating and gathering area has been enlarged and shifted east to be a minimum of 50' away from the trash compactor.

10.
a. Mr. Jeremy Hoover with the ABCWUA has provided an E-mail correspondence indicating that this easement is not required. A copy of this e-mail, dated March 31, 2010, is included with this submittal.
b. Golden Corral representatives have contacted PNM regarding the location of existing easements and service to the new building.
c. Golden Corral representatives have discussed the issue of equipment location and clearances required for it.

11.
a. The enclosed colored elevation sheet has been printed to a scale of 1/8" = 1'-0".
b. The height of this element has been added to the colored elevation sheet (Sheet 5 of 5).
c. The color of the awning over the window facing San Mateo Blvd. has been changed to off-white. Color F of the color schedule has also been changed to off-white.
d. A note has been added to the elevation sheet requiring screening of mechanical equipment and lighting and signage design to conform to the subdivision design standards and zoning regulations, whichever are more restrictive (general note 7).
e. Awnings have been added to the windows on the west façade of the building.

12.
a. Sheet 1 has been revised to note that the existing sign at the southeast corner of Tract B is to be removed.
b. The free standing sign has been changed to a monument sign. Images of this sign are included on Sheet 5 of 5.
c. The percentage of wall signage has been added to the colored elevation sheet.

Please review the enclosed information and let me know if you have comments or questions relative to this request.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager

PWM/cc
Enclosures

cc: Aaron Parr, Golden Corral Corporation
Bob Goodman, Sandia Foundation

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

Date: September 18, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1007867**
09EPC-40042 SITE DEVELOPMENT - SUBDIVISION
09EPC-40043 SITE DEVELOPMENT - BUILDG PRMT

Sandia Foundation
6211 San Mateo Blvd. NE
Suite 100
Albuquerque, NM 87109

LEGAL DESCRIPTION: BOHANNAN HUSTON INC, agents for SANDIA FOUNDATION, request the above actions for all or a portion of a tract in the E ½ SE ¼ NE ¼ Sec 35 TIIN R3E zoned C-3 (SC) located on SAN MATEO BLVD NE BETWEEN MCLEOD RD NE AND LINCOLN RD NE containing approximately 6.2 acres. (F-17) Carol Toffaleti, Staff Planner

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40042, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for subdivision for an unplatted site of 6.2 acres zoned C-3 (SC) located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd., described as "a tract in the E1/2 SE1/4 NE1/4 Sec. 35 T11N R3E". The applicant proposes to split the site into three lots and sell them to other parties: Tract A has 2.54 acres, Tract B 1.30 acres, and Tract C 2.36 acres. The proposal includes design standards. The site will be developed in two or three phases.

2. The request is accompanied by a site development plan for building permit for a sit-down restaurant on Tract A (09EPC-40043). Potential uses on Tracts B and C are a restaurant with a drive-up service window and an office/warehouse, but any uses allowed in the C-3 (SC) zone may be proposed in future. The applicant is requesting delegation of future site development plans for building permit for Tracts B and C to the DRB.

3. The applicant submitted a Traffic Impact Study (TIS), dated July 1, 2009, which has been verified by Transportation Development Services, and a Certificate of No Effect as required by the Archeological Ordinance.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:

   a. The proposed and potential employment and service uses complement residential areas and are sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments (Policy I.B.5.i)

   b. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)

   c. The request facilitates the redevelopment of a sizable vacant property in an established commercial area (Policy II.B.5.o)

   d. The subdivision standards require measures to control erosion and dust on Tracts B and C, until such time as they are developed. (Policy II.C.8.d)

   e. The commercial subdivision is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).

   f. The spacing frequency of driveways on a principal arterial complies with Policy II.D.4.d.

   g. The subdivision design standards require safe and pleasant pedestrian travel through parking areas (Policy II.D.4.g).

   h. By splitting a site zoned for heavy commercial uses into three tracts, the SDP for subdivision allows for more diversified economic activity (Economic Development Goal).

   i. The subdivision design standards call for xeric and native plants, and rainwater harvesting measures to supplement irrigation. (Water Management Goal, Policy II.D.2.b).

   j. The architectural design standards include energy management measures (Policy II.D.3.a).

7. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

a. The subdivision design standards are comprehensive, but standards for pedestrian cross-access, architecture and signage need strengthening to ensure a cohesive development and a quality visual environment (Established Urban Area goal, Policies II.B.5.l, II.B.5.m)
b. The signage standards provide some guidance, but are not comprehensive enough to ensure that signage in the Enhanced Transit Corridor will be attractive and useful (Policy II.C.9.e)

c. The site development plan and design standards meet the intent of the applicable policy objectives for Street Design, Transit Service and Development Form adjacent to Enhanced Transit Corridors, with the exception of parking provision and building entrances from the street (Policy II.D.4.a)

8. Changes to the subdivision design standards are recommended to make them clearer and more fully compliant with City regulations and the intent of City planning policies.

9. The site may initially be split into two lots, i.e. Tract A for the restaurant development proposed in 09EPC-40034, and the remainder of the site. A future split of the remainder of the site into two lots, Tracts B and C, would be delegated to the DRB.

10. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

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.

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.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

c. Provide appropriate cross-access agreements for Tracts A, B and C.

d. Concurrent platting action required at DRB.

e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. Sheet 1:

   a. Project Note 5: Reword last sentence "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Corridors."

   b. Project Note 7: At end, insert "and general zoning regulations, whichever are more restrictive".

   c. Update the base map for the development on tract A per the accompanying site development plan for building permit.

6. Throughout the design standards, the term "site" shall refer to the 6.2 acre site and the term "parcel" or "tract" shall refer to lots created by the subdivision. Typographical errors shall be corrected. Standards shall be renumbered pursuant to any changes required in other conditions of approval.

7. Zoning and Land Use: the number of drive-up service windows on the site shall be limited to one.

8. Setbacks and building heights: the title shall include "FAR" and the text shall include "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Cooridors."

9. Site Objectives:

   a. The title shall be changed to "Site Design Standards".

   b. The last sentence in the introduction shall be deleted.

   c. 1-A - Replace "sites" with "development". Correct the zoning reference (article 14 not 12).

   d. 1-B - Shall apply to service functions as well as drive-up service window(s).

   e. 1-D - Delete the last phrase.

   f. 1-E - Fill in missing words and reword for clarity.

10. Parking and circulation standards

   a. Delete the last sentence in the introduction.

b. 2-A – Replace "minimum required" with "provided". Delete the second sentence. Add a new sentence: "Total parking on the site shall not exceed the minimum required parking plus 10%, if the site development plan for building permit for the restaurant on tract A is not approved (1007867, 09EPC-40043).

c. 2-B - Replace "desirable and encouraged" with "required".

d. 2-C – Replace with "Shared parking is encouraged. It is required for shared parking between tracts A and tract C, if tract A is developed as a Golden Corral restaurant per 09EPC-40043. Shared parking shall require the execution of an agreement between affected property owners, approved by Code Enforcement. The agreement for the shared parking shown in 09EPC-40043 shall be approved prior to DRB sign-off of the site development plan for building permit."

11. Pedestrian circulation and bicycle standards

a. The introduction shall clarify that pedestrian cross-access is required.

b. In 3-A and 3-D, insert "internal" before "streets".

c. 3-G shall refer to pedestrian features, not just sidewalks, in the general building and site design regulations of the Zoning Code, i.e. 14-16-3-18 (C) (1 – 3). Delete the phrase "to the extent feasible … site conditions" and all the bullet points.

12. Landscaping standards

a. Introduction – Insert "and xeric plants" after "Water harvesting techniques".

b. 4-A - Buffers shall also be located around the perimeter of the site. Delete the second sentence. In the third sentence, "over" shall be replaced with "within 10 ft of public…"

c. 4-C shall begin with "Street and...".

d. Delete 4-F and 4-G.

e. 4-L - Use the full title of the ordinance, i.e. Water Conservation Landscaping and Water Waste Ordinance.

f. Standard 4-M shall identify native seed mix as the preferred method to stabilize disturbed areas awaiting future development.

13. Architectural standards:

a. Delete 5-A.

b. 5-B shall be reworded to include the sentence "Building design shall comply at minimum with 14-16-3-18 (D) of the Zoning Code".

c. In 5-H, replace the first instance of "shades" with "hues".

14. Screening walls and fencing standards

a. Insert a comma after "Screening" in the title of the section.

b. Introduction - Delete the sentence beginning "Site orientation...". Reword the rest of the paragraph to improve clarity and eliminate duplication.

c. 6-A - Insert "evergreen" before "plant materials".

d. 6-G - Replace the text beginning "oriented away..." with "screened from public areas on the site by evergreen plant materials, walls or fences".

15. Signage standards:

a. 8-B shall include "area lighting regulations".

b. 8-C - Shall include the following bullet points:

i. "The location of multiple-tenant signage shall be limited to the free-standing sign."

ii. "Tenant signage shall be limited to 1 per business and 2 per tract. Minimum letter size shall be 9 inches."

iii. "The free-standing sign shall be a monument sign."

iv. "The sign shall include a numeric address with a minimum number size of 9 inches."

c. 8-E shall include "Building-mounted signs shall be limited to canopy and wall signs. Canopy signs shall be limited to one per entrance, with a maximum sing face area of 4 sf each. Wall signs shall be limited to facades visible from San Mateo Blvd. or from public areas within the site." The maximum sign face area of wall signs shall be changed to 12% of façade area. Move 8-E immediately after 8-C.

d. 8-F - Pennants, ribbons, streamers and spinners shall also be prohibited.

e. 8-K - Replace "encouraged" with "allowed".

f. 8-L – Replace with "Electronic display panels (electronic billboards, electronic advertising signs) are not permitted.

16. Mechanical Equipment Standards:

a. 9-A and 9-B - Move "by materials similar to the building's materials" from 9-A to the end of 9-B.

b. 9-C – Insert "evergreen" before "plant materials".

c. New 9-D – Screening of equipment shall be designed to allow for access to utility facilities. Clearance of 10 ft shall be provided surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

17. Utility plan:

a. Update the base map and correct the name of the restaurant development.

b. Show the two existing public utility easements in tract B near the public ROW.

18. Grading & Drainage plan:

a. Include spot elevations for the existing contours.

b. The location of the outfall at the southwest corner of the shared parking area shall match the location shown on the grading & drainage plan for the development on tract A (09EPC-40043).

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40043, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for building permit for Tract A, a parcel of approximately 2.54 acres within an unplatted tract zoned C-3 (SC), located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd.. The applicant is selling the parcel to a national restaurant chain, that proposes to develop a family-style restaurant of approximately 14,040 sf with seating for 500 people, which they will own and operate.

