OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2014

Project# 1008203
14DRB-70375 MINOR – SIA EXTENSION OF TEMP DEF SIDEWALKS (EXT SIA)

ISAACSON & ARFMAN, P.A. agent(s) for UNSER & SAGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **UNSER & SAGE MARKETPLACE** zoned C-1, located on UNSER BETWEEN SAGE AND ARENAL containing approximately 9.159 acre(s). (M-10)

At the November 12, 2014 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by December 1, 2014, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Jack Cloud, DRB Chair

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 17, 2012

Project# 1008203
12DRB-70300 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

ISAACSON AND ARFMAN PA agent(s) for ATLAS RESOURCES request(s) the referenced/ above action(s) for **SAGE & UNSER MARKET PLACE** zoned C-1, located on the southeast corner of the intersection of UNSER BLVD SW and SAGE RD SW containing approximately 9.159 acre(s). (L-10, M-10)

At the October 17, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 18, 2012, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Jack Cloud, DRB Chair

Cc: Isaacson & Arfman PA
Marilyn Maldonado
file

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 17, 2012

Project# 1008203
12DRB-70300 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

ISAACSON AND ARFMAN PA agent(s) for ATLAS RESOURCES request(s) the referenced/ above action(s) for **SAGE & UNSER MARKET PLACE** zoned C-1, located on the southeast corner of the intersection of UNSER BLVD SW and SAGE RD SW containing approximately 9.159 acre(s). (L-10, M-10)

AMAFCA No comments.
COG No comments received.
TRANSIT No comments received.
ZONING ENFORCEMENT No comments received.
NEIGHBORHOOD COORDINATION
APS No comments received.
POLICE DEPARTMENT No Crime Prevention or CPTED comments concerning the proposed Major Subdivision Improvements Agreement Extension request at this time.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments received.
COMCAST No comments received.
QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION No comments received.
CITY ENGINEER Is there an expected construction start date?

TRANSPORTATION DEVELOPMENT Please clarify what has not yet been built and provide an approximate timeline.
PARKS AND RECREATION No objection
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

DRB CASE ACTION LOG

(~~Amended Site plan~~ - Subdivision)
FINAL PLAT

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

DRB Application No.: 10*DRB-70351* Project # *1008203*

Project Name: *Lands of ABQ South Unit 1-B*

Agent: *Isaacson & Arfman PA* Phone No.:

Your request was approved on 4-6-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION:** - address comments [Exhibit; clarify Access Control]

☐ **ABCWUA:**

☐ **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.**

DRB CASE ACTION LOG

(~~Amended Site plan~~ - Subdivision)
FINAL PLAT

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

DRB Application No.: 10*DRB-70351* Project # *1008203*

Project Name: *Lands of ABQ South Unit 1-B*

Agent: *Isaacson & Arfman PA* Phone No.:

Your request was approved on 4-6-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION:** - address comments [Exhibit; clarify Access Control]

☐ **ABCWUA:**

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

3. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION,** zoned RO-20, located on the west side of RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)*[Deferred from 3-23-11]***DEFERRED TO 4/20/11 AT THE AGENT'S REQUEST.**

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

4. **Project# 1008203**
11DRB-70073 MAJOR - FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for UNSER SABE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUEU SOUTH TBK - UNSER AND SAGE MARKET PLACE Unit(s) 1-B,** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS; A DIMENSIONAL EXHIBIT IS REQUIRED INDICATING APPROPRIATE RIGHT-OF-WAY DEDICATION, AND TO PLANNING FOR AGIS DXF.**

5. **Project# 1000248**
11DRB-70044 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

EPLAN APPLICATION

TIERRA WEST LLC agent(s) for WESTERN SECURITY REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) A, **WEST RIDGE MOBILE HOME PARK,** zoned SU-1 FOR MHP, located on VOLCANO RD NW BETWEEN 98TH ST NW AND 90TH ST NW containing approximately 27.4 acre(s). (K-9) *[Deferred from 3/9/11, 3/23/11]***WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/11, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

6. **Project# 1008527**
10DRB-70348 MINOR - FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for LENITY GROUP request(s) the above action(s) for all or a portion of Lot(s) 23 AND 24 & PORTIONS OF 9 & 10, Block(s) 21, Tract(s) A, **NORTH ALBUQUE ACRES Unit(s) A,** zoned SU-2 O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 2.2651 acre(s). (D-19)*[Deferred from 12/15/11]* **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF.**

7. Approval of the Development Review Board Minutes for February 2nd, 9th, 16th, 23rd.
Other Matters: None.

পদার্থবিজ্ঞান প্রথম পত্র: ৭-৭-১১ (দুপুর)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 22, 2010

Project# 1008203
10DRB-70359 MINOR - TEMP DEFR SWDK CONST
10DRB-70351 MAJOR - AMENDED SDP BP/SUBD

ISAACSON AND ARFMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ALBUQUERQUE SOUTH (TBKA SAGE & UNSER),** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10)

At the December 22, 2010 Development Review Board meeting, the deferral of sidewalks was approved.
If you wish to appeal this decision, you must do so by January 6, 2011, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman, P.A. – 128 Monroe Street, NE – Albuquerque, NM 87108
Unser Sage Partnership – 2019 Dartmouth Dr. NE – Albuquerque, NM 87106
Marilyn Maldonado
file

HEARING DATE: 12-22-10 (TDS)

HEARING DATE: 12-8-10 (Amend Inf List)

10-28-10

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-70254 Project # 1008203
Project Name: Sage & Unser Marketplace
Agent: Consensus Planning Phone No.:

Your request was approved on 10-20-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: - address comments OK

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - case planner's initials OK

☐ **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:

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2010

Project# 1008203
10DRB-70225 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ALBUQUERQUE SOUTH (TBKA SAGE & UNSER MARKET PLACE) Unit(s) 1-B,** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10) *[Deferred from 9/8/10, 10/13/10]*

At the October 20, 2010 Development Review Board meeting, with the signing of the infrastructure list dated 10/20/10, the preliminary plat was approved.

If you wish to appeal this decision, you must do so by November 4, 2010 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Jack Cloud, AICP, DRB Chair

Marilyn Maldonado
file

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-70251 Project # 1008203
Project Name: Sage & Unser Marketplace
Agent: Consensus Planning Phone No.:

Your request was approved on 10-20-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: - address comments

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - case planner's initials

☐ **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:

DEVELOPMENT REVIEW BOARD
Action Sheet

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

October 20, 2010 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1008203**
10DRB-70254 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 1-B, Tract(s) A, **LAND OF ALBUQUERQUE SOUTH (SAGE AND UNSER MARKETPLACE)** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.16 acre(s). (M-10) *[Deferred from 9/8/10, 10/13/10]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CASE PLANNERS INITIALS AND 3 COPIES OF THE APPROVED SITE PLAN.**

10DRB-70225 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ALBUQUERQUE SOUTH (TBKA SAGE & UNSER MARKET PLACE) Unit(s) 1-B,** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10) *[Deferred from 9/8/10, 10/13/10]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/20/10, THE PRELIMINARY PLAT WAS APPROVED.**

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1008203

On April 8, 2010, the Environmental Planning Commission approved Project # 1008203 10EPC-40011, a Site Development Plan for Subdivision for all or a portion of Tract A Plat of Tracts A & B, Unit 1-B, Lands of Albuquerque South, located on Unser Boulevard SW, between Sage Road SW and Arenal Road SW, containing approximately 9.56 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for subdivision:

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

Thank you.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 8, 2010

Project# 1008203
10DRB-70225 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ALBUQUERQUE SOUTH (TBKA SAGE & UNSER MARKET PLACE) Unit(s) 1-B,** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10)

AMAFCA

No comments.

COG

For informational purposes, Unser Blvd is a high capacity, limited access Principal Arterial facility, with access provided at approximately one mile intervals from Gun Club Rd to US 550. Access for the proposed request is provided at Sage Rd. Any additional access would require concurrence of both the City of Albuquerque DMD (291-6220) and the Mid Region Metropolitan Planning Organization (MRMPO) (724-3621).

Unser Blvd has been identified as an ITS Corridor in the AMPA Regional ITS Architecture and ITS Corridor Map. Please contact DMD at 291-6220 for ITS enhancement planning and programming information.

Unser Blvd has a functional classification of Principal Arterial as per the Current Roadway Functional Classification System map.

TRANSIT

Project # 1008203
10DRB-70225 MAJOR-SUBDIVISION PRELIMINARY/PLAT APPROVAL.

Adjacent and nearby routes
None

Adjacent bus stops
None

Site plan requirements
None

Large site TDM suggestions
None.

Other information

None.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

Letters sent to: Stinson Tower NA (R)
Westgate Heights NA (R)

APS

This will have no adverse impacts to the APS district.

POLICE DEPARTMENT

No comments.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

No comments.

COMCAST

No comments.

QWEST

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

No Adverse Comments

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

An approved conceptual drainage plan is required for Preliminary Plat approval.
A cross-lot drainage easement is needed on plat. Comments on Infrastructure List.

TRANSPORTATION DEVELOPMENT

Off site mitigation has not yet been determined. A separate meeting is required.
As previously discussed (08/04/10), an exhibit showing the existing conditions along Unser and Sage and clearly defining the proposed roadway improvements must be provided.
As previously discussed (08/04/10), a revised drawing must be provided demonstrating how the necessary vehicle queue will be accommodated with a combination of tapers and on-site throat depth for Driveway A.
The site plan for subdivision must be heard concurrent with the platting action.
Unser Blvd – limited access roadway; the Roadway Access Committee (RAC) must approve any access points off of Unser Blvd. Unser Blvd. access must be approved prior to platting approval.
Clearly demonstrate how EPC conditions 12.g and h are met

g. Dedication of a *minimum* 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designated on the Long Range Roadway System map.
h. Dedication of an additional 6 feet of right-of-way along Sage Road adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.

All access easements must clearly define maintenance and beneficiary information.
Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

PARKS AND RECREATION No objection to the platting action. Infrastructure list approved with the inclusion of the trail on Unser.
ABCWUA No objection
PLANNING DEPARTMENT Per the Subdivision Ordinance, the proposed plat must conform to an approved (signed-off) site development plan.

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

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

Unser Sage Partnership
2019 Dartmouth Drive NE
Albuquerque, NM 87106

Date: April 9, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1008203**
10EPC-40011 SITE DEVELOPMENT - SUBDIVISION

LEGAL DESCRIPTION: CONSENSUS PLANNING INC agent for UNSER SAGE PARTNERSHIP requests the above action for all or a portion of Tract A PLAT OF Tracts A & B, Unit 1-B, LANDS OF ALBUQUERQUE SOUTH zoned C-1 located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.56 acre.
(M-10) Randall Falkner, Staff Planner

On April 8, 2010 the Environmental Planning Commission voted to **APPROVE** Project 1008203 / 10EPC-40011, a site development plan for subdivision for all or a portion of Tract A PLAT OF Tracts A & B, Unit 1-B, LANDS OF ALBUQUERQUE SOUTH zoned C-1 , based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision on a 9.5 acre tract of land located on the southeast corner of Unser Boulevard SW and Sage Road SW. The site comprises Tract A, Plat of Tracts A & B, Unit 1-B, of the Lands of Albuquerque South, and is zoned C-1. The applicant proposes to subdivide Tract A into two lots and intends to develop the site with a variety of small to medium size commercial services. The proposed subdivision is called the Unser/Sage Marketplace.

2. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (Southwest Albuquerque Strategic Action Plan), and the Tower/Unser Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

3. The subject site is within the area designated Developing Urban by the Comprehensive Plan.

4. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
    a. Policy II.B.5a – The primary land use in this area of the City is single family residential. The request would result in a more complete range of land uses and allow local residents greater opportunities to shop and work closer to home.
    b. Policy II.B.5d – The Design Standards of the site development plan for subdivision will help to ensure that future developments at the Unser/Sage Marketplace will respect existing neighborhood values, natural environmental conditions, and resources of other social, cultural, or recreational concern.
    c. Policy II.B.5e – The request will provide infill in an area of the City where housing development has severely outpaced the development of commercial services. Full urban services (water, sewer, gas, and communications) are available to this site and the integrity of the neighborhoods can be ensured with proper Design Standards.
    d. Policy II.B.5i – The proposed Unser/Sage Marketplace would be an important employment neighborhood use which would provide job opportunities to nearby residents. Noise, lighting, pollution and traffic would be mitigated by appropriate Design Standards.

5. The request would further the Economic Development Goal of the Comprehensive Plan by developing local businesses and expanding the existing employment base. The surrounding neighborhood is all residential and could benefit by diversifying with commercial development.

6. The request furthers the following West Side Strategic Plan policies:
    a. Goal 10 – The addition of the Unser/Sage Marketplace would help to build a community by adding an important resource that would allow citizens in this area to live, work, and play together, while protecting the unique quality of life and natural and cultural resources for West Side residents.
    b. Objective 1 – The request for the Unser/Sage Marketplace would help to provide for a complete mix of land uses in this West Side neighborhood, and would set the stage for future jobs and minimize cross-metro trips.
    c. Objective 8 – The request would promote future job opportunities and business growth in an area that is in desperate need of commercial services. The intersection of Unser Boulevard and Sage Road has been designated in the Southwest Albuquerque Strategic Action Plan as a potential Neighborhood Activity Center.
    d. Policy 1.3 – The property is not within an existing Neighborhood or Community Center. However, the intersection of Unser Boulevard and Sage Boulevard has been designated by the Southwest Albuquerque Strategic Action Plan as a potential Neighborhood Activity Center. There is also an existing Neighborhood Activity Center adjacent to the subject site and west of Unser and south of Sage to 82nd Street. The proposed Unser/Sage Marketplace is a commercial development that would occur in a concentrated cluster area (proposed Neighborhood Activity Center) rather than a new strip development.

e. Policy 3.40 – The area is almost totally devoid of any urban style services. New commercial uses, such as the Unser/Sage Marketplace would provide urban style services that would be appropriate in the Bridge/Westgate community.

f. Policy 3.41 – The request for the Unser/Sage Marketplace would encourage future employment growth in an area that desperately needs commercial services.

7. The request partially furthers the following West Side Strategic Plan policies:

   a. Policy 1.9 – It is unknown how many residents are in this specific area, but there are no commercial services in this area of the City. The Market Area portion of this policy would most likely be achieved, because a large portion of the single family residential homes are within one mile of the proposed Marketplace and would be accessed on a weekly basis if not daily. The Neighborhood Centers Access/Connections portion of this Policy is described as follows: "Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers shall be very accommodating to the pedestrian even within predominantly off-street parking areas." The proposed Unser/Sage Marketplace is located on arterial streets and no public transit service is currently available. However, Unser Boulevard is designated as an Enhanced Transit Corridor and transit service is expected in the future. In order to encourage pedestrian activity the buildings need to be clustered along the internal east/west driveway and not be separated by large areas of parking. The Scale portion of this policy is partially achieved, because the proposed area is small with small buildings, however the bicycle and pedestrian connections inside the Marketplace and to the areas outside of the Marketplace could be improved. The Location portion is achieved by the Marketplace which would create a stimulus to economic and social activity.

   b. Policy 1.15 – The Unser/Sage Marketplace is proposed to be in a future Neighborhood Activity Center. This development is relatively small (9.5 acres), and proposes small buildings (no buildings larger than 17,000 s.f.). However, the buildings do not seem to have a strong relation to one another or encourage pedestrian/community activity. It is unknown if services such as childcare, dry cleaners, drug stores, small restaurants, or a park or school will be located at the proposed Unser/Sage Marketplace. In order to encourage pedestrian activity, the buildings need to be clustered along the internal east/west driveway and not be separated by large parking areas.

   c. Policy 1.16 – The Unser/Sage Marketplace is located at the intersection of a limited-access principal arterial (Unser Boulevard) and a minor arterial (Sage Road). Unser Boulevard is also designated as an Enhanced Transit Corridor. There is currently no transit service at the Unser/Sage intersection; however, future transit service is expected. The primary access to the Unser/Sage Marketplace is by auto. Pedestrian and bicycle connections at this location are currently lacking. However, there is an existing bicycle trail west of Unser Boulevard, and bicycle lanes are proposed along both Unser Boulevard and Sage Road. A pedestrian circulation plan is shown on Sheet 1 of 5 of the site development plan for subdivision. This pedestrian circulation plan needs to encourage pedestrian activity by

clustering buildings along the internal east/west driveway and by separating large areas of parking.

8. The request partially furthers Goal 1(Build Complete Neighborhoods and a Network of Activity Centers to Serve Them) of the West Side Strategic Plan (Southwest Albuquerque Strategic Action Plan). The WSSP (Southwest Albuquerque Strategic Action Plan) designates the area surrounding Unser/Sage as a Neighborhood Activity Center. A map in the SWASAP (page 332) shows a proposed network of Southwest Albuquerque Activity Centers. Unser/Sage is shown as a potential Neighborhood Activity Center. The request would begin development of a Neighborhood Activity Center at Unser and Sage to serve surrounding neighborhoods, which currently have little or no commercial services. A pedestrian friendly environment that encourages walking to local community services is part of building a complete neighborhood and a network of activity centers. The pedestrian environment needs to be improved at this location to ensure quality development. Clustering buildings together will help to improve and encourage pedestrian activity at this location.

9. The request furthers Goal 4 (Increase and Improve Retail and Commercial Services) of the West Side Strategic Plan (Southwest Albuquerque Strategic Action Plan). The residents of Southwest Albuquerque have few nearby shopping and commercial service options. The request for the Unser/Sage Marketplace would place shopping in a conveniently located and easily accessed Neighborhood Activity Center. A map on page 350 of the SASAP shows Southwest Albuquerque Existing & Potential Retail Locations. Unser/Sage is shown on this map as a Potential Neighborhood Center.

10. The request furthers Executive Summary Development Concept #3 in the Tower/Unser Sector Development Plan. The request would add to the mixture of land uses at a neighborhood scale (buildings will be between 6,000 to 16,000 square feet. with no Large Retail Facilities) by adding commercial land use to an area that is almost entirely single family residential.

11. There is no known neighborhood or other opposition.

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. The following Design Standard shall be added under 1. Site Design, General: In order to enhance a proposed future Neighborhood Activity Center and walkability of the site, the following conditions shall be added:
    a. The drive-up uses shall be located only along Sage Road. Drive-up uses shall be designed so traffic and queuing shall cause no deleterious effects on the pedestrian qualities of the marketplace.
    b. Buildings shall be clustered to encourage pedestrian activity and shall not be separated by large areas of parking.
4. Add the following sentence as the third paragraph under Design Standards: "Development in the Unser/Sage Marketplace shall comply with applicable Zoning Code Regulations."
5. 1. Site Design, Public Space, 3rd bullet, change "150" to "400".
6. 1. Site Design, Accessibility & Safety:
    a. 1st bullet, delete the word "consulted": and add the words "complied with".
    b. Delete 3rd bullet.
7. 1. Site Design, Parking:
    a. 6th bullet, change "150" to "85".
    b. 7th bullet, 2nd sentence shall read "However, openings shall be provided for water harvesting to be used.
8. 3. Screening Walls & Fences, 4th bullet, change the spelling of the word "cueing" to "queuing".
9. 4. Architectural Design:
    a. Add the following as 5th bullet under Architectural Design: "Predominant building materials shall be stucco clad buildings accented with masonry elements."
    b. Add the following as 6th bullet under Architectural Design: "Portals or shaded elements shall be provided at primary facades and at critical pedestrian linkages."
    c. Building Facades, 3rd bullet, delete the word "wood".
    d. Roofs & Parapets, add the following sentence as 4th bullet: "Predominant roof lines shall be predominantly flat roofed with accent roof elements, such as tower caps and portal roofs."
    e. Building Materials & Colors, add the following sentence as 4th bullet: "Basic colors shall be light tan, gray or sage, with accents of red-brown, yellow-ochre or dark gray. The color of the roof shall be silver gray or dark gray flat concrete shingles.
10. 6. Landscape:
    a. The Purple Robe Locust tree listed under Unser Boulevard – Street Trees shall be replaced with a Texas Red Oak tree.

b. Add the following bullet: "Berms shall be constructed with 75% minimum live vegetated cover, and care shall be taken so that the soil of the berms is not compacted upon construction and remains loose and viable for the living vegetative cover.

c. 5th bullet, replace the word "site" with the words "net lot".

d. 8th bullet, replace the word "turf" and replace with the words "low water native grass or other living vegetation."

e. Add the following bullet: "Organic mulch around trees and plants is preferred over inorganic rock."

f. Add the following bullet: "In some cases, tree wells need to be larger than 36 square feet to provide more rooting volume. The size of the well depends on the mature size of the tree. Methods for increasing rooting volume include the following: larger tree wells, tree well connections, pervious paving, structure soil, root tunnels, soil subway paths, and bridging of sidewalks."