2. The request is accompanied by a site development plan for subdivision (09EPC-0042) with design standards.

3. The project is covered by a Traffic Impact Study (TIS) for the proposed subdivision, dated July 1, 2009, which has been verified by Transportation Development Services.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:

   a. The proposal facilitates redevelopment of vacant premises that are contiguous to public infrastructure and accommodates sufficient parking within the site not to harm surrounding businesses (Policy II.B.5.e)

   b. The proposed employment use complements residential areas and is sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments. The visual impact of the parking is reduced because the site slopes away from the street and is screened by landscaping. (Policy II.B.5.i)

   c. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)

d. The request facilitates the redevelopment of part of a vacant property in an established commercial area (Policy II.B.5.o)

e. The proposed restaurant, an employment as well as a retail use, is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).

f. The spacing frequency of driveways on a principal arterial is appropriate, per Policy II.D.4.d.

g. The proposed restaurant is part of a national chain (an outside firm) which will own and operate the business (Policy II.D.6.b)

h. The plant palette includes several species native to the southwest and the landscape plan creates a pleasing visual environment along the street frontage (Policy II.C.8.d)

7. The proposal partially furthers the following applicable goals and policies of the Comprehensive Plan:

   a. Pedestrian connections are provided to the bus stop and to other tracts, a bus shelter is provided and the building is setback from the street for landscaping only. The parking exceeds the reduction encouraged on sites adjacent to Enhanced Transit Corridors, but the amount has been justified for this type of restaurant, based on parking demand at existing restaurants in the city operated by the same company and on parking generation figures published by the Institute of Transportation Engineers, 3rd Edition. (Policy II.D.4.a)

   b. Pedestrian opportunities are integrated into the development, except that there is only one walkway through the main parking area and it is not sufficiently shaded to provide pleasant conditions for pedestrians (Policy II.D.4.g)

   c. The development will provide employment opportunities in an accessible location and at different salary levels, though not in a wide range of skills (Policy II.D.6.a)

8. The request conflicts with Policy II.C.9.e because the design of the multi-tenant free-standing sign is not attractive, particularly for a site adjacent to an Enhanced Transit Corridor. Changes are recommended in conditions of approval.

9. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

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.

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.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT

   Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

   b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

   c. Provide appropriate cross-access agreements for Tracts A, B and C.

   d. Concurrent platting action required at DRB.

   e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. The trash compactor shall comply with the Solid Waste Management Ordinance.

6. Parking:

   a. A note shall state that a shared parking agreement is required with the owner of tract C, per the subdivision design standards.

   b. The compact spaces shall be called out on the site plan.

   c. The parking area shall be redesigned to:

      i) enlarge the end island at the intersection of the access drives to accommodate a more direct walkway to the south and additional landscaping.

      ii) add shade trees along the sidewalk at the southern edge of the main parking area, to comply with 14-16-3-1 (H)(1).

7. Lighting:

   a. Note on sheet 1 and the elevations that the area and building-mounted light fixtures shall be full cut-off or fully shielded.

   b. Eliminate the lightpole next to the free-standing sign and relocate the lightpole west of it to the enlarged landscaped end island.

8. Landscape plan:

   a. The coverage figures for Spanish Broom and Russian Sage shall correspond to their height and spread.

   b. In the calculations, the total lot area shall be limited to the area of tract A. The square footage of the landscaped beds in the southern part of the ROW and on tract B shall be separate figures.

   c. Street trees shall be planted a minimum of 10 ft from the 12" water line in the public ROW and a minimum of 3 ft from the relocated gas line.

   d. Sheet L-2 shall include the entire area to be irrigated, including its western edge.

   e. In landscaped beds with a tree and a radius of less than 9', replace "netafim" spiral irrigation with 3 bubblers.

   f. Six small trees shall be planted along the south façade of the building.

9. Public Outdoor Space/Employee Gathering Area:

   a. Provide benches with seating for a minimum of 7 persons.

   b. The gathering space for employees shall be a minimum of 300 sf, include seating and shade per zoning regulations, and be located at least 50' from the trash compactor.

10. Utilities:

   a. Include a proposed 20' easement for the 12" waterline in the San Mateo ROW.

   b. PNM: The developer shall contact PNM's New Service Delivery Department if modifications to the existing electric service are necessary. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements. The site plan utility sheet shall identify any existing and proposed public utility easements.

   c. Screening of equipment shall be designed to allow for access to utility facilities. Provide adequate clearance of 10 ft surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

11. Architecture:

    a. The elevations shall be shown and dimensioned per the scale of 1/8"=1'.

    b. The height of the square element at the northwest corner of the building shall be called out.

    c. In the south elevation, the awning over the window on San Mateo and above the front entrance shall be colored off-white. Color F in the schedule shall be changed to off-white.

    d. Add a note stating that screening of mechanical equipment, and lighting and signage will comply with the subdivision design standards and zoning regulations, whichever are more restrictive.

    e. Awnings shall be added to the windows on the west façades of a material and color compatible with the architecture of the building.

12. Signage:

    a. Label the existing free-standing sign at the southeast corner of Tract B "to be removed".

    b. Change the free-standing sign to a monument sign.

    c. Provide the percentage of façade area for each wall sign.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 2, 2009** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF

APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

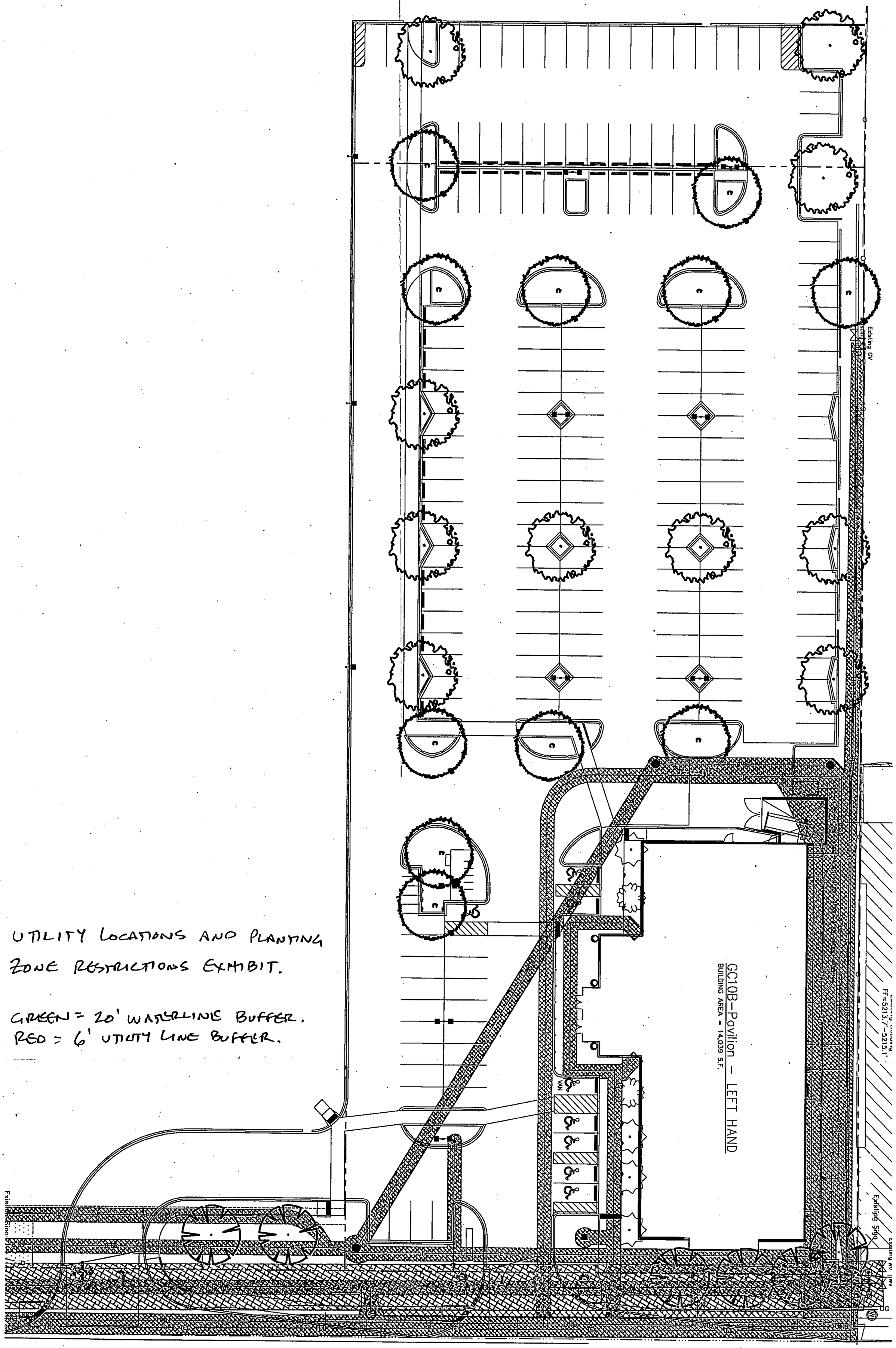
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Richard Dineen
Planning Director

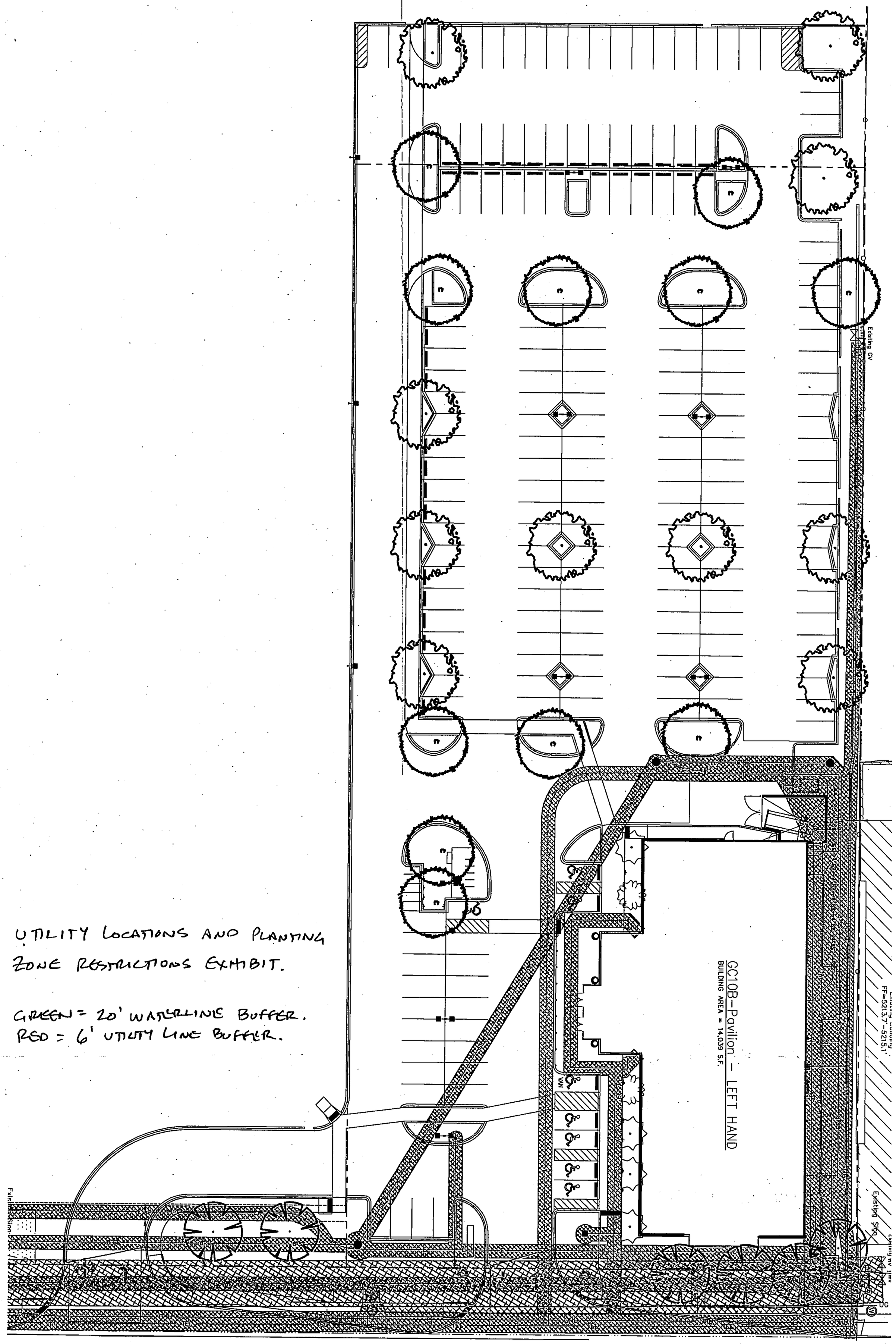
RD/CT/ma

cc: Bohannan Huston Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109
Madeline Edgar, Del Norte N.A., 4609 Sherwood NE, Albuquerque, NM 87109
Bill DeBenedictis, Del Norte N.A., 4820 Vista Del Oso Ct. NE, Albuquerque, NM 87109
Amy Whitling, District 4 Coalition of N.A.'s, P.O. Box 91343, Albuquerque, NM 87199
Bambi Folk, District 4 Coalition of N.A.'s, 6617 Esther NE, Albuquerque, NM 87109
Ken Maestas, 414 Silver SW, Albuquerque, NM 87102



UTILITY LOCATIONS AND PLANTING ZONE RESTRICTIONS EXHIBIT.

GREEN = 20' WATERLINE BUFFER.
RED = 6' UTILITY LINE BUFFER.



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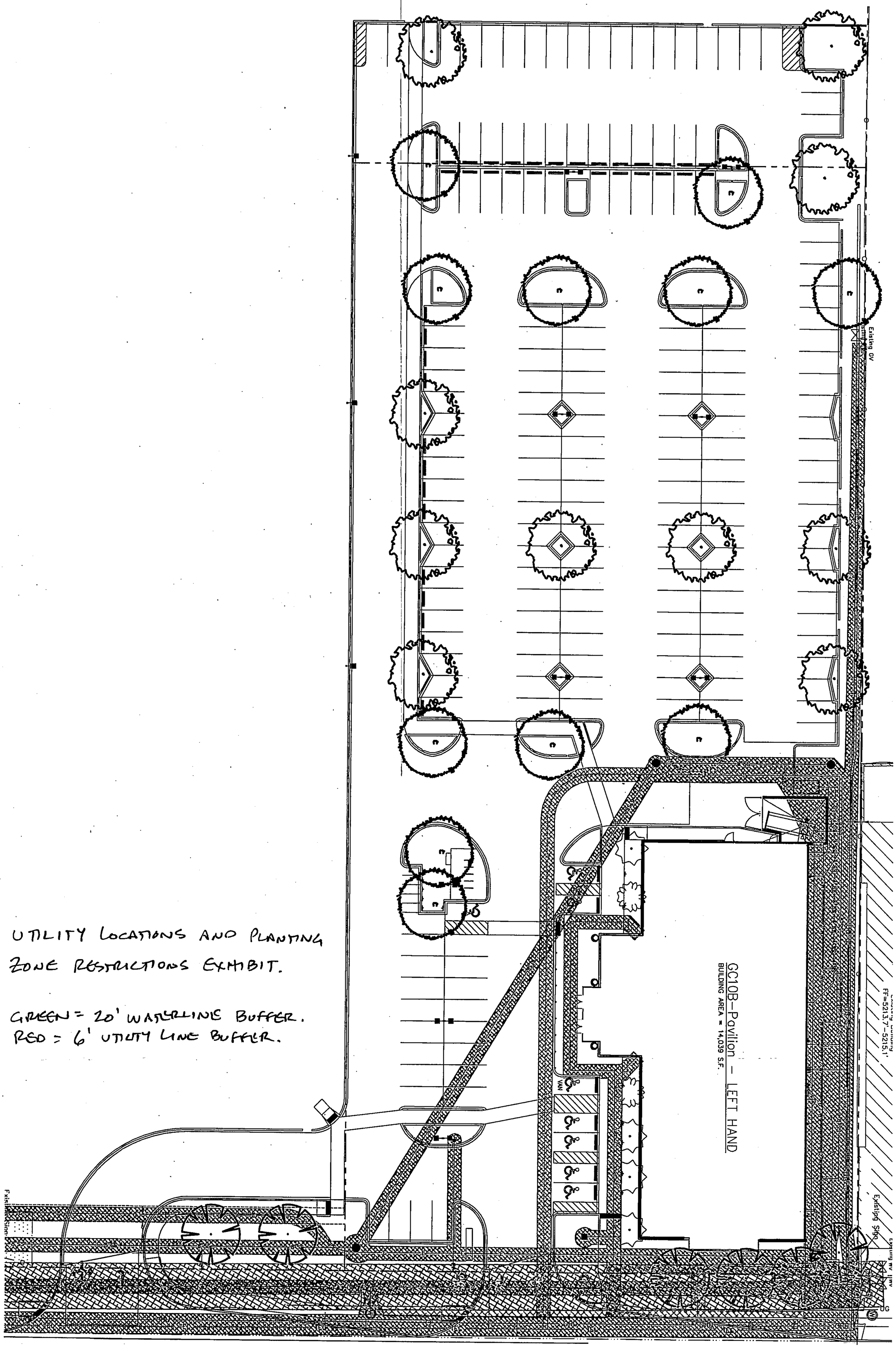

UTILITY LOCATIONS AND PLANTING ZONE RESTRICTIONS EXHIBIT.

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RED = 6' UTILITY LINE BUFFER.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

APPEAL / PROTEST of...
- ___ 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): BOHANNAN HUSTON, INC. PHONE: 505-823-1000
ADDRESS: 7500 JEFFERSON ST. FAX: 505-798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: PWYMER@BHINC.COM

APPLICANT: SOMK PROPERTY COMPANY, L.L.C. PHONE: 505-242-2684
ADDRESS: 6211 SAN MATEO BLVD., N.E., STE #100 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: 505-246-2411
Proprietary interest in site: OWNER List all owners: SOMK PROPERTY COMPANY, L.L.C.

DESCRIPTION OF REQUEST: SUBDIVISION OF ONE PARCEL OF PROPERTY INTO 3 PARCELS.

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

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

Lot or Tract No. UNPLATTED LAND LOCATED IN THE E1/2, SE1/4, SEC. 35, T11N, R3E, Block: ___ Unit: ___
Subdiv/Addn/TBKA: ___
Existing Zoning: C-3 Proposed zoning: NO CHANGE MRGCD Map No ___
Zone Atlas page(s): F-17-Z UPC Code: 101206148834110242

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJECT # 1007867, 09EPC-40042, 09EPC-40043

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 6.1961
LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO BLVD.
Between: MCCLEOD and LINCOLN

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

SIGNATURE ___ DATE 3/2/2010
(Print) PAUL M. WYMER 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
10DRB - - 700168	P&F		$ 355.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
		Total	$ 375.00

Hearing date March 10, 2010

3-2-10
Planner signature / date

Project # 10078867

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
N/A 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
N/A 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.

PAUL WYMER
Applicant name (print)

3/2/2010
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
10DRB - - 70068
- -
- -

3-2-10
Planner signature / date

Project # 1007867

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1007867
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Golden Corral
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Public Roadway Improvements							
		12' FC-EXFL	RIGHT TURN TAPER LANE (APPROX 100 LF); PAVED ROADWAY, STRIPING, CURB & GUTTER, 6' SIDEWALK	SAN MATEO BLVD (WEST SIDE OF ROW)	825' NORTH OF McCLEOD RD	MAIN ENTRY	/	/	/
		12' FC-EXFL	RIGHT TURN TAPER LANE (APPROX 100 LF); PAVED ROADWAY, STRIPING, CURB & GUTTER, 6' SIDEWALK	SAN MATEO BLVD (WEST SIDE OF ROW)	635' NORTH OF McCLEOD RD	ENTRY "B"	/	/	/
		Public Storm Drain Improvements							
			ROAD TYPE STORM DRAIN INLET TO REPLACE EXISTING CURB TYPE INLET	SAN MATEO BLVD (APPROX 65 LF SOUTH OF PROPERTY LINE)			/	/	/
		24" DIA	CURB TYPE STORM DRAIN INLET & CONNECTOR PIPE	SAN MATEO BLVD	65' SOUTH OF PROPERTY LINE	NEW ROAD TYPE INLET	/	/	/
		Public Sanitary Sewer Improvements							
		8" DIA	SANITARY SEWER LINE AND MANHOLE	SAN MATEO BLVD	SOUTHEAST CORNER OF PROPERTY	NEW MANHOLE NEAR SOUTHEAST CORNER OF PROPOERTY	/	/	/
							/	/	/

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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 rquirements.

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Glenn Broughton NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
Bohannan Huston, Inc. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Glen Broughton SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

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

Date: September 18, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1007867**
09EPC-40042 SITE DEVELOPMENT - SUBDIVISION
09EPC-40043 SITE DEVELOPMENT - BUILDG PRMT

Sandia Foundation
6211 San Mateo Blvd. NE
Suite 100
Albuquerque, NM 87109

LEGAL DESCRIPTION: BOHANNAN HUSTON INC, agents for SANDIA FOUNDATION, request the above actions for all or a portion of a tract in the E ½ SE ¼ NE ¼ Sec 35 TIIN R3E zoned C-3 (SC) located on SAN MATEO BLVD NE BETWEEN MCLEOD RD NE AND LINCOLN RD NE containing approximately 6.2 acres. (F-17) Carol Toffaleti, Staff Planner

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40042, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for subdivision for an unplatted site of 6.2 acres zoned C-3 (SC) located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd., described as "a tract in the E1/2 SE1/4 NE1/4 Sec. 35 T11N R3E". The applicant proposes to split the site into three lots and sell them to other parties: Tract A has 2.54 acres, Tract B 1.30 acres, and Tract C 2.36 acres. The proposal includes design standards. The site will be developed in two or three phases.