11. The following Design Standard shall be added as the second sentence under 10. Process: "Prior to application for subsequent site development plan for building permits, the applicant shall meet with an EPC staff planner to ensure compliance with design standards and EPC conditions."

12. Recommended Conditions from City Engineer, Municipal Development, and NMDOT:

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. Label access easements as common access and utility easements.
d. With respect to site drive "A" (first site drive on Sage east of Unser): per the DPM, the location of a site drive on the departure side of an intersection of two arterials (principal and minor) would be 150' **minimum**. However, based on the future re-construction of the Sage and Unser intersection by the City of Albuquerque, which includes free right turn lanes in each quadrant, and the volumes associated with this site drive, the applicant will need to delete this drive or re-locate it east a distance sufficient to accommodate a possible right turn deceleration or taper lane. Provide analysis prior to DRB.
e. Concurrent platting action required at DRB.
f. Site plan shall comply and be designed per DPM Standards.
g. Dedication of a *minimum* 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designated on the Long Range Roadway System map.
h. Dedication of an additional 6 feet of right-of-way along Sage Road adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
i. Construction of the on-street bicycle lane along Sage Road adjacent to the subject property as designated on Long Range Bikeways System map.
j. Approval of the additional right-in, right-out driveway access on Unser Boulevard to the proposed site by the Transportation Coordinating Committee (TCC) of the Mid-Region

RAC

Council of Governments (MRCOG) consistent with procedures described in MRCOG resolution R-05-09. Request must be in process concurrently with DRB

13. Recommended Conditions from Public Service Company of New Mexico:

    a. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

    b. As a condition, please add note on Sheet 5 that all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **APRIL 23, 2010** 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).

Deferral requests by the applicant for map amendments and site development plans are subject to a $110 fee per item (Zoning Code Section 14-16-4-1(B)). Failure of the applicant to pay such fees and provide proof of payment prior to the date the case(s) are deferred to may result in further deferral of the item(s) until the required fee(s) are paid.

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,

Deborah Stover
Planning Director

DS/RF/ma

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM 87102
Victor Wyant, Stinson Tower N.A., 612 Cottontail SW, Albuquerque, NM 87121
Patrick Barisione, Stinson Tower N.A., P.O. Box 12676, Albuquerque, NM 87195
Mathew Archuleta, Westgate Heights N.A., 1628 Summerfield SW, Albuquerque, NM 87121
Frederick Gentry, Westgate Heights N.A., 10213 De Trevis SW, Albuquerque, NM 87121
Susan White, South Valley Coalition of N.A.s, 2736 Lost Padillas SW, Albuquerque, NM 87105
Marcia Fernandez, South Valley Coalition of N.A.s, 2401 Violet SW, Albuquerque, NM 87105
Klarissa Pena, SWAN, 6013 Sunset Gardens SW, Albuquerque, NM 87121
Louis Tafoya, SWAN, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Brett Lopez, Westside Coalition of N.A.s, 4815 Northern Trl. NW, Albuquerque, NM 87120
Candelaria Patterson, Westside Coalition of N.A.s, 7608 Elderwood NW, Albuquerque, NM 87120

PROJECT # 1008203

#6

Date: 9-8-10

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

1. Name:_____ Address:_____ zip:_____
2. Name:_____ Address:_____ zip:_____
3. Name:_____ Address:_____ zip:_____
4. Name:_____ Address:_____ zip:_____
5. Name:_____ Address:_____ zip:_____
6. Name:_____ Address:_____ zip:_____
7. Name:_____ Address:_____ zip:_____

PROJECT # 1008203

Date: 10/13/10

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

1. Name:_____ Address:_____ zip:_____
2. Name:_____ Address:_____ zip:_____
3. Name:_____ Address:_____ zip:_____
4. Name:_____ Address:_____ zip:_____
5. Name:_____ Address:_____ zip:_____
6. Name:_____ Address:_____ zip:_____
7. Name:_____ Address:_____ zip:_____

PROJECT # 1008203

#1

Date: 10/20/10

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

1. Name:_____ Address:_____ zip:_____
2. Name:_____ Address:_____ zip:_____
3. Name:_____ Address:_____ zip:_____
4. Name:_____ Address:_____ zip:_____
5. Name:_____ Address:_____ zip:_____
6. Name:_____ Address:_____ zip:_____
7. Name:_____ Address:_____ zip:_____

#1008493

#2

Date: 10/20/10

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

1. Name:_____Address:_____zip:_____
2. Name:_____Address:_____zip:_____
3. Name:_____Address:_____zip:_____
4. Name:_____Address:_____zip:_____
5. Name:_____Address:_____zip:_____
6. Name:_____Address:_____zip:_____
7. Name:_____Address:_____zip:_____

HEARING DATE 9/8/10 (PP)
&
(SPS)

HEARING DATE 7-28-10(SK)

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

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

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ 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): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com

APPLICANT: Unser & Sage, LLC PHONE: (505) 975-0617
ADDRESS: 6300 Jefferson Street NE, Suite 102 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jd@atlasresources.com
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Approval for Temporary Deferral of Sidewalk Construction

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. Tract A-1 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Unser & Sage Marketplace
Existing Zoning: C-1 Proposed zoning: Same MRGCD Map No N/A
Zone Atlas page(s): M-10 UPC Code: 101005522749721178

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011; 10DRB-70207; 10DRB-70225; 10DRB-70351; 10DRB-70359; 12DRB-70300; 12DRB-70344

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 6 No. of **proposed** lots: 6 Total site area (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Road SW and Arenal Road SW

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 07/28/2010

SIGNATURE Åsa Nilsson-Weber DATE 11/4/14
(Print Name) Åsa Nilsson-Weber Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☒ **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
14 DRB - 70375	TDS		$ Ø
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 20.00

Hearing date Nov. 12, 2014

11-4-14
Staff signature & Date

Project # 1008203

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

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

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

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

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

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

Åsa Nilsson-Weber
Applicant name (print)

Åsa Nilsson-Weber 11/4/14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14 - DRB - 70375
____ - ____ - ____
____ - ____ - ____

11-4-14
Planner signature / date

Project # 1008203

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

November 4, 2014

Mr. Jack Cloud
DRB Chair
Planning Department
Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102

RE: Unser & Sage Marketplace
DRB Project No. 1008203

Subject: Application for Extension of Sidewalk Deferral

Dear Mr. Cloud:

Isaacson & Arfman, P.A., consulting engineers for Unser Sage Partnership, hereby request approval for a two-year extension of sidewalk deferral for the referenced project.

As shown on the attached sidewalk exhibit, the sidewalks to be deferred are located adjacent to Tract A-1, which will not be developed at this time. The reason for deferral is to avoid damaging the sidewalks by heavy construction vehicles during future development of this tract.

If you have questions regarding this request, please call me at 268-8828. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, PE

Attachments

128 Monroe St. N.E. • Albuquerque, NM 87108 • (505) 268-8828 • Fax: (505) 268-2632 • www.iacivil.com
M:\PROJECTS\1900-1999\1948\CORRESPONDENCE\OUT\2014 11-04 Sage & Unser Sdwk Deferral Letter Cloud DRB.docx

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 22, 2010

Project# 1008203
10DRB-70359 MINOR - TEMP DEFR SWDK CONST
10DRB-70351 MAJOR - AMENDED SDP BP/SUBD

ISAACSON AND ARFMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ALBUQUERQUE SOUTH (TBKA SAGE & UNSER),** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10)

At the December 22, 2010 Development Review Board meeting, the deferral of sidewalks was approved.
If you wish to appeal this decision, you must do so by January 6, 2011, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman, P.A. – 128 Monroe Street, NE – Albuquerque, NM 87108
Unser Sage Partnership – 2019 Dartmouth Dr. NE – Albuquerque, NM 87106
Marilyn Maldonado
file

PROJECT #

1008203

NOVEMBER 12. 2014

TDS

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

10/30/2012 Issued By: BLDAVM 168965

2012 070 344

Application Number: **12DRB-70344**, Amendment To Preliminary Plat

Address:

Location Description: UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW

Project Number: 1008203

Applicant
UNSER & SAGE, LLC

6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109
957-0617

Agent / Contact
ISAACSON AND ARFMAN PA
JENNY DONART
128 MONROE ST NE
ALBUQUERQUE NM 87108

IAMENGRS@SWCP.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$50.00**
TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:10/30/2012 Office:4BNEX
Rept ID:USR00007 Cashier:TRSMAB
Batch: 549 Trans #:13
Permit: 2012070344
Fee Num 0006647
Payment Total:$70.00
DRB Actions
Check Tendered : $20.00
$70.00

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008203

Application No. 12DRB-70344

TO:

X **ALL MEMBERS**

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology
Kristal Metro, P.E. , Transportation Development
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Carol Dumont, Parks/Municipal Development

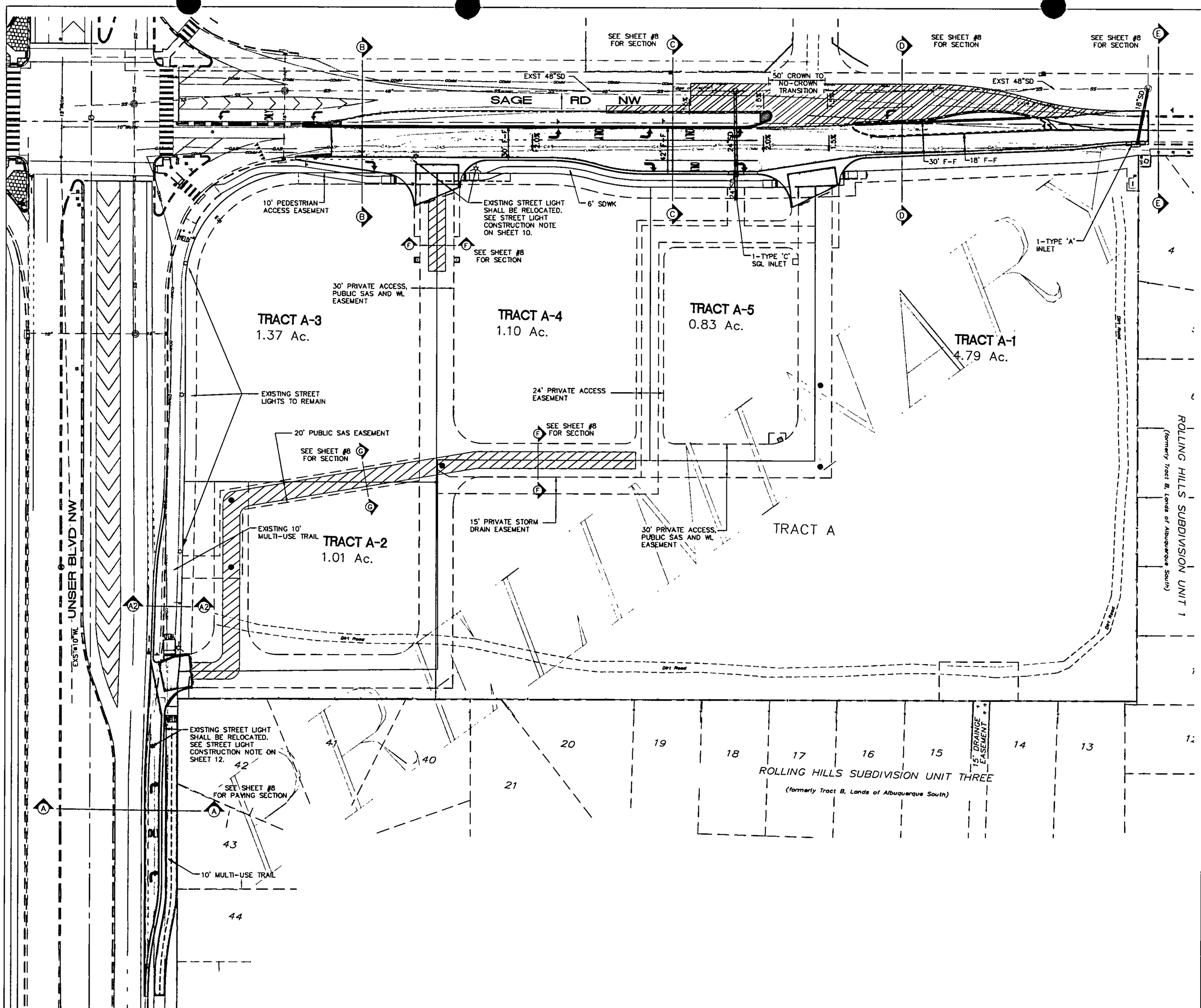
NEXT HEARING DATE: 11/7/12

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: See attached for master paving & utility plans. No changes were made to plan since preliminary plat. Sage temporary paving limits was previously noted as "from East property line to 240' east of site". This was an error since existing paving east of site is a permanent section. Temporary paving will be installed from East property line west, north of temporary medians.

CONTACT NAME: Åsa Nilsson-Weber, Isaacson & Arfman, P.A.

TELEPHONE: 268-8828 EMAIL: asaw@iacivil.com



GENERAL NOTES

1. SEE SHEET 13 FOR STRIPING & SIGNAGE.
2. SEE SHEET 8 FOR STREET SECTIONS.
3. SEE SHEET 8 FOR PAVING SECTIONS.
4. SEE SHEET 9 FOR DEMOLITION PLAN.

0 20 40 80 120
SCALE 1"=40'

LEGEND

- LIMITS OF NEW PAVING
- LIMITS OF TEMPORARY PAVING
- LIMITS OF BASE COURSE ACCESS ROAD
- PROPOSED STREET IMPROVEMENTS
- ADA ACCESSIBLE RAMP
- PROPOSED STREET LIGHT LOCATION
- STORM DRAIN CATCH BASIN
- EXISTING STREET LIGHT LOCATION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1761 CP-101-COA.dwg Nov 02,2012

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
DATE
FIELD VERIFICATION BY
DATE
DRAWINGS CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
ACS MONUMENT 12-L10 - A 3/4" ALUMINUM DISC LOCATED IN CURB AT THE NW QUADRANT OF UNSER BLVD & SAN YGNACIO RD.
NM STATE COORDINATES (CENTRAL ZONE NAD 83)
DELTA ALPHA=0°16'18.38"
G-G=0.999683700
N=1477916.600; E=1498843.975
ELEV=5084.133 (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES
1. SURVTEK, INC. 11/09

ENGINEER'S SEAL

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION USE.

NO.	DATE	REMARKS	BY
		REVISIONS	

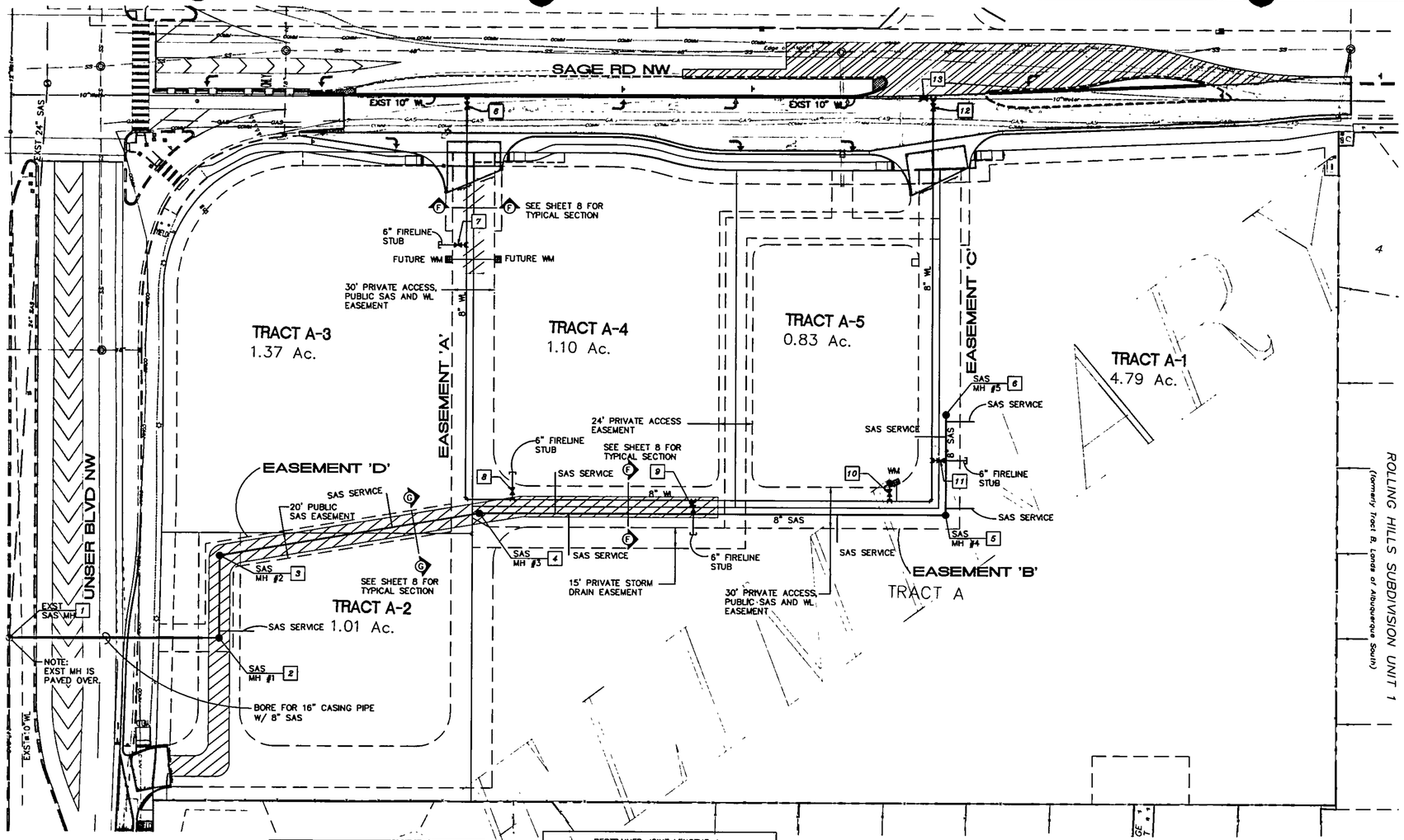
DESIGN
DESIGNED BY ANW DATE 01/2012
DRAWN BY ANW DATE 01/2012
CHECKED BY GLD DATE 01/2012

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SAGE AND UNSER IMPROVEMENTS
MASTER PAVING AND STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr	Mo./Day/Yr

City Project No. 793682 | Zone Map No M-10-Z | Sheet 7 Of 18



AS-BUILT COORDINATES

NOS.	X	Y	Z
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

NOTE:
CONSTRUCT MAINTENANCE ACCESS ROAD PER SECTIONS F-F, AND G-G PER SECTION SHEET 8. ROAD ADJACENT TO TRACT A-5 SHALL BE PAVED WITH TRACT A-5 DEVELOPMENT (FAMILY DOLLAR STORE).

0 20 40 80 120
SCALE 1"=40'

LEGEND

- 1" WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- WATER LINE W/ FITTING
- 8" SAS W/ MANHOLE
- 4" SAS SERVICE
- LIMITS OF NEW PAVING
- LIMITS OF BASE COURSE ACCESS ROAD

RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	19
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	19
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA.

DEPTH OF BURY: 3.5 FT. MINIMUM
FACTOR OF SAFETY: 1.25
MATERIAL: PVC PIPE
SOIL TYPE: GM/SM – SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

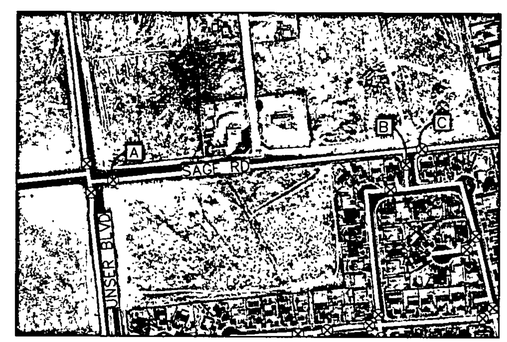
RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS. (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	48
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	88	10x4	58	141
12x6	62	121	8x8	25	33
12x4	74	211	8x4	43	83
10x8	24	30	6x4	24	35

NOTES.

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.



WATER SHUT-OFF PLAN

SHUT-OFF VALVES A, B & C TO PROVIDE NON-PRESSURE CONNECTION. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/.

AS-BUILT INFORMATION
CONTRACTOR STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT 12-L10 – A 3/4" ALUMINUM DISC LOCATED IN CURB AT THE N/W QUADRANT OF UNSER BLVD & SAN YGNACIO RD
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SURVEY INFORMATION
FIELD NOTES
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NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY ÂNW DATE 01/2012
DRAWN BY ÂNW DATE 01/2012
CHECKED BY GLD DATE 01/2012

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1781 CU-101-COA.dwg Nov 01,2012

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SAGE AND UNSER IMPROVEMENTS
MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr	Mo./Day/Yr

City Project No. 793682 | Zone Map No M-10-Z | Sheet 16 Of 18

Current DRC
Project Number:

FIGURE 12

Date Submitted: December 15, 2010
Date Site Plan Approved:
Date Preliminary Plat Approved: 10-20-10
Date Preliminary Plat Expires: 10-20-11
DRB Project No.: 1008203
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE
PROPOSED NAME OF PLAT [redacted]

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B
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	Construction Certification: Private P.E.	Construction Certification: City Const Engineer
		Std	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Median	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road	East Property Line	Approximately 200' East	/	/	/
		0'-15'	Arterial Taper	Sage Road	Entrance A (West) A-3		/	/	/
		12' F-E	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B (Mid) A-5		/	/	/
		12'	Arterial Decel Lane, 150' Long Plus Transition	Unser Blvd.	SW Property Line	150' South	/	/	/
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	West Property Line of Tract A-1	/	/	/
		6'	PCC Sidewalk Deferred	Sage Road	West Property Line of Tract A-1	East Property Line of Tract A-1	/	/	/

Guaranteed DRC #	Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Const Engineer
		10'	Asphalt Trail	Unser Blvd.	South Taper	Approximately 100' South	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Water Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
		TBD	Storm Drain Inlet(s) Type "A" & "C"	Sage Road	Mid-Point of North Property Line	East Side of Property	/	/	/
							/	/	/
		N/A	Traffic Control Cabinet Upgrade (as determined by DRC & Traffic Opts)	Arenal Road & Unser Blvd. Intersection			/	/	/
							/	/	/

(rev. 9-20-06)

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 Const Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: Impact Fee Administrator 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 requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, PE NAME (print)	12-22-10 DRB CHAIR - date	Christina Sandoval 12/22/10 PARKS & GENERAL RECREATION - date
Isaacson & Arfman, P.A. FIRM	12-22-10 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
12-15-10 SIGNATURE - date	12/22/10 UTILITY DEVELOPMENT - date	- date
	12-22-10 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Current DRC
Project Number: 793682

FIGURE 12

Date Submitted: October 30, 20112
Date Site Plan Approved:
Date Preliminary Plat Approved: October 20, 2010
Date Preliminary Plat Expires: October 20, 2011
DRB Project No.: 1008203
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE
PROPOSED NAME OF PLAT

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B
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
		Std	Curb & Gutter	Sage Road South Side	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Median	Curb & Gutter	Sage Road Medians South Side	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road EB Lanes South Side	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road WB Lanes North Side	East Property Line	Approximately 460' West	/	/	/
		0'-12'	Arterial Taper 80' Long	Sage Road	Entrance A (West)		/	/	/
		12'	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B (East)		/	/	/
		12'	Arterial Decel Lane, 150' Long Plus Transition	Unser Blvd.	SW Property Line	150' South	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	West Property Line of Tract A-1	/	/	/
		6'	PCC Sidewalk Deferred	Sage Road	West Property Line of Tract A-1	East Property Line of Tract A-1	/	/	/
							/	/	/
		10'	Asphalt Trail	Unser Blvd.	Entrance	Approximately 230' South	/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Sewer Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
		24"	Storm Drain w/ Inlet	Sage Road	Mid-Point of Tract A-5 Property Line	Existing SD MH in Sage Road	/	/	/
		18"	Storm Drain w/ Inlet	Sage Road	East Property Line of Tract A-1	Existing SD MH in Sage Road	/	/	/
							/	/	/
		N/A	Traffic Control Cabinet Upgrade (as determined by DRC & Traffic Opts)	Arenal Road & Unser Blvd. Intersection			/	/	/
							/	/	/

(rev. 9-20-05)

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:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Asphalt curb as required in Sage Rd. medians.

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER

Åsa Nilsson-Weber, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Asa Nilsson-Weber 10-30-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

11-7-12
DRB CHAIR - date

11-7-12
TRANSPORTATION DEVELOPMENT - date

Allan Porter 11/07/12
UTILITY DEVELOPMENT - date

11-7-12
CITY ENGINEER - date

C Sandoval 11/7/12
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 300

09/21/2012 Issued By: BLDAVM 163828

Application Number: **12DRB-70300**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: UNSER BETWEEN SAGE AND ARENAL

Project Number: 1008203

Applicant
ATLAS RESOURCES

2009 EUBANK BLVD NE
ALBUQUERQUE NM 87112

Agent / Contact
ISAACSON AND ARFMAN PA
ASA NILSSON-WEBER
128 MONROE ST NE
ALBUQUERQUE NM 87108

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$50.00**
TOTAL:	**$145.00**

City of Albuquerque Treasury
Date:9/21/2012 Office:ANNEX
Stat ID:WS000009 Cashier:TRSCCS
Batch: 786 Trans #:2
Permit: 2012070300
Receipt Num 00054960
Payment Total:$145.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$50.00
	Check Tendered :	$145.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ 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 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): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com

APPLICANT: Unser & Sage, LLC PHONE: (505) 975-0617
ADDRESS: 6300 Jefferson Street NE, Suite 102 FAX:
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jd@atlasresources.com
Proprietary interest in site: Owner List all owners:
DESCRIPTION OF REQUEST: Approval of Amendment to 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. Tracts A-1 thru A-6 Block: Unit:
Subdiv/Addn/TBKA: Unser & Sage Marketplace
Existing Zoning: C-1 Proposed zoning: Same MRGCD Map No N/A
Zone Atlas page(s): M-10 UPC Code: 101005522749721178

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011; 10DRB-70207; 10DRB-70225; 10DRB-70351; 10DRB-70359; 12DRB-70300

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 6 No. of proposed lots: 6 Total site area (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Road SW and Arenal Road SW

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 07/28/2010

SIGNATURE Åsa Nilsson-Weber DATE 10-30-12
(Print Name) Åsa Nilsson-Weber Applicant: ☐ Agent: ☒

Revised: 4/2012

FOR OFFICIAL USE ONLY

☐ 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
12DRB - 70314	APP		$50.00
-	CMF		$20.00
-			$
-			$
-			$
		Total	$70.00

Hearing date November 7, 2012

10-30-12
Staff signature & Date

Project # 1008203

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

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

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

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

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

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

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

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

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

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

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

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

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

Åsa Nilsson-Weber
Applicant name (print)

Åsa Nilsson-Weber 10-30-12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12DRB - - 703414
- -
- -

10-30-12
Planner signature / date

Project # 1008203

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
X Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com

APPLICANT: Unser & Sage, LLC PHONE: (505) 975-0617
ADDRESS: 6300 Jefferson Street NE, Suite 102 FAX:
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jd@atlasresources.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Approval of Amendment to 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. Tracts A-1 thru A-6 Block: Unit:
Subdiv/Addn/TBKA: Unser & Sage Marketplace
Existing Zoning: C-1 Proposed zoning: Same MRGCD Map No N/A
Zone Atlas page(s): M-10 UPC Code: 101005522749721178

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011; 10DRB-70207; 10DRB-70225; 10DRB-70351; 10DRB-70359; 12DRB-70300

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 6 No. of proposed lots: 6 Total site area (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Road SW and Arenal Road SW

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 07/28/2010

SIGNATURE Åsa Wilsson-Weber DATE 10-30-12
(Print Name) Åsa Nilsson-Weber Applicant: ☐ Agent: ☒

Revised: 4/2012

FOR OFFICIAL USE ONLY

☐ 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
12DRB - 70814	APP		$50.00
	CMF		$20.00
			$
			$
			$
			Total $70.00

Hearing date November 7, 2012

10-30-12
Staff signature & Date

Project # 1008203

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
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__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

X Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
NA Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X 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.

Åsa Nilsson-Weber
Applicant name (print)

Asa Nilsson-Weber 10-30-12
Applicant signature / date

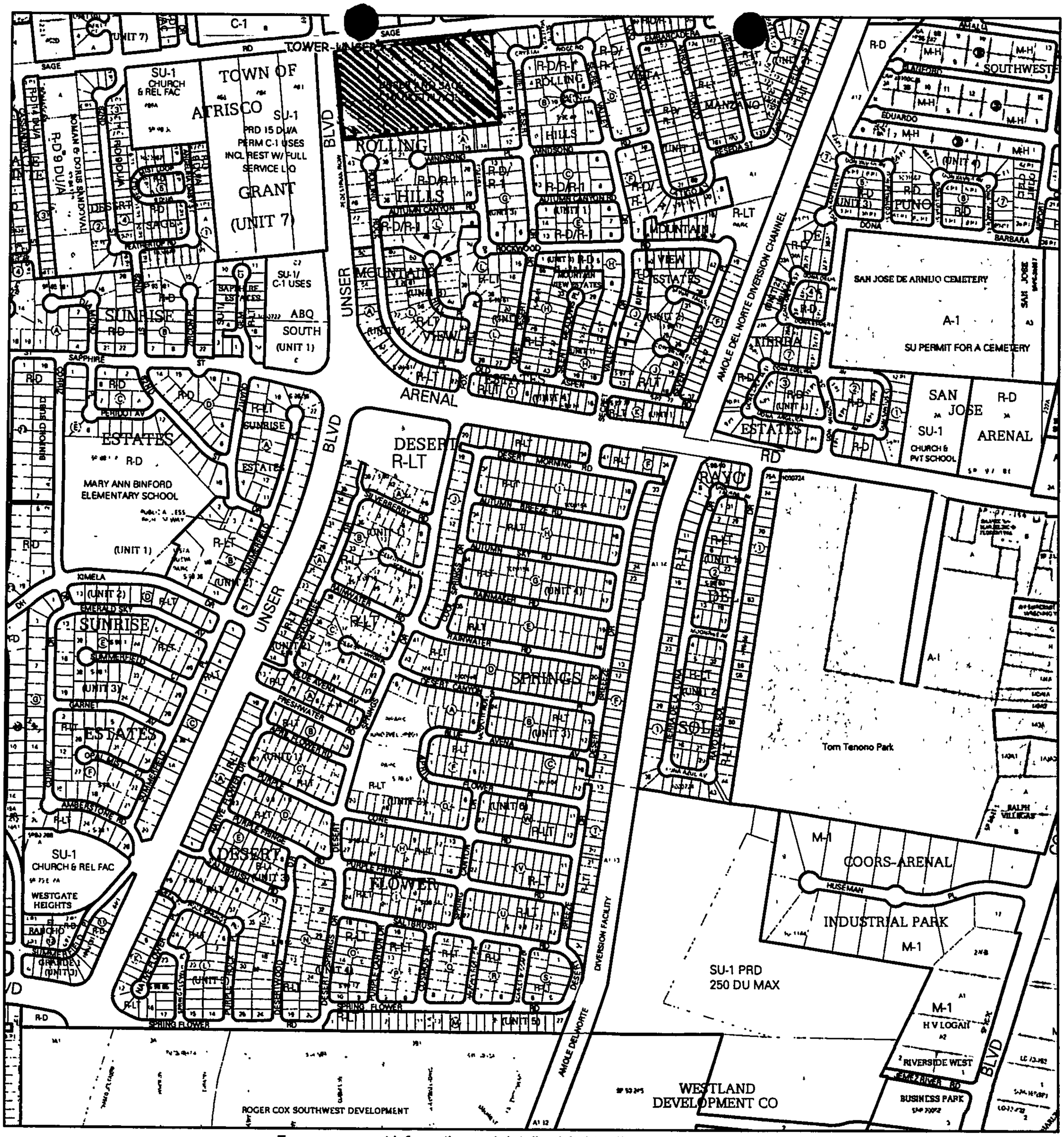
Form revised **October 2007**

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

Application case numbers
12DRB - - 70344
- -
- -

10-30-12
Planner signature / date

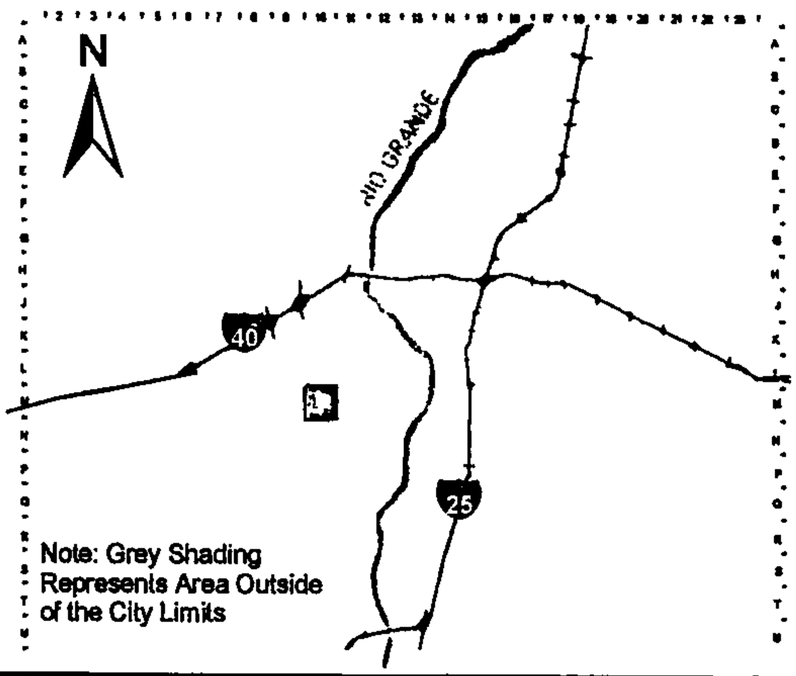
Project # 1008203



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:

M-10-Z

Selected Symbols

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

0 750 1 500 Feet

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

October 30, 2012

Mr. Jack Cloud
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Tracts A-1 through A-6, Unser and Sage Marketplace
(Legal Prior to Platting Action: Tract A, Albuquerque South, Unit 1-B)
Zone Atlas Map: M-10
DRB Project No. 1008203; DRC No. 793682

Dear Mr. Cloud:

Isaacson & Arfman, acting as agents for the Owner of the above referenced site, is submitting a request for approval of an amended infrastructure list.

The site is located east of Unser Blvd, NW and south of Sage Rd, NW—see attached zone atlas map. The preliminary plat was approved at DRB on October 20, 2010 and final plat was recorded on April 21, 2011.

Infrastructure list amendments include correcting the limits of temporary paving and adding a general note regarding installing asphalt curb at the Sage Rd medians as required.

Please call me at 268-8828 if you have questions regarding this submittal. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber

Åsa Nilsson-Weber, P.E.

Attachments

128 Monroe St. N.E. · Albuquerque, NM 87108 · (505) 268-8828 · Fax: (505) 268-2632 · www.iacivil.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- X anw Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

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

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

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ 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): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com

APPLICANT: Atlas Resources PHONE: 872-1700
ADDRESS: 2009 Eubank Blvd. NE FAX: 872-3900
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: jd@atlasresources.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Major Subdivision Improvements Agreement Extension Approval

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 A-1 thru A-5 Block: Unit:
Subdiv/Addn/TBKA: Unser & Sage Marketplace
Existing Zoning: C-1 Proposed zoning: Same MRGCD Map No N/A
Zone Atlas page(s): M-10 UPC Code: 101005522749721178

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011; 10DRB-70207; 10DRB-70225; 10DRB-70351; 10DRB-70359

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 5 No. of proposed lots: 0 Total site area (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Road SW and Arenal Road SW

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 07/28/2010

SIGNATURE Åsa Nilsson-Weber DATE 9/21/12
(Print Name) Åsa Nilsson-Weber Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

- ☒ 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
12DRB-70300	ESIA		$50.00
	CMF		$20.00
	ADV		$75.00
			$
			$
			Total $145.00

Hearing date Oct. 17, 2012

9-21-12
Staff signature & Date

Project # 1008203

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

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

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

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Åsa Nilsson-Weber
Applicant name (print)

Åsa Nilsson-Weber 9/21/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 -DRB -70300
_____-_____-_____
_____-_____-_____

9-21-12
Planner signature / date

Project # 1008203

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 2, 2012 To Oct. 17, 2012

5. REMOVAL

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

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

(Applicant or Agent) 9-21-12 (Date)

I issued 2 signs for this application, 9-21-12 (Date) (Staff Member)

DRB PROJECT NUMBER: 1008203

Rev. 1/11/05

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from October 2, 2012 To October 17, 2012

5. REMOVAL

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

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

Kathleen A Aldz for Hilbert Aldz 9-20-12
(Applicant or Agent) (Date)

I issued 2 signs for this application, 9-20-12 (Date) (Staff Member)

DRB PROJECT NUMBER: 1006505

Rev. 1/11/05

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008503

Wednesday, October 17, 2012

Comments must be received by:

Friday, October 12, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	ZONING & PLANNING
SUBDIVISION			___ Annexation
X and Major subdivision action			
X Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com

APPLICANT: Atlas Resources PHONE: 872-1700
ADDRESS: 2009 Eubank Blvd. NE FAX: 872-3900
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: jd@atlasresources.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Major Subdivision Improvements Agreement Extension Approval

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 A-1 thru A-5 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Unser & Sage Marketplace
Existing Zoning: C-1 Proposed zoning: Same MRGCD Map No N/A
Zone Atlas page(s): M-10 UPC Code: 101005522749721178

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011; 10DRB-70207; 10DRB-70225; 10DRB-70351; 10DRB-70359

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 5 No. of proposed lots: 0 Total site area (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Road SW and Arenal Road SW

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 07/28/2010

SIGNATURE Asa Nilsson-Weber DATE 9/21/12
(Print Name) Åsa Nilsson-Weber Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ 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
12DRB-70300	ESIA		$50.00
	CMF		$20.00
	ADV		$75.00
			$
			$
			Total $145.00

Hearing date Oct. 17, 2012

9-21-12
Staff signature & Date

Project # 1008203

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 2, 2012 To Oct. 17, 2012

5. REMOVAL

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

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

(Applicant or Agent) 9-21-12 (Date)

I issued 2 signs for this application, 9-21-12 (Date) (Staff Member)

DRB PROJECT NUMBER: 1008203

Rev. 1/11/05

L

Isaacson & Arfman, P.A. Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

September 21, 2012

Mr. Jack Cloud
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Sage & Unser Marketplace
(Existing Legal: Unser & Sage Marketplace)
Zone Atlas Map: M-10
DRB Project No. 1008203

Dear Mr. Cloud:

Isaacson & Arfman, acting as agents for the Owner of the above referenced site, is submitting a request for a two-year extension of the Subdivision Improvement Agreement (SIA) for Sage & Unser Marketplace.

The site is located east of Unser Blvd, NW and south of Sage Rd, NW—see attached zone atlas map. The original SIA was recorded on March 23, 2011.