2. The request is accompanied by a site development plan for building permit for a sit-down restaurant on Tract A (09EPC-40043). Potential uses on Tracts B and C are a restaurant with a drive-up service window and an office/warehouse, but any uses allowed in the C-3 (SC) zone may be proposed in future. The applicant is requesting delegation of future site development plans for building permit for Tracts B and C to the DRB.

3. The applicant submitted a Traffic Impact Study (TIS), dated July 1, 2009, which has been verified by Transportation Development Services, and a Certificate of No Effect as required by the Archeological Ordinance.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:

   a. The proposed and potential employment and service uses complement residential areas and are sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments (Policy I.B.5.i)

   b. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)

   c. The request facilitates the redevelopment of a sizable vacant property in an established commercial area (Policy II.B.5.o)

   d. The subdivision standards require measures to control erosion and dust on Tracts B and C, until such time as they are developed. (Policy II.C.8.d)

   e. The commercial subdivision is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).

   f. The spacing frequency of driveways on a principal arterial complies with Policy II.D.4.d.

   g. The subdivision design standards require safe and pleasant pedestrian travel through parking areas (Policy II.D.4.g).

   h. By splitting a site zoned for heavy commercial uses into three tracts, the SDP for subdivision allows for more diversified economic activity (Economic Development Goal).

   i. The subdivision design standards call for xeric and native plants, and rainwater harvesting measures to supplement irrigation. (Water Management Goal, Policy II.D.2.b).

   j. The architectural design standards include energy management measures (Policy II.D.3.a).

7. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

a. The subdivision design standards are comprehensive, but standards for pedestrian cross-access, architecture and signage need strengthening to ensure a cohesive development and a quality visual environment (Established Urban Area goal, Policies II.B.5.l, II.B.5.m)
b. The signage standards provide some guidance, but are not comprehensive enough to ensure that signage in the Enhanced Transit Corridor will be attractive and useful (Policy II.C.9.e)

c. The site development plan and design standards meet the intent of the applicable policy objectives for Street Design, Transit Service and Development Form adjacent to Enhanced Transit Corridors, with the exception of parking provision and building entrances from the street (Policy II.D.4.a)

8. Changes to the subdivision design standards are recommended to make them clearer and more fully compliant with City regulations and the intent of City planning policies.

9. The site may initially be split into two lots, i.e. Tract A for the restaurant development proposed in 09EPC-40034, and the remainder of the site. A future split of the remainder of the site into two lots, Tracts B and C, would be delegated to the DRB.

10. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

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.

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.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT

   Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

c. Provide appropriate cross-access agreements for Tracts A, B and C.

d. Concurrent platting action required at DRB.

e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. Sheet 1:

   a. Project Note 5: Reword last sentence "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Corridors."

   b. Project Note 7: At end, insert "and general zoning regulations, whichever are more restrictive".

   c. Update the base map for the development on tract A per the accompanying site development plan for building permit.

6. Throughout the design standards, the term "site" shall refer to the 6.2 acre site and the term "parcel" or "tract" shall refer to lots created by the subdivision. Typographical errors shall be corrected. Standards shall be renumbered pursuant to any changes required in other conditions of approval.

7. <u>Zoning and Land Use</u>: the number of drive-up service windows on the site shall be limited to one.

8. <u>Setbacks and building heights</u>: the title shall include "FAR" and the text shall include "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Cooridors."

9. <u>Site Objectives</u>:

   a. The title shall be changed to "Site Design Standards".

   b. The last sentence in the introduction shall be deleted.

   c. 1-A - Replace "sites" with "development". Correct the zoning reference (article 14 not 12).

   d. 1-B - Shall apply to service functions as well as drive-up service window(s).

   e. 1-D - Delete the last phrase.

   f. 1-E - Fill in missing words and reword for clarity.

10. <u>Parking and circulation standards</u>

   a. Delete the last sentence in the introduction.

b. 2-A – Replace "minimum required" with "provided". Delete the second sentence. Add a new sentence: "Total parking on the site shall not exceed the minimum required parking plus 10%, if the site development plan for building permit for the restaurant on tract A is not approved (1007867, 09EPC-40043).

c. 2-B - Replace "desirable and encouraged" with "required".

d. 2-C – Replace with "Shared parking is encouraged. It is required for shared parking between tracts A and tract C, if tract A is developed as a Golden Corral restaurant per 09EPC-40043. Shared parking shall require the execution of an agreement between affected property owners, approved by Code Enforcement. The agreement for the shared parking shown in 09EPC-40043 shall be approved prior to DRB sign-off of the site development plan for building permit."

11. Pedestrian circulation and bicycle standards

a. The introduction shall clarify that pedestrian cross-access is required.

b. In 3-A and 3-D, insert "internal" before "streets".

c. 3-G shall refer to pedestrian features, not just sidewalks, in the general building and site design regulations of the Zoning Code, i.e. 14-16-3-18 (C) (1 – 3). Delete the phrase "to the extent feasible … site conditions" and all the bullet points.

12. Landscaping standards

a. Introduction – Insert "and xeric plants" after "Water harvesting techniques".

b. 4-A - Buffers shall also be located around the perimeter of the site. Delete the second sentence. In the third sentence, "over" shall be replaced with "within 10 ft of public…"

c. 4-C shall begin with "Street and...".

d. Delete 4-F and 4-G.

e. 4-L - Use the full title of the ordinance, i.e. Water Conservation Landscaping and Water Waste Ordinance.

f. Standard 4-M shall identify native seed mix as the preferred method to stabilize disturbed areas awaiting future development.

13. Architectural standards:

a. Delete 5-A.

b. 5-B shall be reworded to include the sentence "Building design shall comply at minimum with 14-16-3-18 (D) of the Zoning Code".

c. In 5-H, replace the first instance of "shades" with "hues".

14. Screening walls and fencing standards

a. Insert a comma after "Screening" in the title of the section.

b. Introduction - Delete the sentence beginning "Site orientation...". Reword the rest of the paragraph to improve clarity and eliminate duplication.

c. 6-A - Insert "evergreen" before "plant materials".

d. 6-G - Replace the text beginning "oriented away..." with "screened from public areas on the site by evergreen plant materials, walls or fences".

15. Signage standards:

a. 8-B shall include "area lighting regulations".

b. 8-C - Shall include the following bullet points:

i. "The location of multiple-tenant signage shall be limited to the free-standing sign."

ii. "Tenant signage shall be limited to 1 per business and 2 per tract. Minimum letter size shall be 9 inches."

iii. "The free-standing sign shall be a monument sign."

iv. "The sign shall include a numeric address with a minimum number size of 9 inches."

c. 8-E shall include "Building-mounted signs shall be limited to canopy and wall signs. Canopy signs shall be limited to one per entrance, with a maximum sing face area of 4 sf each. Wall signs shall be limited to facades visible from San Mateo Blvd. or from public areas within the site." The maximum sign face area of wall signs shall be changed to 12% of façade area. Move 8-E immediately after 8-C.

d. 8-F - Pennants, ribbons, streamers and spinners shall also be prohibited.

e. 8-K - Replace "encouraged" with "allowed".

f. 8-L – Replace with "Electronic display panels (electronic billboards, electronic advertising signs) are not permitted.

16. Mechanical Equipment Standards:

a. 9-A and 9-B - Move "by materials similar to the building's materials" from 9-A to the end of 9-B.

b. 9-C – Insert "evergreen" before "plant materials".

c. New 9-D – Screening of equipment shall be designed to allow for access to utility facilities. Clearance of 10 ft shall be provided surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

17. Utility plan:

a. Update the base map and correct the name of the restaurant development.

b. Show the two existing public utility easements in tract B near the public ROW.

18. Grading & Drainage plan:

a. Include spot elevations for the existing contours.

b. The location of the outfall at the southwest corner of the shared parking area shall match the location shown on the grading & drainage plan for the development on tract A (09EPC-40043).

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40043, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for building permit for Tract A, a parcel of approximately 2.54 acres within an unplatted tract zoned C-3 (SC), located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd.. The applicant is selling the parcel to a national restaurant chain, that proposes to develop a family-style restaurant of approximately 14,040 sf with seating for 500 people, which they will own and operate.

2. The request is accompanied by a site development plan for subdivision (09EPC-0042) with design standards.

3. The project is covered by a Traffic Impact Study (TIS) for the proposed subdivision, dated July 1, 2009, which has been verified by Transportation Development Services.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:

   a. The proposal facilitates redevelopment of vacant premises that are contiguous to public infrastructure and accommodates sufficient parking within the site not to harm surrounding businesses (Policy II.B.5.e)

   b. The proposed employment use complements residential areas and is sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments. The visual impact of the parking is reduced because the site slopes away from the street and is screened by landscaping. (Policy II.B.5.i)

   c. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)

d. The request facilitates the redevelopment of part of a vacant property in an established commercial area (Policy II.B.5.o)

e. The proposed restaurant, an employment as well as a retail use, is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).

f. The spacing frequency of driveways on a principal arterial is appropriate, per Policy II.D.4.d.

g. The proposed restaurant is part of a national chain (an outside firm) which will own and operate the business (Policy II.D.6.b)

h. The plant palette includes several species native to the southwest and the landscape plan creates a pleasing visual environment along the street frontage (Policy II.C.8.d)

7. The proposal partially furthers the following applicable goals and policies of the Comprehensive Plan:

a. Pedestrian connections are provided to the bus stop and to other tracts, a bus shelter is provided and the building is setback from the street for landscaping only. The parking exceeds the reduction encouraged on sites adjacent to Enhanced Transit Corridors, but the amount has been justified for this type of restaurant, based on parking demand at existing restaurants in the city operated by the same company and on parking generation figures published by the Institute of Transportation Engineers, 3rd Edition. (Policy II.D.4.a)

b. Pedestrian opportunities are integrated into the development, except that there is only one walkway through the main parking area and it is not sufficiently shaded to provide pleasant conditions for pedestrians (Policy II.D.4.g)

c. The development will provide employment opportunities in an accessible location and at different salary levels, though not in a wide range of skills (Policy II.D.6.a)

8. The request conflicts with Policy II.C.9.e because the design of the multi-tenant free-standing sign is not attractive, particularly for a site adjacent to an Enhanced Transit Corridor. Changes are recommended in conditions of approval.

9. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

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.