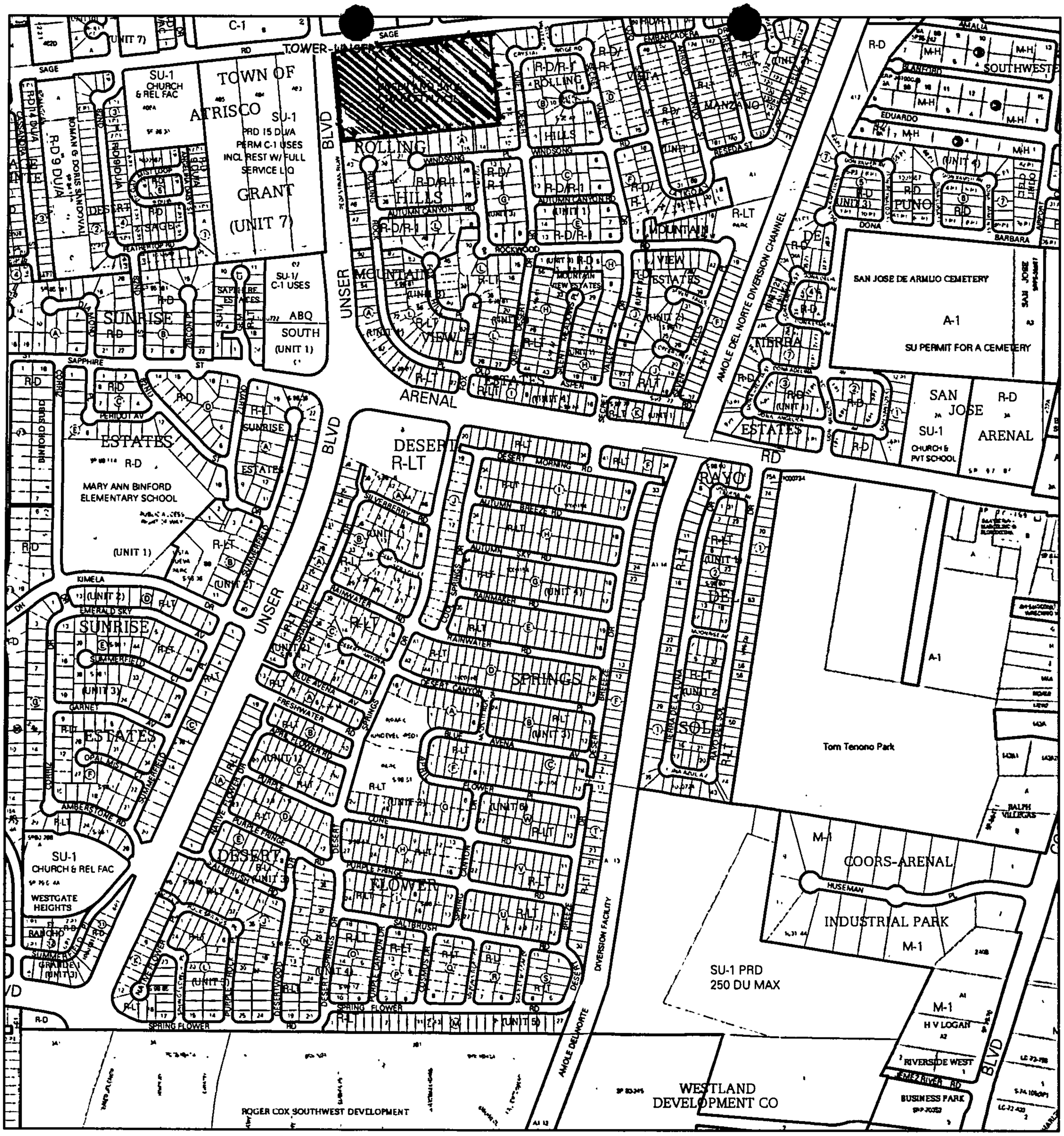
Please call me at 268-8828 if you have questions regarding this submittal. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, P.E.

Attachments

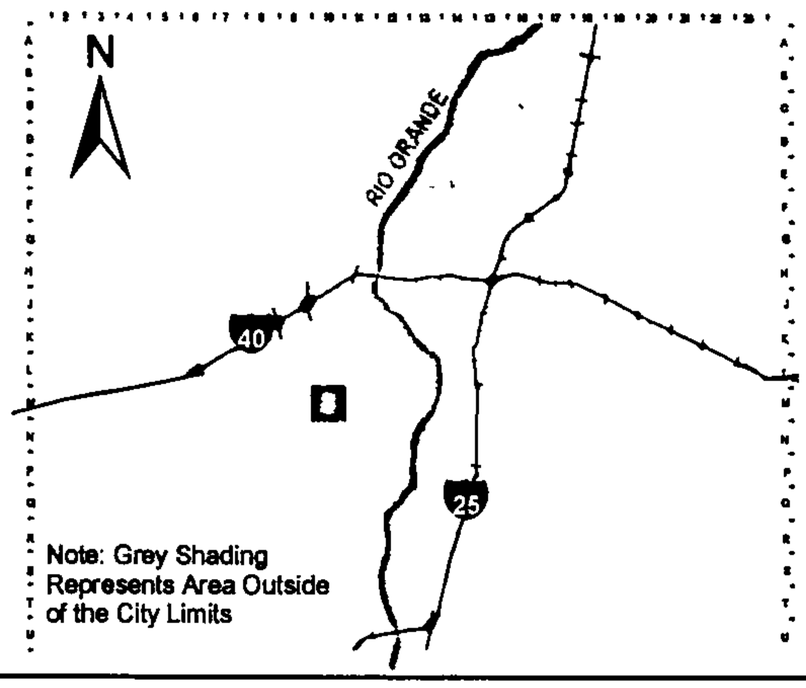
128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com



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:

M-10-Z

Selected Symbols

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

0 750 1 500 Feet

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2010

Project# 1008203
10DRB-70225 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ALBUQUERQUE SOUTH (TBKA SAGE & UNSER MARKET PLACE) Unit(s) 1-B,** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10) *[Deferred from 9/8/10, 10/13/10]*

At the October 20, 2010 Development Review Board meeting, with the signing of the infrastructure list dated 10/20/10, the preliminary plat was approved.

If you wish to appeal this decision, you must do so by November 4, 2010 in the manner described below.

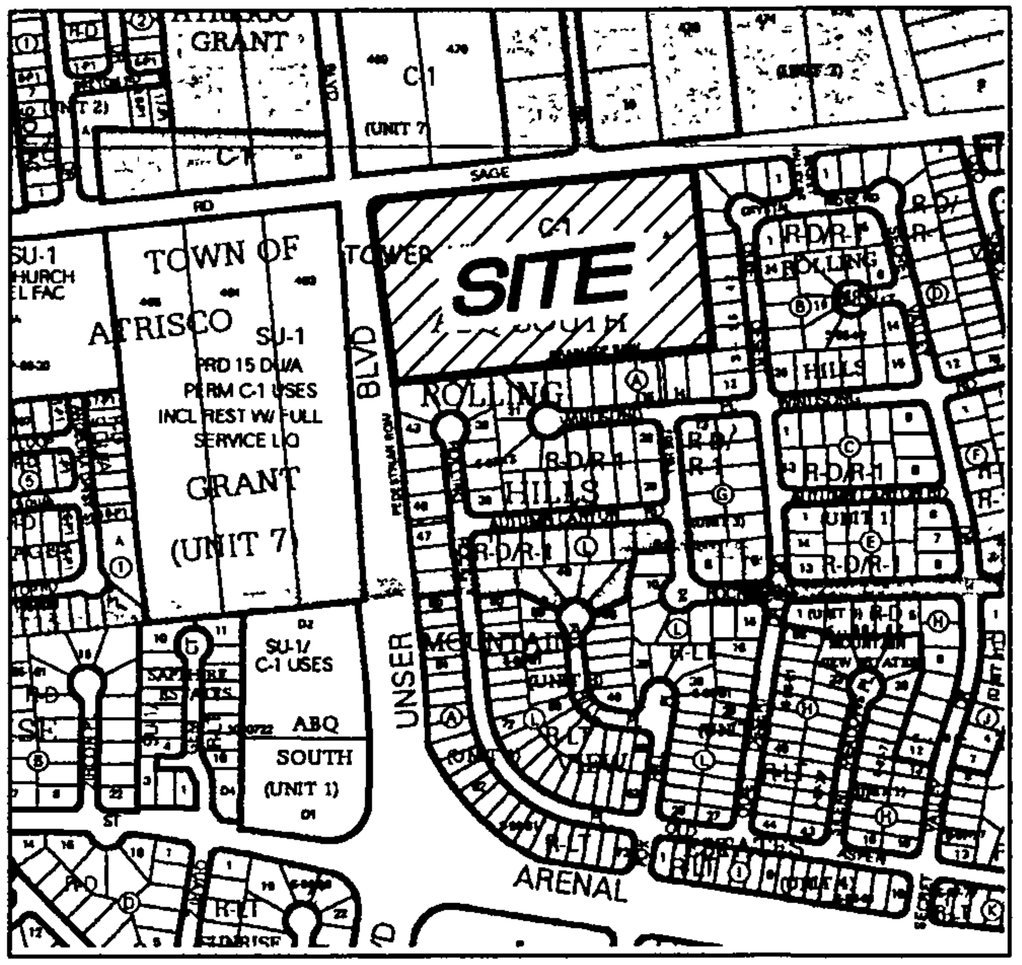
> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Jack Cloud, AICP, DRB Chair

Marilyn Maldonado
file



VICINITY MAP
Not To Scale

GENERAL NOTES

1 Bearings are New Mexico State Plane Grid Bearings (Central Zone – NAD 83) originated at the Albuquerque Control Survey Monument "TRANS".

2 Distances are ground.

3. Distances along curved lines are arc lengths.

4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( )

5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.

6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.

7. City of Albuquerque Zone Atlas PageS: M-09-Z and M-10-Z

SUBDIVISION DATA

Total number of existing Tracts: 1

Total number of new Tracts created: 6

Gross Subdivision acreage: 9.5555 acres

SHEET INDEX

SHEET 1 – General Notes, Approvals, Surveyor Certification

SHEET 2 – Legal Description, Acknowledgement, Free Consent

SHEET 3 – Existing Tract and Easements

SHEET 4 – New Tracts and Easements created

SHEET 5 – Curve and Line Tables

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:

Whitner Russell & Rio LLC
101005520949720301

Bernalillo County Treasurer — Date: 4-21-2011

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The purpose of this plat is to:

1. Divide existing Tract A, including that portion of Tract A conveyed to the City of Albuquerque by Warranty Deed filed November 9, 2009, as Document No. 2009123990, C.O.A. Project 7699.92, into six (6) new tracts.

2. Dedicate additional public street right of way in fee simple with warranty covenants to the City of Albuquerque.

3. Grant the various easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyor's, that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 28, 2011

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

PLAT OF
TRACTS A-1 THRU A-6
UNSER AND SAGE MARKETPLACE

(BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH)
SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2011

PROJECT NUMBER: 1008203

Application Number: 10DRB-70351

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	2-15-11 Date
New Mexico Gas Company	2-17-2011 Date
QWest Corporation	02-16-11 Date
Comcast	02-16-11 Date

CITY APPROVALS:

City Surveyor, Department of Municipal Development	2-24-11 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	04-18-11 Date
ABCWUA	04/06/11 Date
Parks and Recreation Department	4/6/11 Date
AMAFCA	4-6-11 Date
City Engineer	4-6-11 Date
DRB Chairperson, Planning Department	4-18-11 Date

DOC# 2011038446
04/21/2011 02:32 PM Page 1 of 5
City&PLAT R 127.00 B 2011C P 0038 M Toulouse Oliverz, Bernalillo Cou

SHEET 1 OF 5

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3998
Fax: 505-897-3977

110017_SHTS 1-2,4-5.dwg

PLAT OF

TRACTS A-1 THRU A-6

UNSER AND SAGE MARKETPLACE

(BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT

IN

PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY , 2011

LEGAL DESCRIPTION

Tract lettered "A", in Unit 1-B, Lands of Albuquerque South as the same is shown and designated on the plat entitled "Plat of Tracts 'A' & 'B', UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH, being a Replat of Tracts 478 through 482, Unit 7, Town of Atrisco Grant, Albuquerque, New Mexico", filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 13, 1987, in Volume C33, Folio 132.

Said tract contains 9.5555 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACTS A-1 THRU A-6, UNSER AND SAGE MARKETPLACE (BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby grant the easement(s) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the property shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way, as shown hereon, to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

REMAINDER TRACT A

Unser/Sage LCC, a New Mexico limited liability company

Russ Whitener

By: Russ Whitener, _____ Owner, Tracts A-1 through A-5

FREE CONSENT

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACTS A-1 THRU A-6, UNSER AND SAGE MARKETPLACE (BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner. Said owner does hereby consent to all of the foregoing and does hereby certify that it is so authorized to act.

THAT PORTION OF TRACT A CONVEYED TO THE CITY OF ALBUQUERQUE BY WARRANTY DEED FILED NOVEMBER 9, 2009, AS DOCUMENT NO 2009123990, C.O.A., PROJECT 7699 92.

David S. Campbell

By: David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation Owner, Tract A-6

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 1st day of February, 2011, by Russell Whitener

Michele Henry
Notary Public

My commission expires 12/8/12

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 25th day of February, 2011, by David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

Marc E. Chavez
Notary Public

My commission expires 2/17/13

2/17/13

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat The foregoing requirement shall be a condition to approval of this plat."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

a. Plat entitled "PLAT OF TRACTS 'A' & 'B' UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH, BEING A REPLAT OF TRACTS 478 THROUGH 482, UNIT 7, TOWN OF ATRISCO GRANT, ABUQUERQUE, NEW MEXICO, MARCH, 1987", filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 13, 1987, in Volume C33, Folio 132.

b. Plat entitled "PLAT FOR ROLLING HILLS SUBDIVISION, UNIT THREE, BEING A REPLAT OF TRACTS A-1, ROLLING HILLS SUBDIVISION, UNIT TWO AND A PORTION OF UNPLATTED LANDS WITHIN THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MARCH, 1997", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 20, 1997, in Volume 97C, Folio 192.

c. Title Commitment prepared for this property by Commonwealth Land Title Insurance Company File No. 6218004340, Effective Date: November 4, 2009.

DOC# 2011038446
02/21/2011 02:32 PM Page 2 of 5
City ERP # 127 00 0 2011C P 6030 M Toulous Olivere, Bernalillo Cour

SHEET 2 OF 5

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-897-3366
Fax 505-897-3377

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PLAT OF

TRACTS A-1 THRU A-6

UNSER AND SAGE MARKETPLACE

(BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT

IN

PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

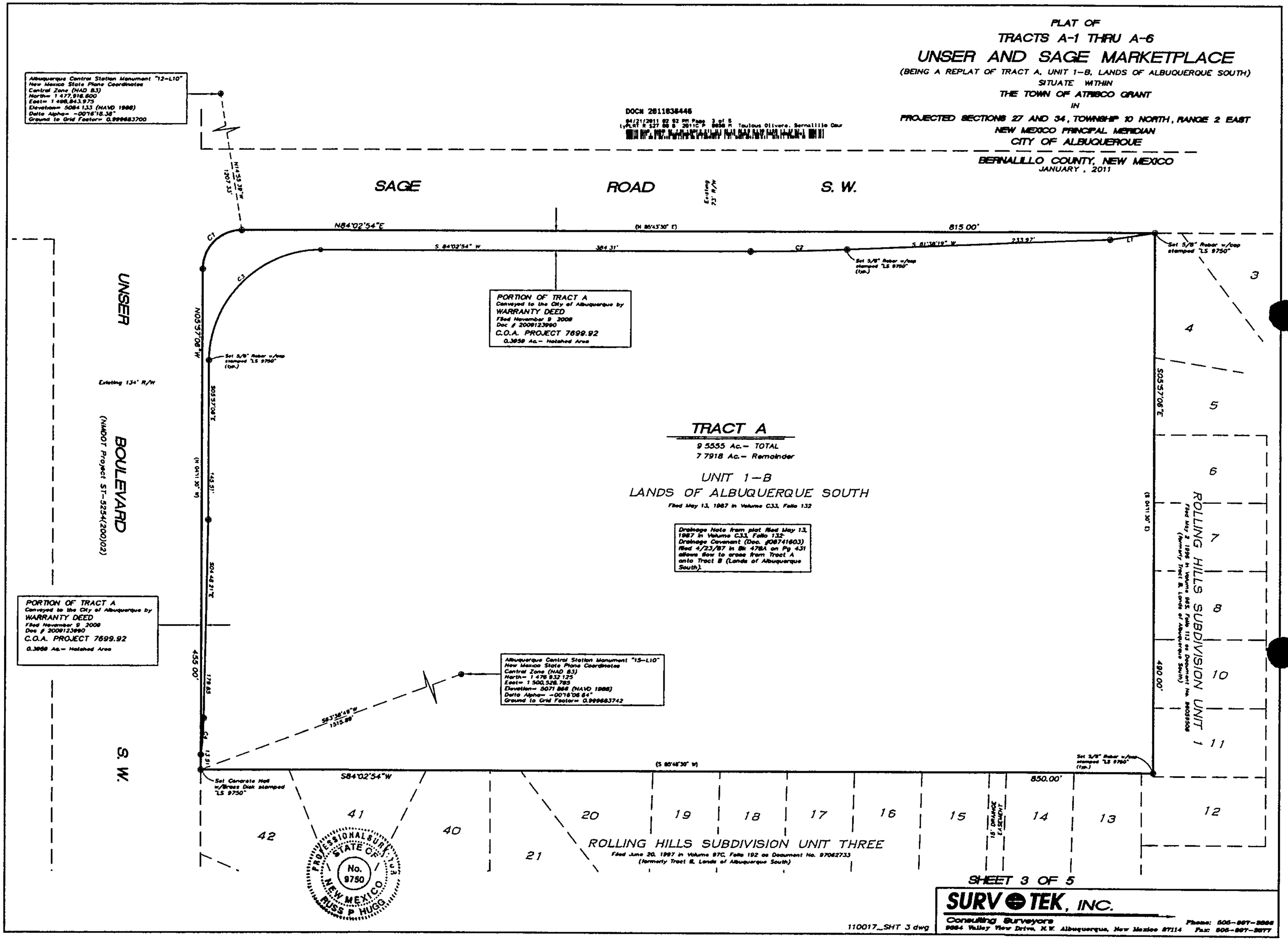
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2011

DOC# 2011038446

04/21/2011 02:02 PM Page 3 of 5

Albuquerque Control Station Monument "12-L10"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
North= 1 477,916.600
East= 1 498,843.975
Elevation= 5084.133 (NAVD 1988)
Delta Alpha= -00°16'18.38"
Ground to Grid Factor= 0.999683700



SHEET 3 OF 5

110017_SHT 3.dwg

SURVTEK, INC.
Consulting Surveyors
9884 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3986
Fax: 505-897-3977

PLAT OF

TRACTS A-1 THRU A-6

UNSER AND SAGE MARKETPLACE

(BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT

IN

PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY , 2011

NOTE:

A private cross lot drainage easement for the benefit of Tracts A-1 thru A-5 is hereby granted by this plat. Maintenance of said easement to be the responsibility of the owner(s) of said Tracts as to the portion of easement situated within their respective Tract.

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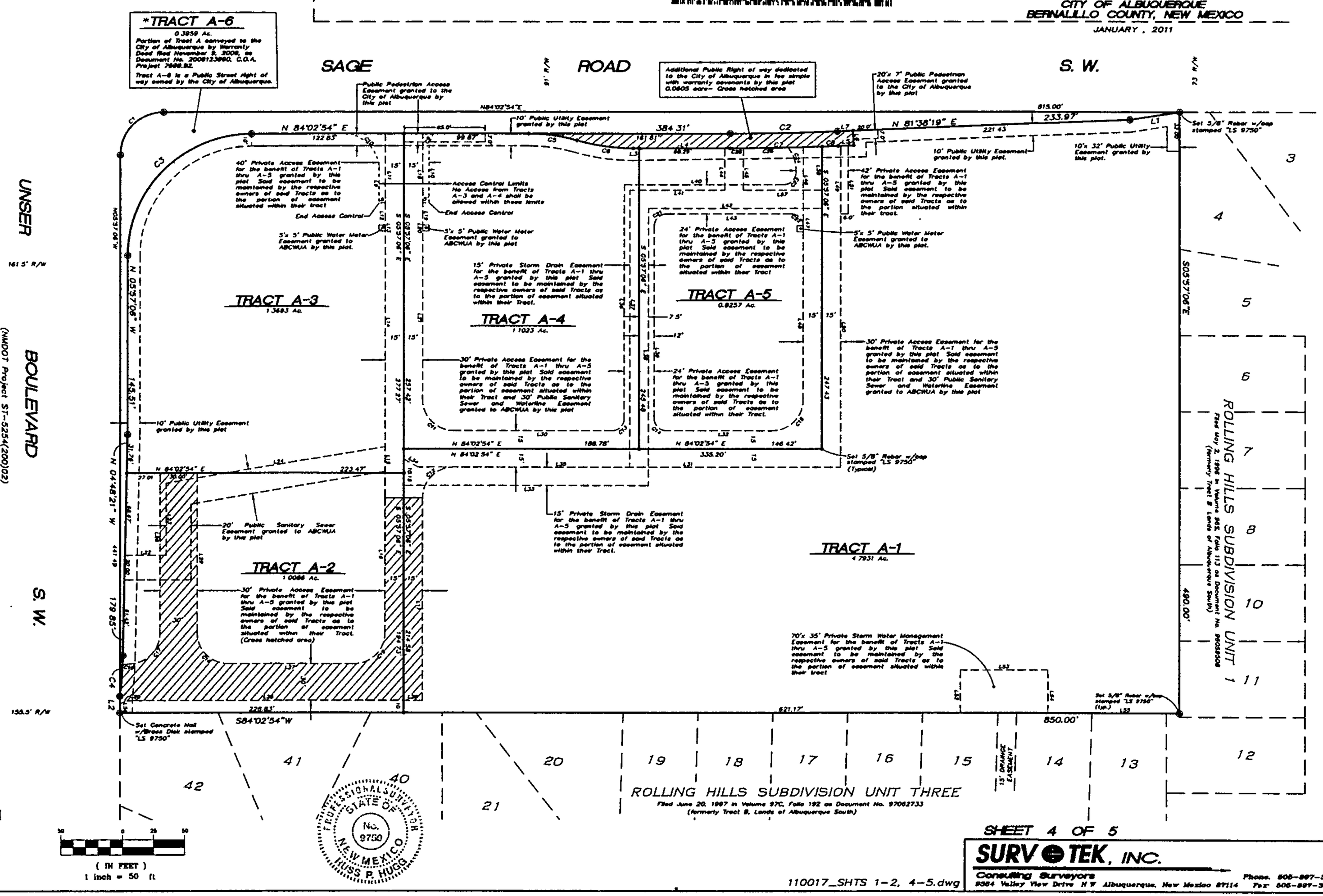
typLAT R $27.00 B 2011C P 0030 M Toulous Olivera, Bernalillo Cou



SHEET 4 OF 5

110017_SHTS 1-2, 4-5.dwg

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive N.W. Albuquerque, New Mexico 87114
Phone. 505-897-3366
Fax 505-897-3377

PLAT OF

TRACTS A-1 THRU A-6

UNSER AND SAGE MARKETPLACE

(BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT

IN

PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2011

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.34	N74°59'25"E
L2	13.51	N05°57'06"W
L3	4.91	N84°02'54"E
L4	72.70	N84°02'54"E
L5	12.54	N81°38'19"E
L6	12.00	N08°21'41"W
L7	12.54	N81°38'19"E
L8	DELETED	
L9	27.42	N05°57'06"W
L10	44.00	N05°57'06"W
L11	57.00	S05°57'06"E
L12	18.30	S05°57'06"E
L13	5.00	S05°57'06"E
L14	175.35	S05°57'06"E
L15	20.28	S05°57'06"E
L16	131.07	S05°57'06"E
L17	164.58	S05°57'06"E
L18	57.00	S05°57'06"E
L19	18.30	S05°57'06"E
L20	5.00	S05°57'06"E
L21	137.12	S05°57'06"E
L22	33.34	N83°57'40"E
L23	58.47	N05°57'06"W
L24	178.95	N74°28'38"E
L25	217.83	N84°02'54"E
L26	15.00	N84°02'54"E
L27	101.46	N84°02'54"E
L28	129.73	S05°57'06"E
L29	129.73	S05°57'06"E
L30	126.78	N84°02'54"E
L31	310.19	N84°02'54"E
L32	84.42	N84°02'54"E
L33	196.28	N84°02'54"E
L34	13.39	S65°57'06"E
L35	169.68	N84°02'54"E
L36	190.42	N05°57'06"W
L37	225.92	N05°57'06"W
L38	225.92	N05°57'06"W
L39	156.42	N05°57'06"W
L40	127.42	N84°02'54"E
L41	75.79	N84°02'54"E
L42	138.92	N84°02'54"E
L43	99.42	N84°02'54"E
L44	34.50	N05°57'06"W
L45	34.53	N05°57'06"W
L46	64.84	S05°57'06"E
L47	5.00	S05°57'06"E
L48	136.42	S05°57'06"E
L49	55.91	S05°57'06"E
L50	206.42	S05°57'06"E
L51	56.16	S05°57'06"E
L52	35.00	N05°57'06"W
L53	70.00	N84°02'54"E
L54	35.00	S05°57'06"E
L55	105.00	N84°02'54"E
L56	7.45	S05°57'06"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	54.98'	35.00'	35.00'	49.50'	N39°02'54"E	90°00'00"
C2	86.12'	2047.62'	43.06'	86.11'	N82°50'36"E	2°24'35"
C3	157.08'	100.00'	100.00'	141.42'	N39°02'54"E	90°00'00"
C4	33.27'	317.62'	16.65'	33.25'	N01°48'21"W	6°00'03"
C5	39.16'	138.00'	19.71'	39.03'	N87°49'18"W	16°15'37"
C6	45.97'	162.00'	23.14'	45.82'	S87°49'18"E	16°15'37"
C7	73.73'	2059.62'	36.87'	73.73'	N83°01'21"E	2°03'04"
C8	12.89'	2059.62'	6.45'	12.89'	N81°49'04"E	0°21'31"
C9	13.67'	25.00'	7.01'	13.50'	S09°42'52"W	31°19'56"
C10	42.10'	30.00'	25.36'	38.73'	N46°09'31"W	80°24'49"
C11	39.27'	25.00'	25.00'	35.36'	S50°57'06"E	90°00'00"
C12	39.27'	25.00'	25.00'	35.36'	S39°02'54"W	90°00'00"
C13	15.71'	10.00'	10.00'	14.14'	N39°02'54"E	90°00'00"
C14	15.71'	10.00'	10.00'	14.14'	S50°57'06"E	90°00'00"
C15	39.27'	25.00'	25.00'	35.36'	N39°02'54"E	90°00'00"
C16	6.38'	55.00'	3.19'	6.38'	S78°06'51"W	6°38'48"
C17	38.21'	25.00'	23.97'	34.60'	N37°38'52"E	87°34'47"
C18	39.27'	25.00'	25.00'	35.36'	S50°57'06"E	90°00'00"
C19	39.27'	25.00'	25.00'	35.36'	N39°02'54"E	90°00'00"
C20	11.39'	25.00'	5.80'	11.29'	S70°59'37"W	26°06'33"
C21	15.71'	10.00'	10.00'	14.14'	S39°02'54"W	90°00'00"
C22	15.71'	10.00'	10.00'	14.14'	N50°57'06"W	90°00'00"
C23	15.71'	10.00'	10.00'	14.14'	N39°02'54"E	90°00'00"
C24	21.93'	30.08'	11.48'	21.44'	N22°47'16"W	41°46'21"
C25	10.59'	2059.62'	5.29'	10.59'	N83°54'03"E	0°17'40"
C26	35.92'	2059.62'	17.96'	35.92'	N83°15'14"E	0°59'58"

DOC# 2011038446
04/21/2011 02:32 PM Page 5 of 5
PLAT R 27 00 B 2011C P 0030 R Toulous Olivero, Bernalillo Cou

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
HUGO P. HUGO

SHEET 5 OF 5

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3866
Fax: 505-897-3877

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: December 15, 2010
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 10-20-10
Date Preliminary Plat Expires: 10-20-11
DRB Project No.: 1006203
DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-28-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE

PROPOSED NAME OF PLAT [redacted]

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B

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 Const Engineer
		Std	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Median	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road	East Property Line	Approximately 200' East	/	/	/
		0'-15'	Arterial Taper	Sage Road	Entrance A (West) A-3		/	/	/
		12' F-E	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B (Mid) A-5		/	/	/
		12'	Arterial Decel Lane, 150' Long Plus Transition	Unser Blvd.	SW Property Line	150' South	/	/	/
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	West Property Line of Tract A-1	/	/	/
		6'	PCC Sidewalk Deferred	Sage Road	West Property Line of Tract A-1	East Property Line of Tract A-1	/	/	/

Guaranteed DRC #	Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Const Engineer
		10'	Asphalt Trail	Unser Blvd.	South Taper	Approximately 100' South	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Water Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
		TBD	Storm Drain Inlet(s) Type "A" & "C"	Sage Road	Mid-Point of North Property Line	East Side of Property	/	/	/
							/	/	/
		N/A	Traffic Control Cabinet Upgrade (as determined by DRC & Traffic Opts)	Arenal Road & Unser Blvd. Intersection			/	/	/
							/	/	/

(rev. 9-20-06)

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 Civil Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: — Impact Fee Administrator 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 requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.

2 All water to include fire hydrants, valves, and appurtenances per DEM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, PE NAME (print)	12-22-10 DRB CHAIR - date	Christina Sandoval 12/22/10 PARKS & GENERAL RECREATION - date
Isaacson & Arfman, P.A. FIRM	12-22-10 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
12.15.10 SIGNATURE - date	12/22/10 UTILITY DEVELOPMENT - date	- date
	12-22-10 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

September 14, 2012

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632
E-Mail: Ruthl@iacivil.com

Dear Ruth:

Thank you for your inquiry of **September 14, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACTS A-1 THRU A-5, UNSER & SAGE MARKETPLACE, LOCATED ON UNSER BOULEVARD SW BETWEEN SAGE ROAD SW AND ARENAL ROAD SW** zone map **M-10.**

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

STINSON TOWER N.A. "R"
***Norman Mason**, 7427 Via Tranquilo SW/87121 836-9671 (h)
Lucy Arzate-Boyles, 3684 Tower Rd. SW/87121 934-3035 (h)

WESTGATE HEIGHTS N.A. "R"
***Paul Fredrickson**, 8508 Mesa Real Ave. SW/87121 244-3628 (h)
Art Gonzales, P.O. Box 13803/87192 350-6080 (c)

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

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

Sincerely,

Stephani I. Winklepleck

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

planningrnaform(03/20/12)

7005 1160 0001 1329 8587

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ALBUQUERQUE NM 87121

OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	11
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	09/21/2012

HIGHLAND STA ALBUQUERQUE NM SEP 21 2012

Sent To Lucy Arzate-Boyles
Street, Apt. No.; or PO Box No. Stinson Tower N.A.
City, State, ZIP+4 3684 Tower Road SW
Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0001 1329 8600

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ALBUQUERQUE NM 87192

OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	11
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	09/21/2012

HIGHLAND STA ALBUQUERQUE NM USPS SEP 21 2012

Sent To Art Gonzales
Street, Apt. No.; or PO Box No. Westgate Heights N.A.
City, State, ZIP+4 P.O. Box 13803
Albuquerque, NM 87192

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0001 1329 8570

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Postage	$ $0.45	0108
Certified Fee	$2.95	11
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	09/21/2012

HIGHLAND STA ALBUQUERQUE NM SEP 21 2012

Sent To Norman Mason
Street, Apt. No.; or PO Box No. Stinson Tower N.A.
City, State, ZIP+4 7427 Via Tranquilo SW
Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0001 1329 8594

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ALBUQUERQUE NM 87192

OFFICIAL USE

Postage	$ $0.45	0108
Certified Fee	$2.95	11
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	09/21/2012

HIGHLAND STA ALBUQUERQUE NM USPS SEP 21 2012

Sent To Paul Fredrickson
Street, Apt. No.; or PO Box No. Westgate Heights N.A.
City, State, ZIP+4 8508 Mesa Real Ave. SW
Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

September 21, 2012 CERTIFIED MAIL – 7005 1160 0001 1329 8570

Mr. Norman Mason
Stinson Tower Neighborhood Association
7427 Via Tranquilo SW
Albuquerque, NM 87121

RE: Sage & Unser Marketplace
Existing Legal: Unser & Sage Marketplace
(DRB Project No. 1008203)

Dear Mr. Mason:

As the consulting engineers for the above referenced site (see attached zone atlas map), we are writing this letter to inform the Stinson Tower Neighborhood Association that a request for a 2-year extension of the Subdivision Improvement Agreement (SIA) is being submitted to the City of Albuquerque Development Review Board.

The DRB hearing is scheduled for October 17, 2012.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber

Åsa Nilsson-Weber, PE
Attachment

128 Monroe St. N.E. · Albuquerque, NM 87108 · (505) 268-8828 · Fax: (505) 268-2632 · www.iacivil.com

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

September 21, 2012 CERTIFIED MAIL – 7005 1160 0001 1329 8587

Ms. Lucy Arzate-Boyles
Stinson Tower Neighborhood Association
3684 Tower Road SW
Albuquerque, NM 87121

RE: Sage & Unser Marketplace
Existing Legal: Unser & Sage Marketplace
(DRB Project No. 1008203)

Dear Ms. Arzate-Boyles:

As the consulting engineers for the above referenced site (see attached zone atlas map), we are writing this letter to inform the Stinson Tower Neighborhood Association that a request for a 2-year extension of the Subdivision Improvement Agreement (SIA) is being submitted to the City of Albuquerque Development Review Board.

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Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, PE
Attachment

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Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

September 21, 2012 CERTIFIED MAIL – 7005 1160 0001 1329 8594

Mr. Paul Fredrickson
Westgate Heights Neighborhood Association
8508 Mesa Real Ave. SW
Albuquerque, NM 87121

RE: Sage & Unser Marketplace
Existing Legal: Unser & Sage Marketplace
(DRB Project No. 1008203)

Dear Mr. Fredrickson:

As the consulting engineers for the above referenced site (see attached zone atlas map), we are writing this letter to inform the Westgate Heights Neighborhood Association that a request for a 2-year extension of the Subdivision Improvement Agreement (SIA) is being submitted to the City of Albuquerque Development Review Board.

The DRB hearing is scheduled for October 17, 2012.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber

Åsa Nilsson-Weber, PE
Attachment

128 Monroe St. N.E. · Albuquerque, NM 87108 · (505) 268-8828 · Fax: (505) 268-2632 · www.iacivil.com

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

September 21, 2012 CERTIFIED MAIL – 7005 1160 0001 1329 8600

Mr. Arthur H. Gonzales
Westgate Heights Neighborhood Association
P.O. Box 13803
Albuquerque, NM 87192

RE: Sage & Unser Marketplace
Existing Legal: Unser & Sage Marketplace
(DRB Project No. 1008203)

Dear Mr. Gonzales:

As the consulting engineers for the above referenced site (see attached zone atlas map), we are writing this letter to inform the Westgate Heights Neighborhood Association that a request for a 2-year extension of the Subdivision Improvement Agreement (SIA) is being submitted to the City of Albuquerque Development Review Board.

The DRB hearing is scheduled for October 17, 2012.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber

Åsa Nilsson-Weber, PE
Attachment

128 Monroe St. N.E. · Albuquerque, NM 87108 · (505) 268-8828 · Fax: (505) 268-2632 · www.iacivil.com

8203

DXF Electronic Approval Form

DRB Project Case #: 1008203

Subdivision Name: UNSER AND SAGE MARKETPLACE TRACTS A1 - A6

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 4/6/2011 Hard Copy Received: 4/6/2011

Coordinate System: NMSP Grid (NAD 83)

Approved 04-06-2011 Date

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

AGIS Use Only

Copied fc **8203** to agiscov on **4/6/2011** Contact person notified on **4/6/2011**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/29/2011 Issued By: E08375 104540

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 073** **Category Code 910**

Application Number: 11DRB-70073, Major - Final Plat Approval

Address:

Location Description: UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW

Project Number: 1008203

Applicant

UNSER SABE PARTNERSHIP

C/O 2325 SAN PEDRO NE SUITE 2B
ALBUQUERQUE NM 87110
884-9110

Agent / Contact

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

russhugg@survtek.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/29/2011 9:01AM LOC: ANNX
WS# 008 TRANS# 0007
RECEIPT# 00129620-00129620
PERMIT# 2011070073 TRSLNP
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK! $20.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/14/2010 Issued By: E08375 95847

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 359** **Category Code 910**

Application Number: 10DRB-70359, Minor - Temp Defr Swdk Const

Address:

Location Description: UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW

Project Number: 1008203

Applicant

UNSER SAGE PARTNERSHIP

2019 DARTMOUTH DR NE
ALBUQUERQUE NM 87106
265-0183

Agent / Contact

Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

12/14/2010 9:26AM LOC: ANNX
WSH 006 TRANS# 0010
RECEIPT# 00127657-00127657
PERMIT# 2010070359 TRSSVS
Trans Amt $20.00
Conflict Manag. Fee $20.00
CH $20.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/07/2010 Issued By: E08375 95249

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 351** **Category Code 910**

Application Number: 10DRB-70351, Major - Amended Sdp Bp/Subd

Address:

Location Description: UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW

Project Number: 1008203

Applicant
UNSER SAGE PARTNERSHIP

2019 PARTMOUTH DR NE
ALBUQUERQUE NM 87106
265-0183

Agent / Contact
Isaacson And Arfman Pa

128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4943000	APN Fee	$50.00
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

12/7/2010 11:30AM LOC: ANNX
WS# 007 TRANS# 0016
RECEIPT# 00139231-00139231
PERMIT# 2010070351 TRSASR
Trans Amt $70.00
APN Fee $50.00
Conflict Manag. Fee $20.00
CK $70.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

APPLICANT: UNSER SAGE PARTNERSHIP PHONE: 884-9110
ADDRESS: C/O 2325 SAN PEDRO NE, SUITE 2B FAX:
CITY: ALB STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNERS List all owners:

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT A Block: — Unit: 1-B
Subdiv/Addn/TBKA: ALBUQUERQUE SOUTH TBK- UNSER AND SAGE MARKET PLACE
Existing Zoning: C-1 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): M-10 UPC Code: 101005520949720301

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB 1008203

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD SW
Between: SAGE RD SW and ARENAL RD SW

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 7/28/10

SIGNATURE DATE 3.28.10
(Print) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB - - 70073	FP		$
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $

Hearing date April 6, 2011

3-29-11
Planner signature / date

Project # 1008203

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**
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ List any original and/or related file numbers on the cover application
✓ DXF file and hard copy of final plat data for AGIS is required.