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.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT

   Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

   b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

   c. Provide appropriate cross-access agreements for Tracts A, B and C.

   d. Concurrent platting action required at DRB.

   e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. The trash compactor shall comply with the Solid Waste Management Ordinance.

6. Parking:

   a. A note shall state that a shared parking agreement is required with the owner of tract C, per the subdivision design standards.

   b. The compact spaces shall be called out on the site plan.

   c. The parking area shall be redesigned to:

      i) enlarge the end island at the intersection of the access drives to accommodate a more direct walkway to the south and additional landscaping.

      ii) add shade trees along the sidewalk at the southern edge of the main parking area, to comply with 14-16-3-1 (H)(1).

7. Lighting:

   a. Note on sheet 1 and the elevations that the area and building-mounted light fixtures shall be full cut-off or fully shielded.

   b. Eliminate the lightpole next to the free-standing sign and relocate the lightpole west of it to the enlarged landscaped end island.

8. Landscape plan:

   a. The coverage figures for Spanish Broom and Russian Sage shall correspond to their height and spread.

   b. In the calculations, the total lot area shall be limited to the area of tract A. The square footage of the landscaped beds in the southern part of the ROW and on tract B shall be separate figures.

   c. Street trees shall be planted a minimum of 10 ft from the 12" water line in the public ROW and a minimum of 3 ft from the relocated gas line.

   d. Sheet L-2 shall include the entire area to be irrigated, including its western edge.

   e. In landscaped beds with a tree and a radius of less than 9', replace "netafim" spiral irrigation with 3 bubblers.

   f. Six small trees shall be planted along the south façade of the building.

9. Public Outdoor Space/Employee Gathering Area:

   a. Provide benches with seating for a minimum of 7 persons.

   b. The gathering space for employees shall be a minimum of 300 sf, include seating and shade per zoning regulations, and be located at least 50' from the trash compactor.

10. Utilities:

   a. Include a proposed 20' easement for the 12" waterline in the San Mateo ROW.

   b. PNM: The developer shall contact PNM's New Service Delivery Department if modifications to the existing electric service are necessary. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements. The site plan utility sheet shall identify any existing and proposed public utility easements.

   c. Screening of equipment shall be designed to allow for access to utility facilities. Provide adequate clearance of 10 ft surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

11. Architecture:

    a. The elevations shall be shown and dimensioned per the scale of 1/8"=1'.

    b. The height of the square element at the northwest corner of the building shall be called out.

    c. In the south elevation, the awning over the window on San Mateo and above the front entrance shall be colored off-white. Color F in the schedule shall be changed to off-white.

    d. Add a note stating that screening of mechanical equipment, and lighting and signage will comply with the subdivision design standards and zoning regulations, whichever are more restrictive.

    e. Awnings shall be added to the windows on the west façades of a material and color compatible with the architecture of the building.

12. Signage:

    a. Label the existing free-standing sign at the southeast corner of Tract B "to be removed".

    b. Change the free-standing sign to a monument sign.

    c. Provide the percentage of façade area for each wall sign.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 2, 2009** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

> Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF

APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

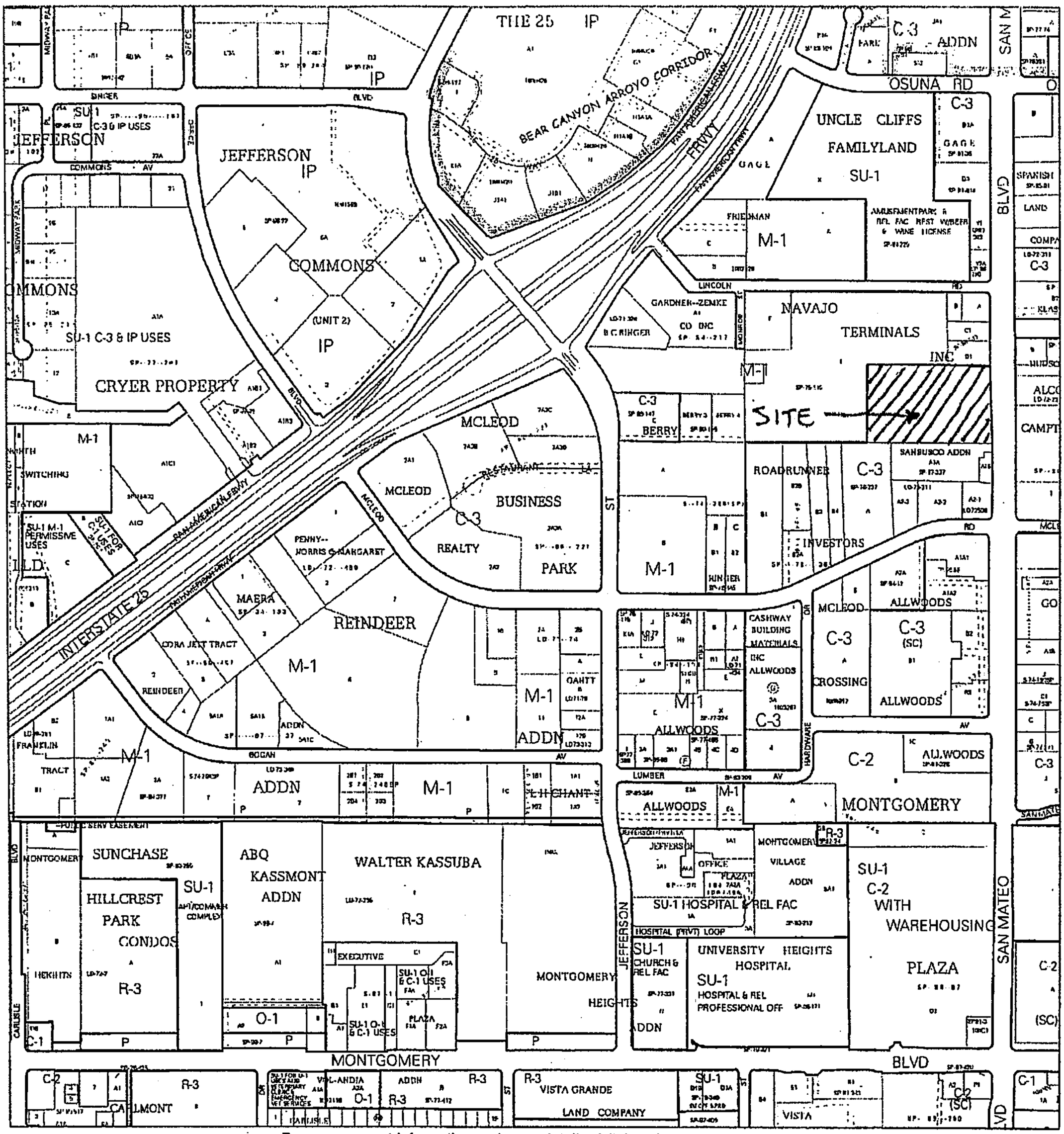
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Richard Dineen
Planning Director

RD/CT/ma

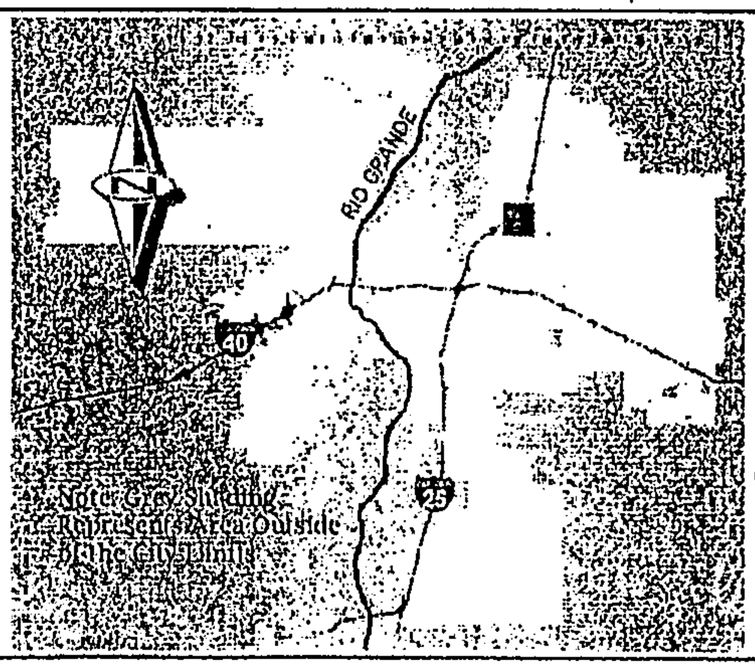
cc: Bohannan Huston Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109
Madeline Edgar, Del Norte N.A., 4609 Sherwood NE, Albuquerque, NM 87109
Bill DeBenedictis, Del Norte N.A., 4820 Vista Del Oso Ct. NE, Albuquerque, NM 87109
Amy Whitling, District 4 Coalition of N.A.'s, P.O. Box 91343, Albuquerque, NM 87199
Bambi Folk, District 4 Coalition of N.A.'s, 6617 Esther NE, Albuquerque, NM 87109
Ken Maestas, 414 Silver SW, Albuquerque, NM 87102



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

F-17-Z

Selected Symbols

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

0 750 1,500 Feet

March 2, 2010

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

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

Re: Preliminary/Final Plat Subdivision Request: Sandia Addition, Tracts A, B, and C.

Dear Mr. Cloud:

Enclosed herewith are the following items associated with the subject subdivision request:

1. Development/Plan Review Application
2. Form S(3)
3. Certificate of No Effect
4. 6 copies of the proposed Preliminary/Final Plat document
5. 3 copies of the Development Plan depicting cross sections of proposed walls at property boundary
6. 3 copies of the proposed grading and drainage plan depiction the entire parcel as it relates to the proposed development plan
7. Zone Atlas Map F-17-Z
8. Infrastructure List
9. Fee

The purpose of this request is to subdivide an existing 6.1961 acre parcel of property into 3 smaller tracts. Proposed Tract A will be developed with a Golden Corral restaurant. Parcels B and C will be developed at a future date. The project was reviewed and approved by the Environmental Planning Commission on September 17, 2009. One condition of approval was that this subdivision request be processed prior to final sign-off by the DRB of the Site Plan for Subdivision and Site Plan for Building permit. This request will be forthcoming in the near future.

Please schedule this request to be heard before the March 10, 2010 DRB meeting. Please call Glenn Broughton or me with comments or questions relative to this request.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

cc: Bob Goodman, SDMK Property Company, LLC
Aaron Parr, Golden Corral Corporation
Glenn Broughton, Bohannan Huston, Inc.

P:\20100062\Cdp\Corres\Letters\DRB Submittal Letter.Docx

ENGINEER'S OPINION OF PROBABLE COSTS
Golden Corral - Public Infrastructure
Financial Guarantee Amount
February 17, 2010

Note: BHI cannot and does not guarantee that proposals, bids, or actual Construction Costs will not vary from this opinion.

Item No.	Short Description	Estimate Unit Price	Estimate Quantity		Estimate Amount
	DEMOLITION - SAN MATEO				
	PAVING				
201.XXX	LANDSCAPE, REM & DISP	$ 2.00	655	SY	$ 1,310.00
343.050	CONC PVMT, >4", SAW, R&D	$ 10.02	66	SY	$ 661.32
343.080	CURB & GUT, PCC, R&D	$ 6.42	382	LF	$ 2,452.44
343.085	SDWK, 4" PCC, R & D	$ 9.34	295	SY	$ 2,755.30
343.132	ART PVMT,R&R,W/M	$ 61.43	85	SY	$ 5,221.55
422.132	ST LT, REM & RELOC	$ 556.76	3	EA	$ 1,670.28
450.102	SGN & POST, REM & RELOC	$ 97.99	1	EA	$ 97.99
450.10X	SGN, REM & DISP	$ 39.95	1	EA	$ 39.95
910.104	DRNG LN REM, 21-48"	$ 17.28	8	LF	$ 138.24
915.070	CTH BSN, REM	$ 1,103.47	1	EA	$ 1,103.47
	Subtotal for Demo (San Mateo)				**$ 15,450.54**
	PAVING - SAN MATEO				
301.020	SUBGRADE PREP, 12"	$ 2.00	212	SY	$ 424.00
302.010	ABS, 6"	$ 6.93	212	SY	$ 1,469.16
336.120	TK CT	$ 0.37	212	SY	$ 78.44
336.024	ASP CONC, Superpave, 3", M	$ 13.00	212	SY	$ 2,756.00
336.024	ASP CONC, Superpave, 3", M	$ 13.00	212	SY	$ 2,756.00
340.010	SDWK, 4", PCC	$ 40.09	166	SY	$ 6,654.94
340.025	WLCHR ACC RAMP, 4" PCC	$ 1,222.53	4	EA	$ 4,890.12
340.030	VLY GUT & CURB, PCC	$ 58.79	429	SY	$ 25,220.91
441.010	REF PLAS ARW RT	$ 108.60	3	EA	$ 325.80
441.012	REF PLAS ARW TH	$ 108.60	2	EA	$ 217.20
441.013	REF PLAS ARW TH & R	$ 218.27	1	EA	$ 218.27
441.020	REF PLAS WD ONLY	$ 155.49	1	EA	$ 155.49
	Subtotal for Paving (San Mateo)				**$ 45,166.33**
	STORM DRAIN				
701.110	TRCH, BF,18-36" SWR,8-12'	$ 27.25	20	LF	$ 545.00
910.009	24" RCP, III	$ 48.19	20	LF	$ 963.80
920.220	MH, 8'DIA, C or E, 10'-14' D	$ 10,771.10	1	EA	$ 10,771.10
915.030	CTH BSN, C, SG	$ 3,855.76	1	EA	$ 3,855.76
	Subtotal for Storm Drain				**$ 16,135.66**
	SANITARY SEWER				
901.030	8" SAS PIPE	$ 13.61	26	LF	$ 353.86
901.500	MH CONN, <15"	$ 965.58	1	EA	$ 965.58
920.070	MH, 4' DIA, C or E	$ 2,797.04	1	EA	$ 2,797.04
	Subtotal for Storm Drain				**$ 4,116.48**
	MISCELLANEOUS				
19.010	TRAFF CONT & BARR	$ 15,000.00	1	LS	$ 15,000.00
XXX.XXX	COA BUS SHELTER, BENCH, & RECEPTACLE	$ 21,600.00	1	EA	$ 21,600.00
	Subtotal for Miscellaneous				**$ 36,600.00**
	SUBTOTAL HARD COSTS				**$ 117,469.01**
	TAX	6.625%			$ 7,782.32
	INFRASTRUCTURE TOTAL				**$ 125,251.33**

NOTES AND ASSUMPTIONS:
1. UNIT PRICES TAKEN FROM RECENT COA 2009 UNIT PRICES
2. BASIS OF ESTIMATE FROM CONCEPTUAL LAYOUT
3. STREET PAVING SECTION: 12" SUB/6" ABS/6" SPIII (2 LIFTS)
4. DRY UTILITY COST NOT INCLUDED IN ESTIMATE
5. SOFT COSTS NOT INCLUDED (DESIGN, INSPECTION, TESTING, ETC.)

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

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

Interoffice Memorandum

June 30, 2009

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s):
Case Number(s):
Agent: Bohannan Huston, Inc.
Applicant:
Legal Description: East ½, SE ¼, NE ¼ of Section 35, Township 11 North, Range 3 East (NMPM)
Zoning: C-3
Acreage: 6.2 acres +/-
Zone Atlas Page: F-17

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

SUPPORTING DOCUMENTATION: AGIS 2008 aerial photo; documents submitted by applicant
SITE VISIT: n/a

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).*

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

Dicome, Kym

From: Dicome, Kym
Sent: Wednesday, April 29, 2015 8:34 AM
To: Cloud, Jack W.
Subject: RE: Project #1007867

Mr. Cloud;

Could you also instruct them to remove the bubbles and triangles with numbers off the sheets. The City recognizes those as areas that are being emended and that is not the case here. Thanks.

Kym E. Dicome
Current Planning Manager
Urban Design and Development
Planning Department
City of Albuquerque
505-924-3814 direct

From: Dicome, Kym
Sent: Wednesday, April 29, 2015 8:32 AM
To: Cloud, Jack W.
Subject: Project #1007867

Mr. Cloud;

I have reviewed the revised site plan for Building Permit for the Da Vita Dialysis Center and find that it is insubstantial compliance with the site development plan for subdivision and design standards except for the following:

2-B Reference on the site plan that there is a private cross access and parking agreement in place and cite the recording information.

3-F Must show on the site plan. The notes in the response letter do not travel with the plan.

4-C Add a note "Per the design standards of the sdp for subdivision, all trees are capable of reaching a mature height of 20'." Add to landscaping plan in the design standards box.

4-I On the landscape plan there appears to be gravel or crusher fines areas that are not labelled nor is the symbol in the legend. Must add.

4 The landscaped areas are called out but must show the % next to them to ensure the 75% live vegetative coverage requirement is met.

4 It appears that contractors notes are still on the L1.2 sheet.

8-C Add note "per the design standards of the sdp for subdivision, no freestanding sign is allowed on Tract B-1."

8F-L Need to add the notes to this site plan set.

If you have any questions, feel free to contact me. I will be happy to review a revised set when submitted.

Kym E. Dicome
Current Planning Manager
Urban Design and Development
Planning Department

City of Albuquerque
505-924-3814 direct

EES
Entitlement and Engineering Solutions, Inc

Krisinda Rapiejko, P.E.
518 17th Street, Suite 1575
Denver, CO 80202

April 20, 2015

Design Review Board

Subject: **DaVita Dialysis Center, 5207 San Mateo Blvd. NE**
Development Review Board Comment Response
Project: F17-D095A
1007867

Engineering Comments

1. A traffic circulation layout has also been submitted to transportation. Has the TCL been revised and/or approved?
   The TCL comments have been addressed and the parking area and summary table reflect these changes. The TCL plans will not be resubmitted now that the DRB process is required. We are requesting approval through the DRB process. The TCL comment response letter has been included with this DRB response letter for review.

Parks and Recreation Department - Development Review Board Meeting

1. Site Development Plan for Building Permit Landscape Sheet L1.1 General Planting Notes Please revise to meet Landscape Plan. Please remove all references to sod area, lawns, seed3ed areas, seed mixes and grass or any other items not a part of the Landscape Plan shown.
   Notes have been adjusted to apply to this plan and this plan alone.

2. Landscape Sheet L1.2, Planting Specifications
   Please remove this entire boiler plate and replace with City of Albuquerque Planting Specifications. Please add note that all tree stakes to be removed within 1 year of tree installation. Soil preparation under "Methods 4" regarding soil amendments is more appropriate for lawns and sodded areas.
   Specifications from the city have been incorporated into the standard specifications listed on the sheet.

3. On both Sheets L1.1 and L1.2
   In several places there is a misspelling of the word walks stating "mulch cover within 12" of walks shall be at least 3" lower than the top of the wall" where the word wall should be walks.
   Note has been adjusted.

4. Generally we do not recommend metal edging strips where pedestrians might walk and certainly do not allow their use in landscaped areas within the public right-of-way.
No metal edging is being provided in the right-of-way. In this application, metal edging is separating the decomposed granite from the planting beds. Steel edging helps to hold the shape and design intent of the landscape. Should the owner elect to remove the steel edging, decomposed granite shall act as a mulch.

Design Standards Comments

2-B How has this section been addressed- Requires "cross access and cross parking between parcels."
The three parcels are connected by the cross access requirements of the plat by the access drive off San Mateo; therefore connecting Tracts A and B-1. The common east-west drive then links those two parcels to C-1. A copy of the plat and Exhibit "A-2" demonstrating the access easements are attached. Please see Note #5 regarding the cross access on Sheet 1 on the plat.
REFERENCE ON THIS PLAN THAT CROSS ACCESS + PARKING IS GRANTED BY EX. PRIVATE RECIPROCAL BLANKET... (SITE NOTE 5) BUT JUST LIST DESCRIPTION + RECORDING INFO.

3-F Plan does not call out or include in the Parking Calculations any bicycle parking. The design Standards states that bicycle racks shall be conveniently located near the building entrances. Need to label on the plan and call out the required number of bicycle spaces in the parking summary.
The parking calculations will now include bicycle parking. The required bicycle parking is 2 spaces for this site. A bike rack that holds and locks two bikes will be located near the front entrance at the northeast corner of the building. The front walk will be expanded to the east to accommodate space for the bicycle parking. The plan and parking summary table will be updated accordingly.
MUST SHOW ON A REVISED PLAN SET.

4-C Street trees and on site trees shall be capable of reaching a mature height of more than 20 feet in height. Plan calls for trees at maturity to be 8-12 feet in height. Must update to meet the requirement.
Chart shows what all trees will be at the time of installation. 8' and 12' in height are what they will be when they are planted on site. Trees should grow to at least 20' minimum at maturity.
ADD NOTE "PER DESIGN STDS ALL TREES ARE CAPABLE OF REACHING A MATURE HEIGHT OF 20'.

4-I The ground material must be called out on the plan and in the landscape calculations.
Ground Material has been noted on plans. Each landscape area has also been noted with the size in square feet for clearer calculations. THERE IS WHAT APPEARS TO BE GRAVEL OR CRUSHER FINE SYMBOL THAT IS NOT LABELLED OR CALLED OUT. MUST INCLUDE IN 75% COVERAGE CALCS. - SHOW % OF LANDSCAPED AREAS OF LIVE VS. NOT (VEGETATIVE)

4 Must show the 75% live vegetative coverage calculations. (see Landscape Regulations 14-16-3-10).
Each landscape area has also been noted with the size in square feet for clearer calculations. 75% has been provided. SHOWS SF. SHOULD CALL OUT % BASED ON THESE NUMBERS.