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Russ Hugg
Applicant name (print)

3.28.11
Applicant signature / date

Form revised **October 2007**

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

Application case number
11DRB - - 70073
- -
- -

3-29-11
Planner signature / date

Project # 1008203

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Unser Sage Partnership PHONE: 884-9110
ADDRESS: c/o 2325 San Pedro Dr. NE, Suite 2B FAX: 837-9877
CITY: ABQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat Approval

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

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

Lot or Tract No. Tract A Block: Unit: 1-B
Subdiv/Addn/TBKA: Lands of Albuquerque South (fbka Sage + Unser Marketplace)
Existing Zoning: C-1 Proposed zoning: Same
Zone Atlas page(s): M-10 UPC Code: 101005520949720301 MRGCD Map No NA

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011, 10DRB-70207

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Rd. SW and Arenal Rd. SW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 7/28/10

SIGNATURE [signature] DATE 08-13-10
(Print) Fred C. Artman Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

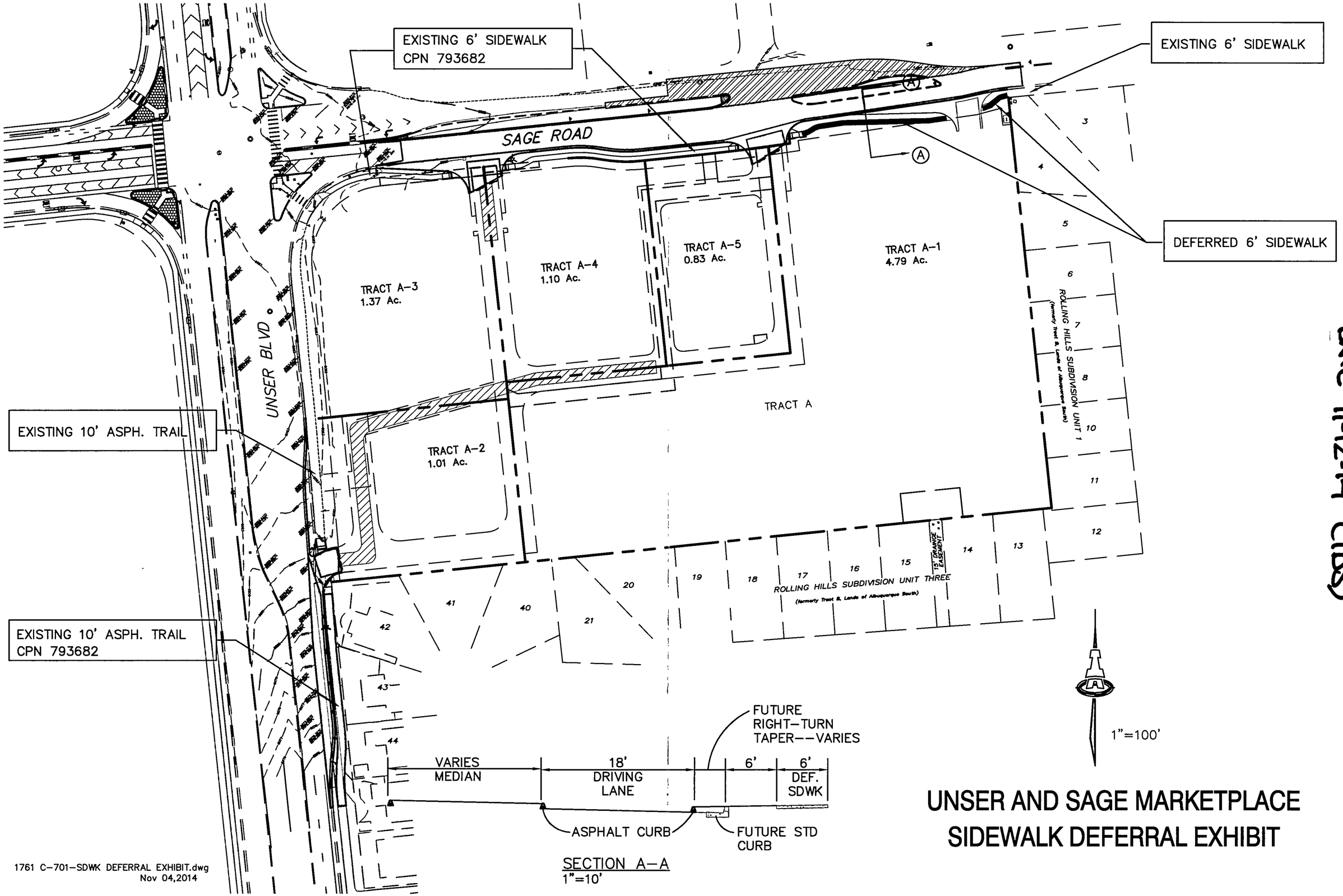
INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
10DRB - - 70225	PP		$ 640.00
	ADV		$ 75.00
	CMF		$ 20.00
			$
			$
			Total $ 735.00

Hearing date Sept. 8, 2010

[signature] 8-13-10
Planner signature / date

Project # 1008203

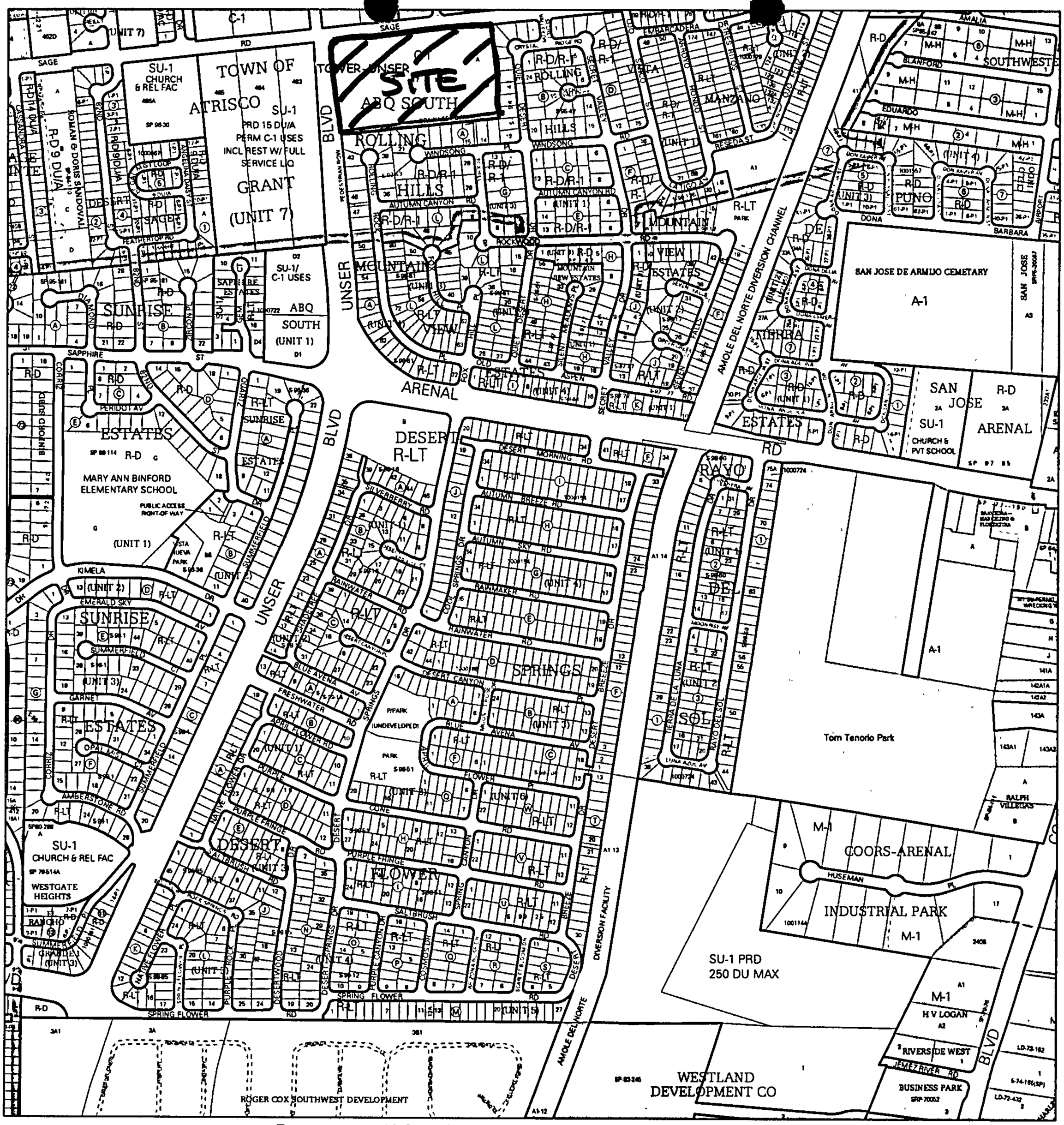


UNSER AND SAGE MARKETPLACE
SIDEWALK DEFERRAL EXHIBIT

PROJECT: 100823
DATE: 11-12-14 (TDS)

1761 C-701-SDWK DEFERRAL EXHIBIT.dwg
Nov 04,2014

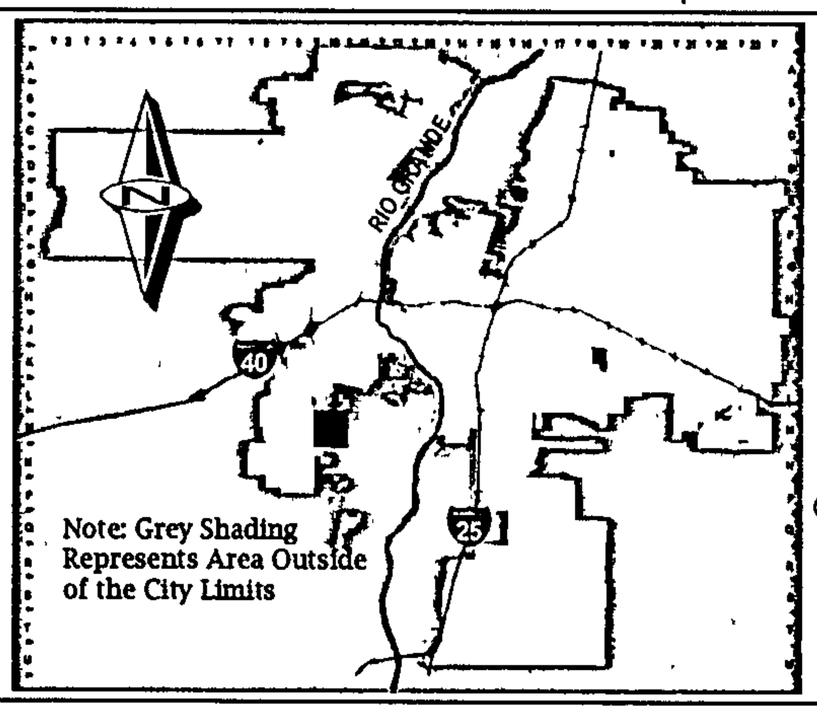
M:\PROJECTS\1700-1799\1761\1761 CAD FILES\dwg\1761 C-701-SDWK DEFERRAL EXHIBIT.dwg, 11/4/2014 8:30:13 AM, ANW



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

M-10-Z

Selected Symbols

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

0 750 1,500 Feet

No. of Lots: 5
Nearest Major Streets: Unser Blvd. SW between Sage Rd. SW & Arenal Rd. SW

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 10th day of March, 2011, 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 Unser/Sage LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], New Mexico LLC, whose address is 4110 Cutler NE Albuquerque, NM 87110 and whose telephone number is (505) 242-3333, 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:] Tract A, Unit 1-B, Lands of Albuquerque South

Volume, recorded on May 13, 1987 in the records of the Bernalillo County Clerk at ~~Book~~ C 33, ~~page~~ Folio 132 through --- (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:] Unser/Sage LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Unser and Sage Marketplace 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 20th day of October,

DocH 2011028443
03/23/2011 02:09 PM Page: 1 of 11
AGRE R-$29.00 M. Toulouse Oliver, Bernalillo County

20 12, ("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. 793682.

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 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 SurvTek, Inc., and construction surveying of the private Improvements shall be performed by SurvTek, 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 Isaacson & Arfman, P.A. and inspection of the private Improvements shall be performed by Isaacson & Arfman, P.A., 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 Vinyard & Assoc., Inc., and field testing of the private Improvements shall be performed by Vinyard & Assoc., 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: Municipal Lien
Amount: $ 592,375.56
Name of Financial Institution or Surety providing Guaranty:
COA
Date City first able to call Guaranty: October 20, 2012
[Construction Completion Deadline]: October 20, 2012.
If Guaranty other than a Bond, last day City able to call Guaranty is:
December 20, 2012.
Additional information: N/A

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: Unser/Sage LLC

By [Signature]: RW
Name [Print]: Russell Whitener
Title: MEMBER
Dated: 3/15/2011

CITY OF ALBUQUERQUE

By: [signature]
Richard Dourte, City Engineer
Dated: 3-22-11

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 15th day of March, 2011, by [name of person:] Russell Whitener, [title or capacity, for instance, "President" or "Owner":] MEMBER of [Subdivider:] Unser/Sage LLC.

(SEAL)

Notary Public

OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/2/2011

My Commission Expires:
10/2/2011

CITY'S NOTARY

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

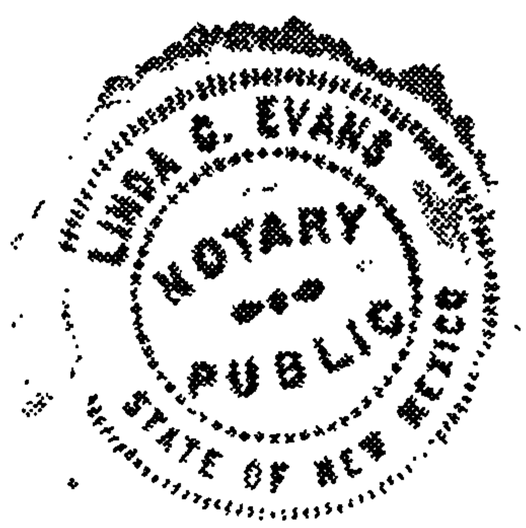
This instrument was acknowledged before me on this 22nd day of March, 2011, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of

said corporation.

(SEAL)

My Commission Expires:
10-09-12

Notary Public



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

Current DRC

Project Number:

FIGURE 12

Date Submitted: December 15, 2010

Date Site Plan Approved:

Date Preliminary Plat Approved: 10-20-10

Date Preliminary Plat Expires: 10-20-11

DRB Project No.: 1008203

DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE

PROPOSED NAME OF PLAT [redacted]

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B

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
		Std	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Median	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road	East Property Line	Approximately 200' East	/	/	/
		0'-15'	Arterial Taper	Sage Road	Entrance A (West) A-3		/	/	/
		12' F-E	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B (Mid) A-5		/	/	/
		12'	Arterial Decel Lane, 150' Long Plus Transition	Unser Blvd	SW Property Line	150' South	/	/	/
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	West Property Line of Tract A-1	/	/	/
		6'	PCC Sidewalk Deferred	Sage Road	West Property Line of Tract A-1	East Property Line of Tract A-1	/	/	/

Guaranteed DRC #	Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Const Engineer
		10'	Asphalt Trail	Unser Blvd.	South Taper	Approximately 100' South	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Water Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
		TBD	Storm Drain Inlet(s) Type "A" & "C"	Sage Road	Mid-Point of North Property Line	East Side of Property	/	/	/
							/	/	/
		N/A	Traffic Control Cabinet Upgrade (as determined by DRC & Traffic Opts)	Arenal Road & Unser Blvd. Intersection			/	/	/
							/	/	/

(rev. 9-20-05)

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 Const Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____ Impact Fee Administrator 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 requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, PE NAME (print)	12-22-10 DRB CHAIR - date	Christina Sandoval 12/22/10 PARKS & GENERAL RECREATION - date
Isaacson & Arfman, P.A. FIRM	12-22-10 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
12.15.10 SIGNATURE - date	12/22/10 UTILITY DEVELOPMENT - date	- date
	12-22-10 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

Handley, Sandra D.

1008203

From: George Rainhart [GeorgeR@gra-arch.com]
Sent: Wednesday, October 20, 2010 9:33 AM
To: Handley, Sandra D.
Subject: Fw: Reminder: Arenal / Unser Signal

DRB 1008203

10/20/10

From: Soto, Ronald J. [mailto:RSoto@cabq.gov]
Sent: Wednesday, October 20, 2010 08:22 AM
To: Terry O. Brown, P.E. <tobe@swcp.com>
Cc: George Rainhart
Subject: RE: Reminder: Arenal / Unser Signal

After an evaluation was done at the intersection the following conditions need to be addressed:

-Twenty and five conductor cable will need to be pulled throughout whole intersection.
-New controller will be needed as controller at intersection is no longer supported by vendor.
-Cabinet is old and might encounter problems with upgrade, thereby consideration of new cabinet should also be considered.

From: Terry O. Brown, P.E. [mailto:tobe@swcp.com]
Sent: Monday, October 18, 2010 4:37 PM
To: Soto, Ronald J.
Cc: George Rainhart
Subject: Reminder: Arenal / Unser Signal

REMINDER E-Mail: DRB Meeting is Wednesday morning. Kristal will ask if we have the information from you.

Ron,

I performed a study recently that recommended that westbound left turn arrows and southbound left turn arrows be installed on the signal at the intersection of Sage Rd. / Unser Blvd. Also, if appropriate, the westbound right turn overlap arrow should be constructed. Richard Dourte, Kristal Metro, and Tony Loyd are working with a nearby land developer to fund the installation of the recommended arrows. However, we have some questions for your staff:

1) Is the existing controller capable of handling the additional recommended phases?
2) Are other improvements needed to implement the recommended turn arrows?
3) Considering that the westbound right turn movement is a slip ramp, does Traffic Operations consider the westbound right turn overlap phase to be necessary or needed?

Would you please provide us with answers to these questions. Let me know if I can assist in any way.

Best Regards,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Office
(505) 270-6981 - Cell
e-mail: tobe@swcp.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com

APPLICANT: Unser Sage Partnership PHONE: 265-0183
ADDRESS: 2019 Dartmouth Dr. NE FAX: 268-1398
CITY: ABQ STATE NM ZIP 87106 E-MAIL: roydowney5@gmail.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Temporary Deferral of Sidewalk Construction Approval

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

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

Lot or Tract No. Tract A Block: ___ Unit: 1-B
Subdiv/Addn/TBKA: Lands of Albuquerque South (fbka Sage + Unser Marketplace)
Existing Zoning: C-1 Proposed zoning: Same
Zone Atlas page(s): M-10 UPC Code: 101005520949720301 MRGCD Map No NA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011; 10DRB-70207; 10DRB-70225; 10DRB-70351; 1008203

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Rd. SW and Arenal Rd. SW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 7/28/10

SIGNATURE Asa Nilsson-Weber DATE 12-14-10
(Print) Asa Nilsson-Weber 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 - - 70359	TDS		$ 0
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date Dec. 22, 2010

12-14-10
Planner signature / date

Project # 1008203

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

☐ **SIDEWALK VARIANCE (DRB20)**

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

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

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

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

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

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

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

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

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

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

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

Åsa Nilsson-Weber
Applicant name (print)

Asa Nilsson-Weber 12-14-10
Applicant signature / date

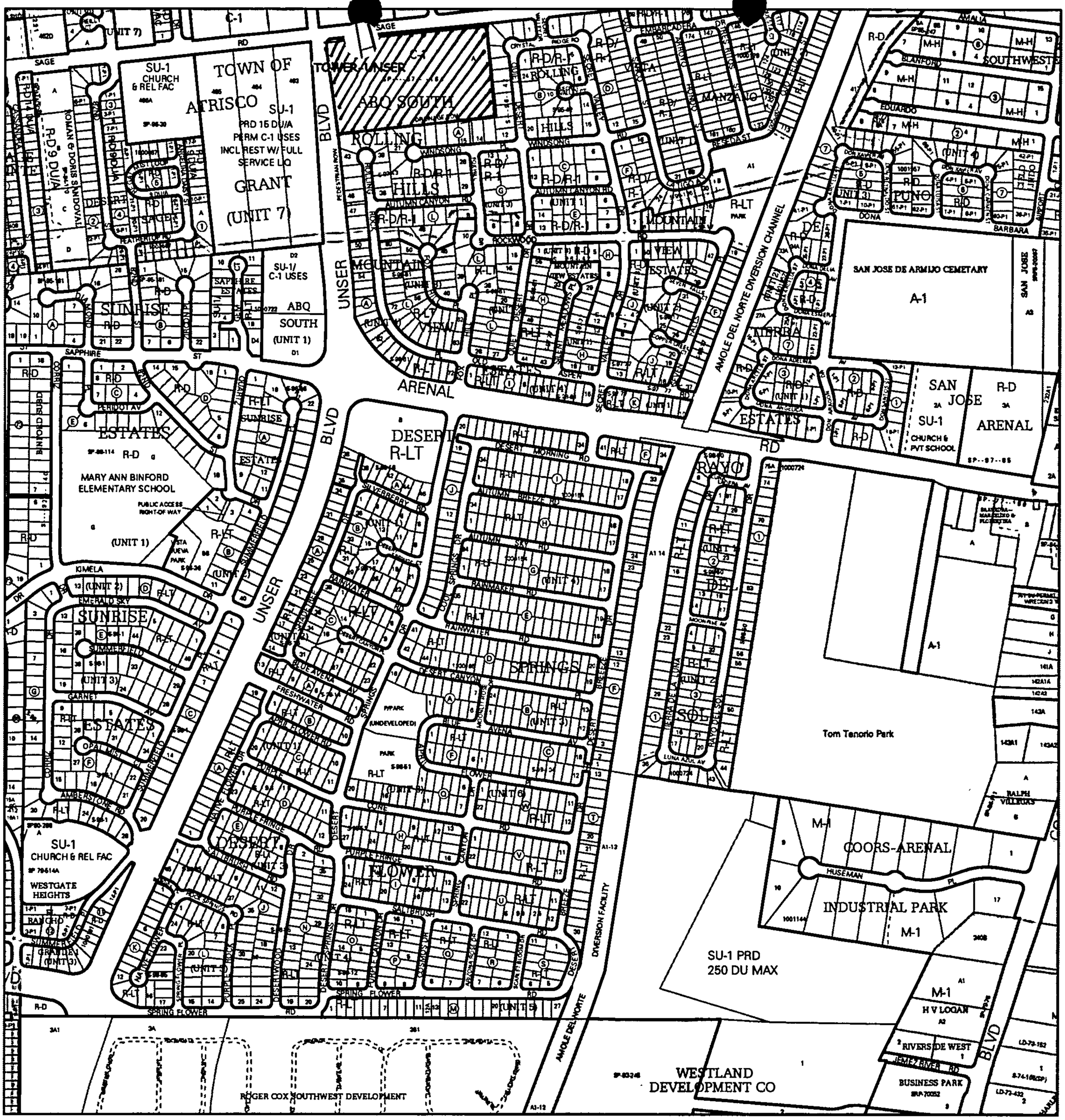
Form revised 4/07

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

Application case numbers
10DRB - - 70359
- -
- -

12-14-10
Planner signature / date

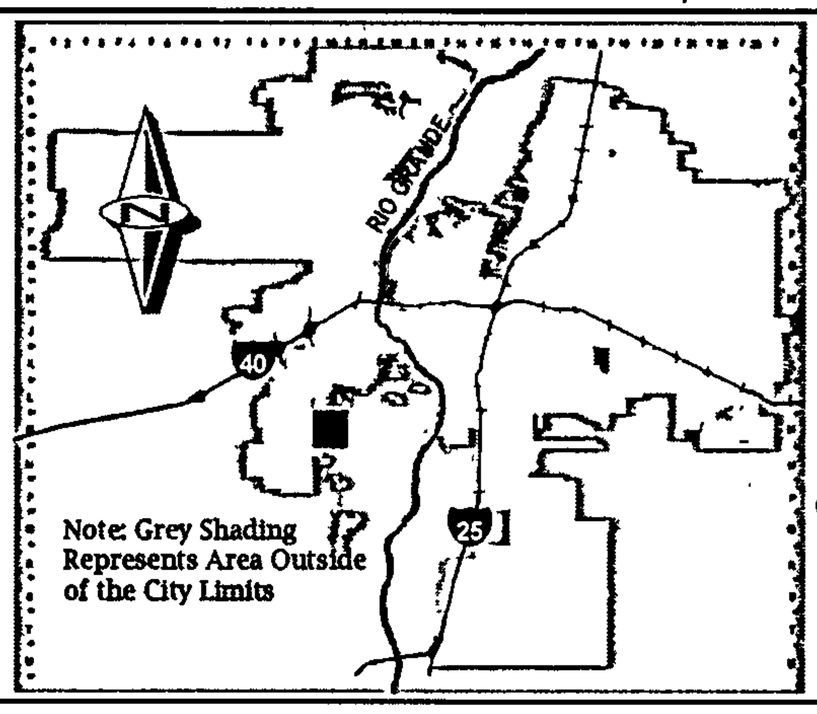
Project # 1008203



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

M-10-Z

Selected Symbols

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

0 750 1,500 Feet

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE • Åsa Nilsson-Weber, PE

December 13, 2010

Mr. Jack Cloud
DRB Chair
Planning Department
Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102

RE: Sage & Unser Marketplace
DRB Case No. 1008203

Subject: Application for Sidewalk Deferral

Dear Mr. Cloud:

Isaacson & Arfman, P.A., consulting engineers for Unser Sage Partnership, hereby request approval for sidewalk deferral for the referenced project.

As shown on the attached sidewalk exhibit, the sidewalks to be deferred are located adjacent to Tract A-1, which will not be developed at this time. The reason for deferral is to avoid damaging the sidewalks by heavy construction vehicles during future development of this tract. A revised infrastructure list reflecting the deferred sidewalks was submitted to DRB on December 7, 2010.

If you have questions regarding this request, please call me at 268-8828. Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, PE

pc: George Rainhart

Attachment

128 Monroe St. N.E. • Albuquerque, NM 87108 • (505) 268-8828 • Fax: (505) 268-2632 • www.iacivil.com

Current DRC
Project Number:

FIGURE 12

Date Submitted: December 15, 2010
Date Site Plan Approved:
Date Preliminary Plat Approved: 10-20-10
Date Preliminary Plat Expires: 10-20-11
DRB Project No.: 1008203
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		Median	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road	East Property Line	Approximately 200' East	/	/	/
		0'-15'	Arterial Taper	Sage Road	Entrance A (West) A-3		/	/	/
		12' F-E	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B (Mid) A-5		/	/	/
		12'	Arterial Decel Lane, 150' Long Plus Transition	Unser Blvd.	SW Property Line	150' South	/	/	/
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	West Property Line of Tract A-1	/	/	/
		6'	PCC Sidewalk Deferred	Sage Road	West Property Line of Tract A-1	East Property Line of Tract A-1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10'	Asphalt Trail	Unser Blvd.	South Taper	Approximately 100' South	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Water Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
		TBD	Storm Drain Inlet(s) Type "A" & "C"	Sage Road	Mid-Point of North Property Line	East Side of Property	/	/	/
							/	/	/
		N/A	Traffic Control Cabinet Upgrade (as determined by DRC & Traffic Opts)	Arenal Road & Unser Blvd. Intersection			/	/	/
							/	/	/

(rev 9-20-05)

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							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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Street lights per City requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.

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3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER

Fred C. Arfman, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 12.15.10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

12-22-10
DRB CHAIR - date

12-22-10
TRANSPORTATION DEVELOPMENT - date

12/22/10
UTILITY DEVELOPMENT - date

Carter C. Chen 12-22-10
CITY ENGINEER - date

Christina Sandoval 12/22/10
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: December 15, 2010
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
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DRB Project No.: 1008203
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Std	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Median	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road	East Property Line	Approximately 200' East	/	/	/
		0'-15'	Arterial Taper	Sage Road	Entrance A (West) A-3		/	/	/
		12' F-E	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B (Mid) A-5		/	/	/
		12'	Arterial Decel Lane, 150' Long Plus Transition	Unser Blvd.	SW Property Line	150' South	/	/	/
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	West Property Line of Tract A-1	/	/	/
		6'	PCC Sidewalk Deferred	Sage Road	West Property Line of Tract A-1	East Property Line of Tract A-1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10'	Asphalt Trail	Unser Blvd.	South Taper	Approximately 100' South	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Water Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
		TBD	Storm Drain Inlet(s) Type "A" & "C"	Sage Road	Mid-Point of North Property Line	East Side of Property	/	/	/
							/	/	/
		N/A	Traffic Control Cabinet Upgrade (as determined by DRC & Traffic Opts)	Arenal Road & Unser Blvd. Intersection			/	/	/
							/	/	/

(rev. 9-20-05)

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:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER

Fred C. Arfman, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 12.15.10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - 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

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
✓ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

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

S Z **ZONING & PLANNING**
___ Annexation
___ County Submittal
V ___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
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, 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): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE ST. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: FRSOA@IACIVIL.COM

APPLICANT: UNSER SAGE PARTNERSHIP PHONE: 265-0183
ADDRESS: 2019 DARTMOUTH DR. NE FAX: 268-1398
CITY: ABQ STATE NM ZIP 87106 E-MAIL: ROYDOWNEY5@gmail.com
Proprietary interest in site: OWNERS List all owners: ROY DOWNEY & RUSS WAITENER

DESCRIPTION OF REQUEST: REVISED 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. TR. A. Block: ___ Unit: 1-B
Subdiv/Addn/TBKA: LANDS OF ABQ. SOUTH
Existing Zoning: C-1 Proposed zoning: N/A MRGCD Map No ___
Zone Atlas page(s): M-10 UPC Code: 101005520949772030 1

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
10DRB-70207, 10-DRB-70225, DRB# 1008203

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO.
No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 9.14 Ac.
LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD. SW
Between: SAGE RD. and ARENAL RD

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

SIGNATURE [signature] DATE 12.07.10
(Print) FRED C. ARFMAN 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-70351	A infrastructure list		$50.00
	CMF		$20.00
			$
			$
			$
			$

Hearing date Dec 15, 2010 Total $70.00

[signature] 12-7-10
Planner signature / date

Project # 1008203

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

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

__ 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) **24 copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

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

I.F. Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
N/A DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
N/A DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
I.F. Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
I.F. Letter of authorization from the property owner if application is submitted by an agent
N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
N/A Sign Posting Agreement
N/A Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
✓ 6 copies of the Infrastructure List, if relevant to the site plan
N/A TIS/AQIA Traffic Impact Study form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

(IN-FILE)

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

FRED C. ARFMAN
Applicant name (print)

12·07·10
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
10DRB - - 70351
- -
- -

12-7-10
Planner signature / date

Project # 1008203

Letter of Transmittal

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: Jack Cloud
DRB Chairperson

Date: 12/6/10
Job No. 1802

Attn: DRB #1008203
Reference: Sage + Unser Marketplace

We transmit to you 6 copy(ies) of the following:

- ☐ ____ Plats
- ☐ ____ Plans
- ☐ ____ Disks
- ☐ ____ Report
- ☐ Specifications
- ☐ Submittals
- ☐ Shop Drawings
- ☐ Copy of Letter
- ☑ Revised Infrastructure List dated 12/6/10
- ☐ ____

This information is transmitted:

- ☐ As per your request
- ☑ For your review & approval
- ☐ For your information
- ☐ For your attention
- ☐ For your signature
- ☐ For your files
- ☐ For your use
- ☐ Please review & return
- ☐ For return to your files
- ☐ Please advise
- ☐ ____
- ☐ ____

Remarks: ____

By: Fred Artman

Copies to: ____

(505) 268 – 8828; FAX: (505) 268 – 2632; EMAIL: iamengrs@swcp.com

Letter of Transmittal

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: DRB - CHAIR

Date: 12.07.10

Job No.

Attn: JACK CLOUD

Reference: SAGE/UNSER MARKETPLACE, DRB# 1008203

We transmit to you 6 copy(ies) of the following:

- ☐ Plats
- ☐ Specifications
- ☐ Plans
- ☐ Submittals
- ☐ Disks
- ☐ Shop Drawings
- ☐ Report
- ☐ Copy of Letter
- ☒ ALTERNATE INFRAST. LIST.
- ☐

This information is transmitted:

- ☐ As per your request
- ☐ For your files
- ☐ For your review & approval
- ☐ For your use
- ☐ For your information
- ☐ Please review & return
- ☐ For your attention
- ☐ For return to your files
- ☐ For your signature
- ☐ Please advise
- ☐
- ☐

Remarks: WE REQUEST THAT THIS LIST BE HEARD AT THE 12.15.10 HEARING IF THE 6' PCC SIDEWALK IS ELIMINATED ALONG THE TEMP. PAVING (TR. A-1).

By: FRED C. ARFMAN

Copies to:

(505) 268 - 8828; FAX: (505) 268 - 2632; EMAIL: iamengrs@swcp.com

Current DRC
Project Number:

ORIGINAL

FIGURE 12

Date Submitted: October 20, 2010
Date Site Plan Approved:
Date Preliminary Plat Approved: 10-20-10
Date Preliminary Plat Expires: 10-20-11
DRB Project No.: 1008203
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B
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
		Std	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Median	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road	East Property Line	Approximately 200' East	/	/	/
		0'-15'	Arterial Taper	Sage Road	Entrance A (West) A-3		/	/	/
		12' F-E	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B (Mid) A-5		/	/	/
		0'-12'	Arterial Taper	Unser Blvd.	SW Property Line		/	/	/
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10'	Asphalt Trail	Unser Blvd.	South Taper	Approximately 100' South	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Water Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
		TBD	Storm Drain Inlet(s) Type "A" & "C"	Sage Road	Mid-Point of North Property Line	East Side of Property	/	/	/
							/	/	/
		N/A	Traffic Control Cabinet Upgrade (as determined by DRC & Traffic Opts)	Arenal Road & Unser Blvd. Intersection			/	/	/
							/	/	/

(rev. 9-20-05)

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:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER

Fred C. Arfman, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

10.20.10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

10/20/10
DRB CHAIR - date

10/20/10
TRANSPORTATION DEVELOPMENT - date

10/20/10
UTILITY DEVELOPMENT - date

10/20/10
CITY ENGINEER - date

Christina Sandoval 10/20/10
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Handley, Sandra D.

From: George Rainhart [GeorgeR@gra-arch.com]
Sent: Wednesday, October 20, 2010 9:33 AM
To: Handley, Sandra D.
Subject: Fw: Reminder: Arenal / Unser Signal

DRB 1008203
10/20/10

From: Soto, Ronald J. [mailto:RSoto@cabq.gov]
Sent: Wednesday, October 20, 2010 08:22 AM
To: Terry O. Brown, P.E. <tobe@swcp.com>
Cc: George Rainhart
Subject: RE: Reminder: Arenal / Unser Signal

After an evaluation was done at the intersection the following conditions need to be addressed:

-Twenty and five conductor cable will need to be pulled throughout whole intersection.
-New controller will be needed as controller at intersection is no longer supported by vendor.
-Cabinet is old and might encounter problems with upgrade, thereby consideration of new cabinet should also be considered.

From: Terry O. Brown, P.E. [mailto:tobe@swcp.com]
Sent: Monday, October 18, 2010 4:37 PM
To: Soto, Ronald J.
Cc: George Rainhart
Subject: Reminder: Arenal / Unser Signal

REMINDER E-Mail: DRB Meeting is Wednesday morning. Kristal will ask if we have the information from you.

Ron,

I performed a study recently that recommended that westbound left turn arrows and southbound left turn arrows be installed on the signal at the intersection of Sage Rd. / Unser Blvd. Also, if appropriate, the westbound right turn overlap arrow should be constructed. Richard Dourte, Kristal Metro, and Tony Loyd are working with a nearby land developer to fund the installation of the recommended arrows. However, we have some questions for your staff:

1) Is the existing controller capable of handling the additional recommended phases?
2) Are other improvements needed to implement the recommended turn arrows?
3) Considering that the westbound right turn movement is a slip ramp, does Traffic Operations consider the westbound right turn overlap phase to be necessary or needed?

Would you please provide us with answers to these questions. Let me know if I can assist in any way.

Best Regards,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Office
(505) 270-6981 - Cell
e-mail: tobe@swcp.com

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/31/2010 Issued By: E08375 86316

Permit Number: **2010 070 254** **Category Code 910**

Application Number: 10DRB-70254, Epc Approved Sdp For Subdivision

Address:

Location Description: UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW

Project Number: 1008203

Applicant
UNSER SAGE PARTNERSHIP

2019 DARTMOUTH DRIVE NE
ALBUQUERQUE NM 87106
265-0183

Agent / Contact
Consensus Planning
James Strozier
302 8th St Nw
Albuquerque NM 87102

cp@consensusplanning

Application Fees

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

S Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- V ___ Zone Map Amendment (Establish or Change Zoning)
- 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, 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): Consensus Planning, Inc. PHONE: 764-9801
ADDRESS: 302 Eighth Street NW FAX: 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Unser Sage Partnership PHONE: 265-0183
ADDRESS: 2019 Dartmouth Drive NE FAX: 268-1398
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: roydowney5@gmail.com
Proprietary interest in site: owners List all owners: Roy Downey and Russ Whitener

DESCRIPTION OF REQUEST: DRB Sign off for EPC approved Site Development Plan for Subdivision

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

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

Lot or Tract No. Tract A Block: ___ Unit: 1-B
Subdiv/Addn/TBKA: Land of Albuquerque South (Sage and Unser Marketplace)
Existing Zoning: C-1 Proposed zoning: N/A MRGCD Map No N/A
Zone Atlas page(s): M-10 UPC Code: 101005520949720301

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011, 10DRB-70207, 10-DRB-70225

CASE INFORMATION:
Within city limits? ✔ Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 9.16 AC
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard SW
Between: Sage Road SW and Arenal Road SW

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 7-28-10

SIGNATURE ___ DATE 8-30-10
(Print) James K. Strozier, AICP 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 - - 70254	SPS		$ D
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date Sept 8, 2010

8-31-10
Planner signature / date

Project # 1008203

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**
NA Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies** - Separate Report
NA 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
NA Infrastructure List, if relevant to the site plan - See Plat
NA 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.

James K. Strozier, AICP
Applicant name (print)

8/30/10
Applicant signature / date

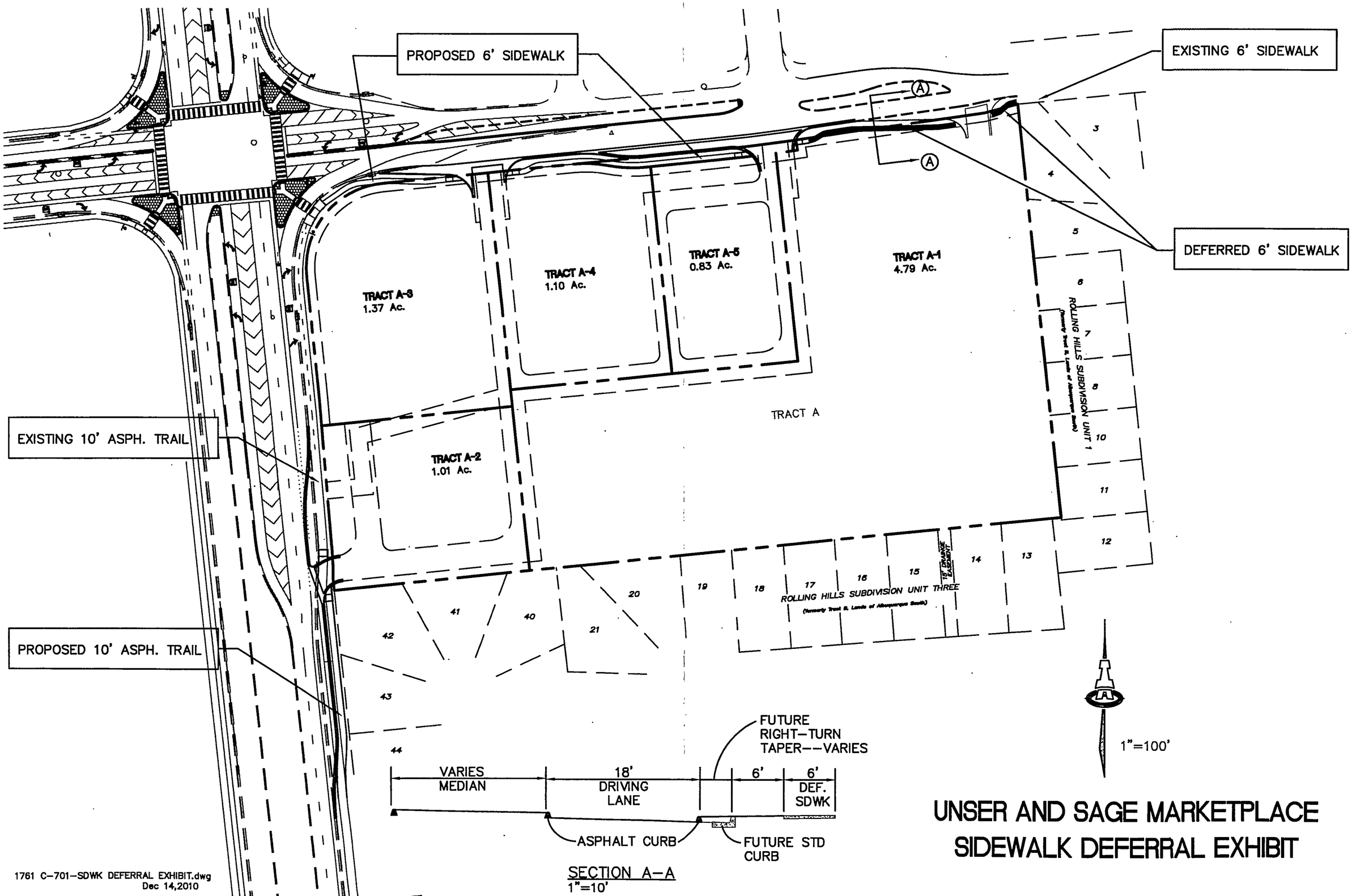
Form revised **October 2007**

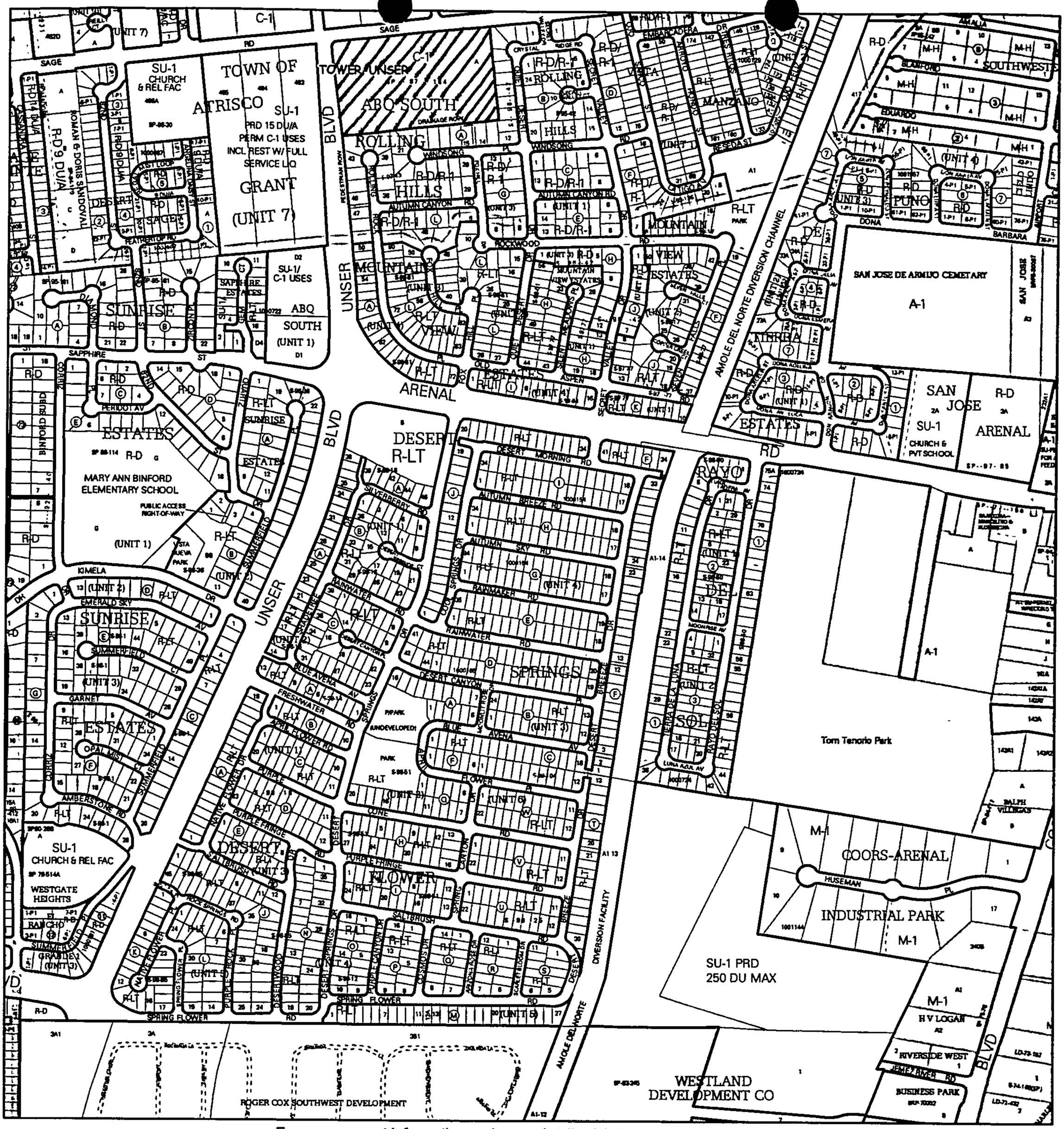
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
10DRB - - 70254
- -
- -