Notes on the Landscape Plan appear to be requirements for a private landscape contractor and does not address the requirements of the design standards and the Landscape regulations of the Zoning Code which the City will review for permit. Add new section that listed the required notes.

EES
Entitlement and Engineering Solutions, Inc

GENERAL
WHAT IS THE BUBBLED AREAS W/ ⚠ LABEL?
COA USES AS AA'S - REMOVE PLAN IS NOT BEING AMENDED.

Notes have been adjusted to apply to this plan and this plan alone. Specifications from the city have been incorporated into the standard specifications listed on the sheet.

STILL HAVE CONTRACTORS NOTES ON L1.2

5-6 Show how the proposed building colors "incorporate at least one of the earth tones of the existing building on Tract A"

DaVita Del Norte Albuquerque has incorporated two of the earth tones of the existing building on Tract "A" DaVila Del Norte Albuquerque:
STO Exterior Insulation and Finish System – Limestone finish in 93440 Moondust
STO Exterior Insulation and Finish System – Limestone finish in SW6152 Superior Bronze

Golden Corral Buffet & Grill:
James Hardie – Vertical Hardie Panel in "Woodstock Brown"
James Hardie – Horizontal Hardie Lap Siding in "Navajo Beige"

Please note that earth tones are not exact color match due to difference in material and surface finish.

7-C How has this requirement been met – are the proposed light poles consistent with the existing on Tract A.

The proposed Site Light Detail shown on the Site Plan now meet the standards set forth in 7-C and are addressed in the notes of this detail. The DaVita team will ensure that the lighting proposed for Tract B-1 will match the lighting constructed on Tract A. The detail specifies the same pole color, shape, height and fixture style used on the Golden Corral site.

7-D+E Add as a notes to the plan

The 7D and 7E on the Development Design Standards will be added to the Site Light Pole Detail shown on the Overall Site Plan.

8-C Only 1 free standing sign is allowed for the entire development. There is an existing sign on the Golden Coral site. Any reference and all details concerning a free standing sign must be deleted. Can add copy board to the existing sign and it will not be considered an off premise sign if the Golden Coral sign can accommodate it.

The proposed free standing monument originally proposed on Tract B-1 has been deleted on the Overall Site Plan. The DaVita team is working with their Signage Designer and will address the monument sign in a secondary package.

ADD NOTE: "PER DESIGN STANDARDS, NO FREESTANDING SIGN IS ALLOWED ON TRACT B-1"

8-D Shoe wall mounted sign calculations (not to exceed 12% of building facade area).

This requirement has been met. A note has been included on the east elevation that addresses the subject area.

8-F through L should be added as notes to the plan.

The notes from the Development Design Standards 8-F through 8-L will be added to Signage Elevations.

NEED TO ADDED AS NOTES TO THIS SET (SITE PLAN)

Utility Development Section

ABCWUA Comment:

1. Label existing public sanitary sewer easement as such for the public sanitary sewer located on the southeast corner of Tract B-1 with the applicable recording information.
   Done.
2. Label existing 8' private sanitary sewer as such (i.e. Keyed notes #10, #11).
   The keynote #10 has been revised to define existing public sanitary lines. A separate keynote # 5 was created to call out the existing private sanitary line.
3. Label public sanitary sewer and manhole as such.
   The public and private sanitary manholes are now called out. The private and public sanitary sewer s are defined as outlined in response to comment 2.
4. Establish separate accounts for both Tracts B-1 and C-1.
   This will be done.
5. Is there adequate fall for Tract C-1 to discharge into existing manhole? Provide invert elevations for existing public manhole. Invert for stub at Tract C-1 is 4.95' lower than proposed invert at existing public manhole.
   The Tract C-1 grades do not allow for a gravity flow connection to the existing public manhole. The future developer of Tract C-1 will be required to add a lift station. A note regarding this requirement has been added as Note 14.
6. Remove encroachment of proposed fiber optic line within public sanitary sewer easement located on the southeast corner of Tract B-1.
   Done. The fiber optic line is now shown to connect to the existing main in the public utility easement aligning the Tract B-1 perimeter.
7. Provide instantaneous fire flow requirements as one was not submitted with the availability request.
   This calculation is now shown on Note 15.

Transportation Engineering TCL Comments for DRB Review

1. Vicinity Map on the plan set, please include a zone atlas page and upsize "McLeod Road" on the map.

Done.

2. Clarify the beginning and end of new curb and gutter versus existing curb and gutter at the site entrance off of San Mateo Blvd. Also clarify exact location with text where the new sidewalk begins and ties into existing sidewalk. Where new curb and gutter and sidewalk ties to existing, call out for a smooth connection. Also show where new pavement begins and ends.
   The TCL Site Plan now specifically calls out where the new curb and gutter begins and ends along the existing shared access drive. The dashed 1' wide sawcut line along the new curb/gutter and gutter pan aligning the west side of the existing shared access should also make our proposed improvement with regard to the existing more apparent. We are tying into the existing Golden Corral pedestrian walk system at the northeast corner of the site where the existing corner ramp with landing is shown. We are replacing this existing ramp with a new 6' wide ADA compliant ramp to meet COA code. In addition, we are proposing a 6' new walk/landing area to tie the two proposed ramps together with an ADA compliant design. The existing site features are shown as a screened line type with the intent that the proposed improvements are supposed to be more prominent with the darker line type. The Legend has been revised with the intent to better show the difference between the existing and proposed features on the plan.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
   Done.
4. The traffic circulation layout will not be approved until DRB action is taken to change the location of the west property boundary line.
   DRB action has already taken place and the resulting Plat changes and approved SDP amendment s were approve 03/11/15. The TCL plan now shows the project number 1007867 and DRB approval date of 3/11/15. The Tracts B and C were renamed to Tracts B-1 and C-1, respectively as a result of these changes.

5. Along the north side of the parking lot, if the standard spaces are all 9 feet wide, label "9' TYP". Do the same along the far west edge of the parking lot. **Done.**

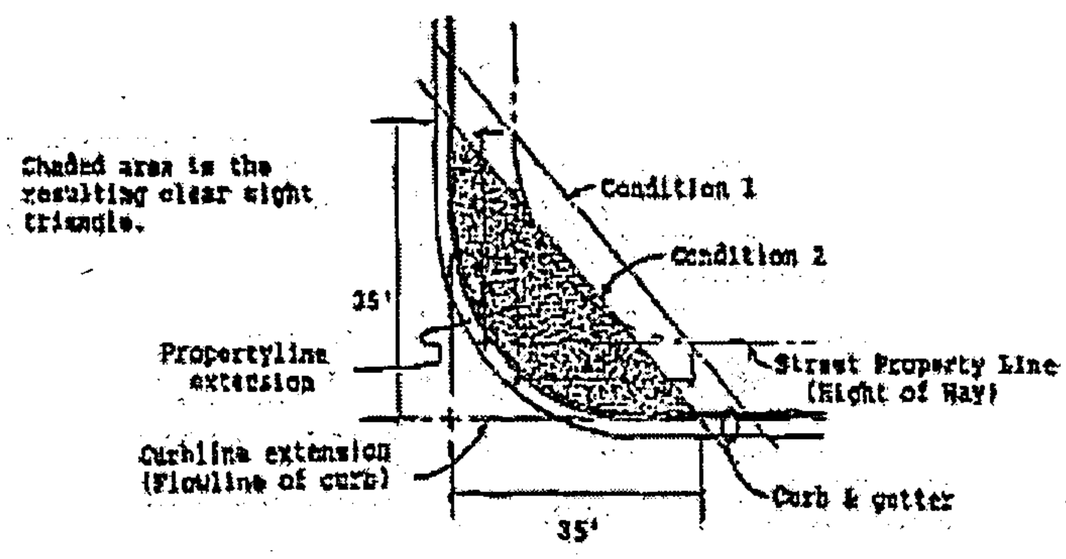
6. The ADA van accessible sign must have the required language per r66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing". **Done.**

7. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances and from the HC parking stall access aisles to the building entrances. Clearly show this 6-foot wide ADA pathway, and if the "Existing ADA Ramp to Remain" needs to be upsized to provide a 6-foot ADA accessible route, remove and replace this ramp to meet the 6-foot requirement. Provide a curb ramp detail with necessary dimensioning and slopes. **A 6' wide cross walk has been added to connect the HC parking access aisles to the front door. The existing ramp located to the northeast**

corner of the side is now proposed to be replaced with a 6' wide ramp. A 6' wide walk now connects both ramps.

8. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. Show the typical pavement section for the parking lot. **A pavement section design and call outs on the plan have been provided to define the pavement surfaces proposed for the site parking area.**

9. Please provide a sight distance exhibit for the San Mateo Boulevard access. (See the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance).*



Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." **Site triangles have been added to the San Mateo Blvd. NE access. The note listed above has been added as note 20 on the plan.**

10. Please include a copy of your shred access agreement with the adjacent property owner for Golden Corral Restaurant. **The Exhibit A-1 Corral Access Easement description and exhibit has been included from the Sandia Addition Title Commitment.**

11. Provide more detail along the north side of the proposed building. Include details of curb ramps along the north and northwest corners of the buildings. Provide sidewalk width along the north side of the building. If truncated domes are being provided for the patient loading area, provide dimensioning for these. **The details of the curb ramps have been added to the Detail Sheet C6.1, more dimension have been included along the front building walks, Keynote #9 has been added to better reference the truncated dome strip with dimensions.**

12. Provide curb radius for curb just west of Keyed Note 11. (All curb radii for proposed curb should be shown.) **Done.**

13. Provide motorcycle parking in accordance with the City of Albuquerque Zoning Code 14-16-3-1©. **Motorcycle parking is proposed near the trash enclosure to the northwest of the site.**

14. Please include two copies of the traffic circulation layout at the next submittal. **Site approval is now being undertaken through the DRB process. No TCL resubmittal will take place.**

EXHIBIT "A-2"
LEGAL DESCRIPTION OF CORRAL ACCESS EASEMENT

ATTACHED TWO (2) PAGES

EXHIBIT "A"-2

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being and comprising an easterly portion of Tract B, Sandia Addition 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 July 9, 2010 in book 2010C, page 80 as document number 2010080217 and being more particularly described by New Mexico State Plane Grid Bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of the tract herein described, a non-tangent point of curvature on the easterly boundary of said Tract B, also being a point on the westerly right-of-way of San Mateo Boulevard NE, WHENCE a found nail and shiner at the southeast corner of said tract B bears S00°13'16"W a distance of 56.70 feet;

THENCE along the southwesterly boundary of the tract herein described the following six (6) courses;

1.25 feet along the arc of a non-tangent curve to the left having a radius of 29.33 feet, a central angle of 2°25'07" and a chord bearing N88°31'50"W, a distance of 1.25 feet to a point of tangency;

N89°45'00"W a distance of4.01 feet to a point of curvature;

87.42 feet along the arc of a curve to the right having a radius of 55.67 feet, a central angle of 89°59'16" and a chord bearing N44°46'52"W a distance of 78.71 feet to a point of tangency;

N00°13'16"E a distance of 56.10 feet to a point of curvature;

22.34 feet along the arc of a curve to the left having a radius of 14.25 feet, a central angle of 89°48'50" and a chord bearing N44°41'07"W a distance of 20.12 feet to point (non-tangent);

N00°12'36"E a distance of 0.80 feet to the northwest corner of the tract herein described, also being a point on the northerly boundary of said Tract B;

THENCE along the northerly boundary of the tract herein described, coincident with said northerly boundary of Tract B, S89°47'24"E a distance of 51.70 feet to the northeast corner of the tract herein described;

THENCE leaving said northerly boundary of Tract B along the easterly boundary of the tract herein described, the following four (4) courses;

S00°13'16"W a distance of 70.15 feet to a point of curvature;

19.37 feet along the arc of a curve to the left having a radius of 12.33 feet, a central angle of 90°00'00" and a chord bearing S44°46'44"E a distance of 17.44 feet to a point of tangency;

S89°46'44"E a distance of 3.86 feet to a point of curvature;

8.07 feet along the arc of a curve to the left having a radius of 18.33 feet, a central angle of 26°13'02" and a chord bearing N77°36'44"E a distance of 8.00 feet to the most easterly corner of the tract herein described, also being a point on the easterly boundary of said Tract B and the westerly right-of-way of San Mateo Boulevard NE, WHENCE a found #5 rebar and survey cap stamped "GROMATZKY PS 16469" at the northeast corner of said Tract B bears N00°13'16"E a distance of00.74 feet;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said easterly boundary of Tract B and said westerly right-of-way of San Mateo Boulevard NE, S00°13'16"W a distance of 45.12 feet to the POINT OF BEGINNING.

This tract contains 5,186 square feet or 0.1190 acre, more or less.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, New Mexico Professional Surveyor No. 16469, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Robert Gromatzky
New Mexico Professional Surveyor No. 16469

Date: July 20, 2010

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston

Courtyard I 7500 Jefferson NE Albuquerque, NM 87109-4335

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PAGE 1 OF 2

EXHIBIT "A"- 2

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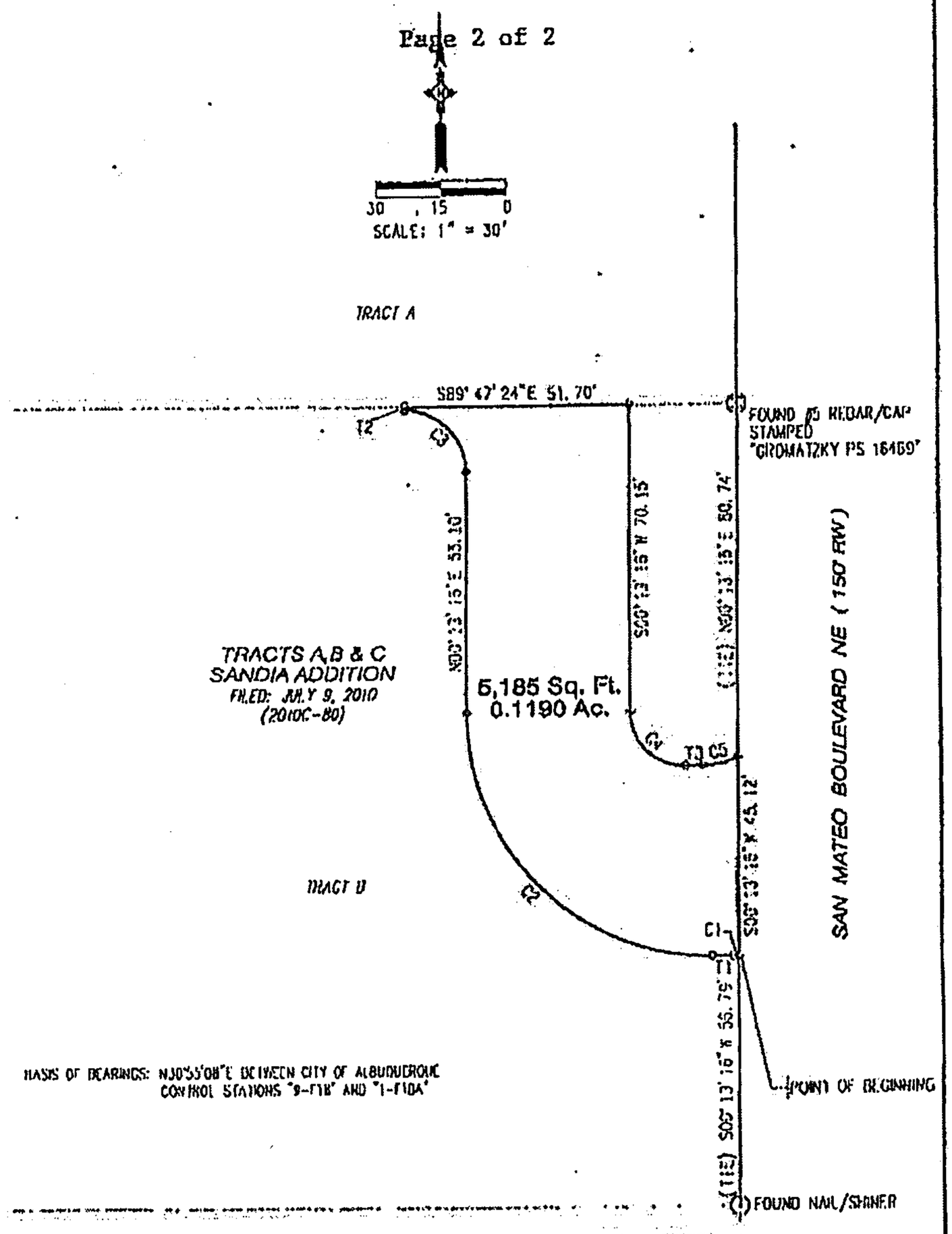

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02° 26' 07"	0.62'	1.25'	29.33'	1.25'	N88° 31' 58"W
C2	89° 58' 16"	55.64'	87.42'	55.67'	78.71'	N44° 45' 52"W
C3	89° 48' 50"	14.20'	22.31'	14.25'	20.12'	N44° 41' 07"W
C4	90° 00' 00"	12.33'	19.37'	12.33'	17.44'	S44° 46' 44"E
C5	25° 13' 02"	4.10'	8.07'	18.33'	8.00'	N77° 36' 44"E

Tangent Data		
ID	BEARING	DISTANCE
T1	N89° 45' 00"W	4.61'
T2	N00° 12' 36"E	0.80'
T3	S89° 46' 44"E	3.80'

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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PAGE 2 OF 2

SANDIA FOUNDATION

A HUGH AND HELEN WOODWARD CHARITY

March 30, 2015

DaVita HealthCare Partners, Inc.
2000 16th Street
Denver, CO 80202
Attn: Jeff Pretty

Re: Purchase of 5207-B San Mateo Blvd. NE, Albuquerque, NM; Site Plan approval

Dear Mr. Pretty,

This letter serves as confirmation that Sandia Foundation has approved the site plan proposed by DaVita HealthCare Partners, Inc. ("DaVita") that has been submitted to the City of Albuquerque for approval and is scheduled to be considered by the DRB at its meeting April 8. Sandia Foundation, as owner of Tracts B and C has approved the elimination of direct access between Tracts B and C.

DaVita may provide a copy of this letter to the City of Albuquerque. Please let me know if you need anything further from me.

Sincerely yours,

Robert M. Goodman
President and CEO

cc Ruth M. Schifani, Esq.

RMG/rms

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SANDIA FOUNDATION

A HUGH AND HELEN WOODWARD CHARITY

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Re: Purchase of 5207-B San Mateo Blvd. NE, Albuquerque, NM; Site Plan approval

Dear Mr. Pretty,

This letter serves as confirmation that Sandia Foundation has approved the site plan proposed by DaVita HealthCare Partners, Inc. ("DaVita") that has been submitted to the City of Albuquerque for approval and is scheduled to be considered by the Development Review Board ("DRB") at its meeting April 8. If necessary or desirable, DaVita may revise the site plan to address pedestrian access between Tracts B and C without further consent from Sandia Foundation. We would, of course, appreciate being notified of the change and being provided with the revised site plan. Sandia Foundation is not consenting to any other revisions to the site plan. In particular any change to the site plan to provide for vehicular access between Tracts B and C will require Sandia Foundation's prior written consent.

Additionally, as we discussed, if DaVita is required to take the Site Plan for Building Permit to the Environmental Planning Commission ("EPC"), DaVita will request the addition of access arrows between Tract A and Tract C-1 as shown on the attached Exhibit 1.

Please let me know if you need anything further from me.

Sincerely yours,

Robert M. Goodman
President and CEO

cc Ruth M. Schifani, Esq.

RMG/rms

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www.sandiafoundation.org 6211 San Mateo Blvd. NE, Suite 100, Albuquerque, NM 87109 505.242.2684 PHONE 505.246.2411 FAX

SANDIA FOUNDATION

A HUGH AND HELEN WOODWARD CHARITY

VIA EMAIL
(Revised)

April 20, 2015

Rita Harmon
Acting City Hydrologist
City of Albuquerque
600 Second NW
Albuquerque NM 87102

Re: Drainage Tract B-1 onto Tract C-1

Dear Ms. Harmon,

Sandia Foundation, the owner of Tract C-1, is aware of and in concurrence with the proposal to drain Tract B-1 storm water runoff through the shared access drive located on the south side of Tract A and into the existing northern detention basin located on Tract C-1 by means of a new riprap run down. This shared access drive is considered a common area for the Sandia Additions Tracts and therefore can serve as a shared drainage way per the Reciprocal drainage easement included on the Plat of Tract A, B, & C, Sandia Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on July 9, 2010 in Book 2010C, Page 0080 as Document No. 2010068217. The existing northern detention basin will be expanded to include the flows from B-1, as further outlined in the drainage report. This concurrence is conditioned upon the developer of Tract B-1 obtaining approval from the City of Albuquerque for their proposed Grading and Drainage Plan.

Sincerely,

Robert M. Goodman
President and CEO

www.sandiafoundation.org 6211 San Mateo Blvd. NE, Suite 100, Albuquerque, NM 87109 505.242.2684 PHONE 505.246.2411 FAX