8-31-10
Planner signature / date

Project # 1008293

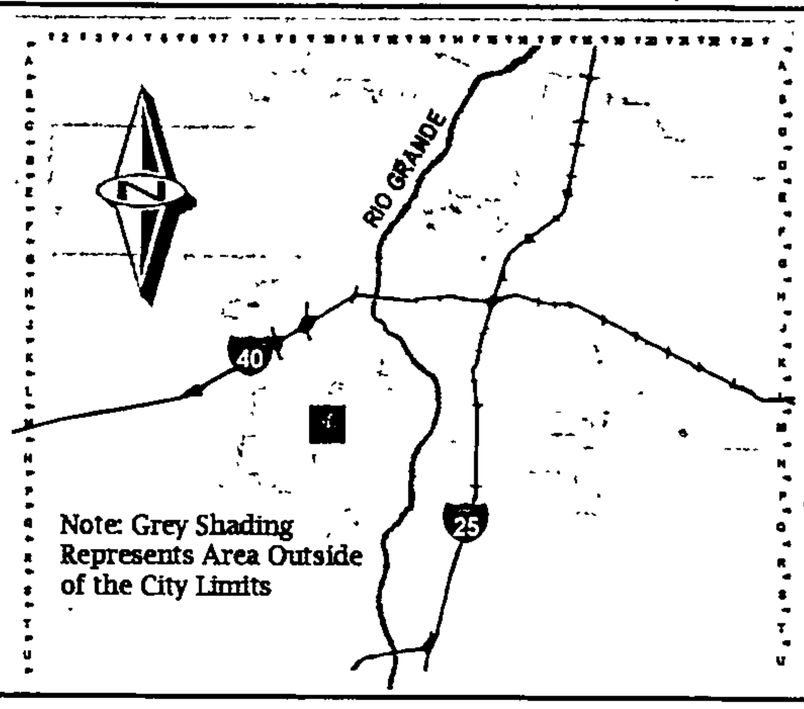

PROPOSED 6' SIDEWALK
EXISTING 6' SIDEWALK
DEFERRED 6' SIDEWALK
EXISTING 10' ASPH. TRAIL
PROPOSED 10' ASPH. TRAIL
TRACT A-3
1.37 Ac.
TRACT A-4
1.10 Ac.
TRACT A-5
0.83 Ac.
TRACT A-1
4.79 Ac.
TRACT A-2
1.01 Ac.
TRACT A
ROLLING HILLS SUBDIVISION UNIT 1
ROLLING HILLS SUBDIVISION UNIT THREE
15' DRAINAGE EASEMENT
1"=100'
FUTURE RIGHT-TURN TAPER--VARIES
VARIES MEDIAN
18' DRIVING LANE
6'
6' DEF. SDWK
ASPHALT CURB
FUTURE STD CURB
SECTION A-A
1"=10'
UNSER AND SAGE MARKETPLACE
SIDEWALK DEFERRAL EXHIBIT
1761 C-701-SDWK DEFERRAL EXHIBIT.dwg
Dec 14,2010
M:\CAD FILES\1700-1799\1761\dwg\1761 C-701-SDWK DEFERRAL EXHIBIT.dwg, 12/14/2010 8:26:05 AM, thor



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:

M-10-Z

Selected Symbols

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

0 750 1,500 Feet

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

August 30, 2010

Mr. Jack Cloud, AICP, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Project # 1008203: A Site Development Plan for Subdivision for Tract A Plat of Tracts A & B, Unit 1-B, of the Lands of Albuquerque South

Dear Mr. Chairman:

On behalf of Unser Sage Partnership, Consensus Planning, Inc. is requesting a site development plan for subdivision for the property located on the southeast corner of Unser Boulevard SW and Sage Road SW. The property is legally described as Tract A Plat of Tracts A & B, Unit 1-B, of the Lands of Albuquerque South. The site consists of approximately 9.56 acres and is zoned C-1 Neighborhood Commercial; therefore, it is a Shopping Center.

The site development plan for subdivision will split Tract A into two lots: Lot 1 and Lot 2. The northwest corner of the site, 0.074 acres, will be dedicated to the City as public right-of-way. Lot 1 is comprised of 1.5 acres and is located on the northwest portion of the property (not including the right-of-way dedication). The remaining 7.98 acres will form Lot 2. The site plan shows illustrative lot lines showing potential Lots in Lot 2, which will be created through future subdivision plats. There are four access points proposed to serve the site, as shown on the site plan.

The Environmental Planning Commission (EPC) approved this project on April 8, 2010, with conditions. The following is a list of the EPC conditions and how each condition was addressed. *The conditions are italicized,* and the applicant's responses are in normal text.

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 ensuing that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal 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.*

   This letter fulfills this condition.

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

   We met with Randall Faulkner on Friday, August 27th to discuss the revised Site Development Plan for Subdivision, in compliance with this condition.

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

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

3. *The following Design Standards shall be added under 1. Site Design, General: In order to enhance a proposed future Neighborhood Activity Center and Walkability of the site, the following conditions shall be added:*

    a. *The drive-up uses shall be located only along Sage Road. Drive-up uses shall be designed so traffic and queuing shall cause no deleterious effects on the pedestrian qualities of the marketplace.*

    b. *Buildings shall be clustered to encourage pedestrian activity and shall not be separated by large areas of parking.*

    These Design Standards have been added to Sheet 4.

4. *Add the following sentence as the third paragraph under Design Standards: "Development in the Unser/Sage Marketplace shall comply with applicable Zoning Code Regulations."*

    This sentence was added to Sheet 4.

5. *Site Design, Public Space, 3rd bullet, change "150" to "400".*

    This change was made on Sheet 4.

6. *Site Design, Accessibility & Safety:*

    a. *1st bullet, delete the word "consulted": and add the words "complied with".*

    b. *Delete 3rd bullet.*

    These changes have been made on Sheet 4.

7. *Site Design, Parking:*

    a. *6th bullet, change "150" to "85".*

    b. *7th bullet, 2nd sentence shall read "However, openings shall be provided for water harvesting to be used."*

    These changes have been made on Sheet 4.

8. *Screening Walls & Fences, 4th bullet, change the spelling of the word "cueing" to "queuing".*

    The spelling has been corrected on Sheet 4.

9. *Architectural Design:*

    a. *Add the following as 5th bullet under Architectural Design: "Predominant building materials shall be stucco clad buildings accented with masonry elements."*

CONSENSUS PLANNING

b. *Add the following as 6th bullet under Architectural Design: "Portals or shaded elements shall be provided at primary facades and at critical pedestrian linkages."*

c. *Building Facades, 3rd bullet, delete the word "wood".*

d. *Roofs & Parapets, add the following sentence as 4th bullet: "Predominant roof lines shall be predominantly flat roofed with accent roof elements, such as tower caps and portal roofs."*

e. *Building Materials & Colors, add the following sentence as 4th bullet: "Basic colors shall be light tan, gray or sage, with accents of red-brown, yellow-ochre or dark gray. The color of the roof shall be silver gray or dark gray flat concrete shingles.*

These changes have been made on Sheet 4.

10. *Landscape:*

a. *The Purple Robe Locust tree listed under Unser Boulevard – Street Trees shall be replaced with a Texas Red Oak tree.*

b. *Add the following bullet: "Berms shall be constructed with 75% minimum live vegetated cover, and care shall be taken so that the soil of the berms is not compacted upon construction and remains loose and viable for the living vegetative cover".*

c. *5th bullet, replace the word "site" with the words "net lot".*

d. *8th bullet, replace the word "turf" and replace with the words "low water native grass or other living vegetation."*

e. *Add the following bullet: "Organic mulch around trees and plants is preferred over inorganic rock."*

f. *Add the following bullet: "In some cases, tree wells need to be larger than 36 square feet to provide more rooting volume. The size of the well depends on the mature size of the tree. Methods for increasing rooting volume include the following: larger tree wells, tree well connections, pervious paving, structure soil, root tunnels, soil subway paths, and bridging of sidewalks."*

These changes have been made on Sheets 4 and 5.

CONSENSUS PLANNING

11. *The following Design Standard shall be added as the second sentence under 10. Process: "Prior to application for subsequent site development plan for building permits, the applicant shall meet with an EPC staff planner to ensure compliance with design standards and EPC conditions."*

    This language was added on Sheet 5.

12. *Recommended Conditions from City Engineer, Municipal Development, and NMDOT:*

    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. *Label access easements as common access and utility easements.*

    d. *With respect to site drive "A" (first site drive on Sage east of Unser): per the DPM, the location of a site drive on the departure side of an intersection of two arterials (principal and minor) would be 150' minimum. However, based on the future re-construction of the Sage and Unser intersection by the City of Albuquerque, which includes free right turn lanes in each quadrant, and the volumes associated with this site drive, the applicant will need to delete this drive or re-locate it east a distance sufficient to accommodate a possible right turn deceleration or taper lane. Provide analysis prior to DRB.*

    e. *Concurrent platting action required at DRB.*

    f. *Site plan shall comply and be designed per DPM Standards.*

    g. *Dedication of a minimum of 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designated on the Long Range Roadway System map.*

    h. *Dedication of an additional 6 feet of right-of-way along Sage Road adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.*

    i. *Construction of the on-street bicycle lane along Sage Road adjacent to the subject property as designated on Long Range Bikeways System map.*

    j. *Approval of the additional right-in, right-out driveway access on Unser Boulevard to the proposed site by the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments (MRCOG) consistent with procedures described in*

CONSENSUS PLANNING

MRCOG resolution R-05-09. Request must be in process concurrently with DRB.

Agreed, these items have been addressed with the Site Plan for Subdivision, Preliminary Plat, and Infrastructure List.

13. Recommended Conditions from Public Service Company of New Mexico:

a. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

b. As a condition, please add note on Sheet 5 that all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

The note has been added to Sheet 5 and we agree that PNM shall be contacted regarding electric service to the individual projects.

We respectfully request that the Development Review Board approve the request for this site development plan for subdivision. If you have any questions, do not hesitate to call me at (505) 764-9801.

Sincerely,

James K. Strozier, AICP
Principal

Letter of Transmittal

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: Jack Cloud
DRB Chair

Date: 10/19/10
Job No. 1802

Attn: DRB 1008203
Reference: Sage + Unser Marketplace

We transmit to you 6 copy(ies) of the following:

- ☐ ____ Plats
- ☐ ____ Plans
- ☐ ____ Disks
- ☐ ____ Report
- ☐ ____ Specifications
- ☐ ____ Submittals
- ☐ ____ Shop Drawings
- ☐ ____ Copy of Letter
- ☑ Infrastructure List
- ☐ ____

This information is transmitted:

- ☐ As per your request
- ☑ For your review & approval
- ☐ For your information
- ☐ For your attention
- ☐ For your signature
- ☐ For your files
- ☐ For your use
- ☐ Please review & return
- ☐ For return to your files
- ☐ Please advise
- ☐ ____
- ☐ ____

Remarks: ____

By: Fred Arfman

Copies to: ____

(505) 268 – 8828; FAX: (505) 268 – 2632; EMAIL: iamengrs@swcp.com

Current DRC
Project Number:

FIGURE 12

Date Submitted: October 19, 2010
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1008203
DRB Application No.:

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B
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
		Std	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Median	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road	East Property Line	Approximately 200' East	/	/	/
		0'-15'	Arterial Taper	Sage Road	Entrance A		/	/	/
		12' F-E	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B		/	/	/
		0'-12'	Arterial Taper	Sage Road	Entrance C		/	/	/
		0'-12'	Arterial Taper	Unser Blvd.	SW Property Line		/	/	/
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10'	Asphalt Trail	Unser Blvd.	South Taper	Approximately 100' South	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Water Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
		TBD	Storm Drain Inlet(s) Type "A" & "C"	Sage Road	Mid-Point of North Property Line	East Side of Property	/	/	/
							/	/	/
		N/A	Traffic Control Cabinet Upgrade (as determined by DRC & Traffic Opts)	Arenal Road & Unser Blvd. Intersection			/	/	/
							/	/	/

(rev. 9-20-05)

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:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER

Fred C. Arfman, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 10.19.10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - 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)

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE • Åsa Nilsson-Weber, PE

October 7, 2010

Mr. Jack Cloud
DRB Chair
Planning Department
Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102

RE: Sage & Unser Marketplace
DRB Case No. 1008203

Subject: Required Infrastructure List (RIL)

Dear Mr. Cloud:

Isaacson & Arfman, P.A., consulting engineers for the above referenced project, hereby request that the previously submitted RIL be heard for approval with conditions at the October 13, 2010 DRB hearing. We understand that the access off of Unser Blvd. will not be approved until the November 5, 2010 (see attached letter from COA, DMD) meeting of the Transportation Coordination Committee. On September 29, 2010 Mike Riordon, Director of Municipal Development Department has formally sponsored the Transportation Coordination Committee application for the right-in / right-out on Unser Blvd.

We acknowledge the potential that the approval of the RIL is conditional and additions and amendments may be required as future actions before the DRB.

On behalf of the Owner and design team, we appreciate your assistance and understanding of this request.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
pc: George Rainhart

128 Monroe St. N.E. • Albuquerque, NM 87108 • (505) 268-8828 • Fax: (505) 268-2632 • www.iacivil.com

Fred Arfman

From: George Rainhart [GeorgeR@gra-arch.com]
Sent: Thursday, October 07, 2010 2:12 PM
To: freda@iacivil.com
Subject: Fw: Unser and Sage

From: Terry O. Brown, P.E. [mailto:tobe@swcp.com]
Sent: Thursday, October 07, 2010 08:26 AM
To: George Rainhart; Jim Strozier (Jim Strozier) <cp@consensusplanning.com>
Subject: FW: Unser and Sage

FYI –

Thanks,

Terry

From: Bauman, Debbie [mailto:dbauman@cabq.gov]
Sent: Thursday, October 07, 2010 8:37 AM
To: Terry O. Brown, P.E.
Subject: Unser and Sage

Hi Terry -

I was copied on a message from Terry Doyle notifying the RAC of our request at Unser and Sage. Terry said in his e-mail that he would like to have this added to the November TCC meeting (November 5). I will keep you updated once I have confirmation that this will occur, but for now, please add the TCC meeting to your schedule in anticipation of getting the RAC's recommendation. Thanks Terry, and please let me know if you have any questions. Thanks - Debbie

Debbie Bauman
Program Manager, Engineering Division
Department of Municipal Development
City of Albuquerque
P.O. Box 1293, Room 304
Albuquerque, NM 87103
505-768-3649 (office)
505-768-2733 (fax)

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 9.0.862 / Virus Database: 271.1.1/3182 - Release Date: 10/07/10 00:34:00

Current DRC
Project Number:

FIGURE 12

Date Submitted: October 7, 2010
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1008203
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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		Median	Curb & Gutter	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/
		Varies	Temporary Paving	Sage Road	East Property Line	Approximately 200' East	/	/	/
		0'-15'	Arterial Taper	Sage Road	Entrance A		/	/	/
		12' F-E	Arterial Decel Lane 100' Long Plus Transition	Sage Road	Entrance B		/	/	/
		0'-12'	Arterial Taper	Sage Road	Entrance C		/	/	/
		0'-12'	Arterial Taper	Unser Blvd.	SW Property Line		/	/	/
		6'	PCC Sidewalk	Sage Road	Unser Blvd.	East Property Line of Tract A-1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10'	Asphalt Trail	Unser Blvd.	South Taper	Approximately 100' South	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	Onsite Public Water Easement	Looped from Sage Road around Tracts A-4 & A-5 back to Sage Road		/	/	/
							/	/	/
		8"	Sanitary Sewer	Onsite Public Water Easement	Around Tracts A-4 & A-5 to Sanitary Sewer in Unser Blvd.		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

NOTES

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

Street lights per City requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER

Fred C. Arfman, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

SIGNATURE - date
10.07.10

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - 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

One Stop Shop – Development and Building Services

08/13/2010 Issued By: PLNSDH 84606

Permit Number: **2010 070 225** **Category Code 910**

Application Number: 10DRB-70225, Major - Preliminary Plat Approval

Address:

Location Description: UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW

Project Number: 1008203

Applicant
UNSER SAGE PARTNERSHIP

2325 SAN PEDRO DR NE SUITE 2B
ALBUQUERQUE NM 87110
884-9110

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$640.00
	TOTAL:	**$735.00**

City Of Albuquerque
Treasury Division

8/13/2010 9:35AM LOC: ANNX
WS# 006 TRANS# 0003
RECEIPT# 00123754-00123754
PERMIT# 2010070225 TRSCXG
Trans Amt $735.00
AFN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $640.00
CK $735.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal — A
- ___ 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.

APPLICANT INFORMATION:

Professional/Agent (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Unser Sage Partnership PHONE: 884-9110
ADDRESS: c/o 2325 San Pedro Dr. NE, Suite 2B FAX: 837-9877
CITY: ABQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat Approval

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

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

Lot or Tract No. Tract A Block: Unit: 1-B
Subdiv/Addn/TBKA: Lands of Albuquerque South (tbka Sage + Unser Marketplace)
Existing Zoning: C-1 Proposed zoning: Same
Zone Atlas page(s): M-10 UPC Code: 101005520949720301 MRGCD Map No NA

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10EPC-40011, 10DRB-70207

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Rd. SW and Arenal Rd. SW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 7/28/10

SIGNATURE [signature] DATE 08-13-10
(Print) Fred C. Artman 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 - - 70225	PP		$ 640.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
- -			$
- -			$
		Total	$ 735.00

Hearing date Sept 8, 2010

[signature] 8-13-10
Planner signature / date

Project # 1008203

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

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

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

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

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Fred C. Artman
Applicant name (print)

Fred C. Artman 08-13-10
Applicant signature / date

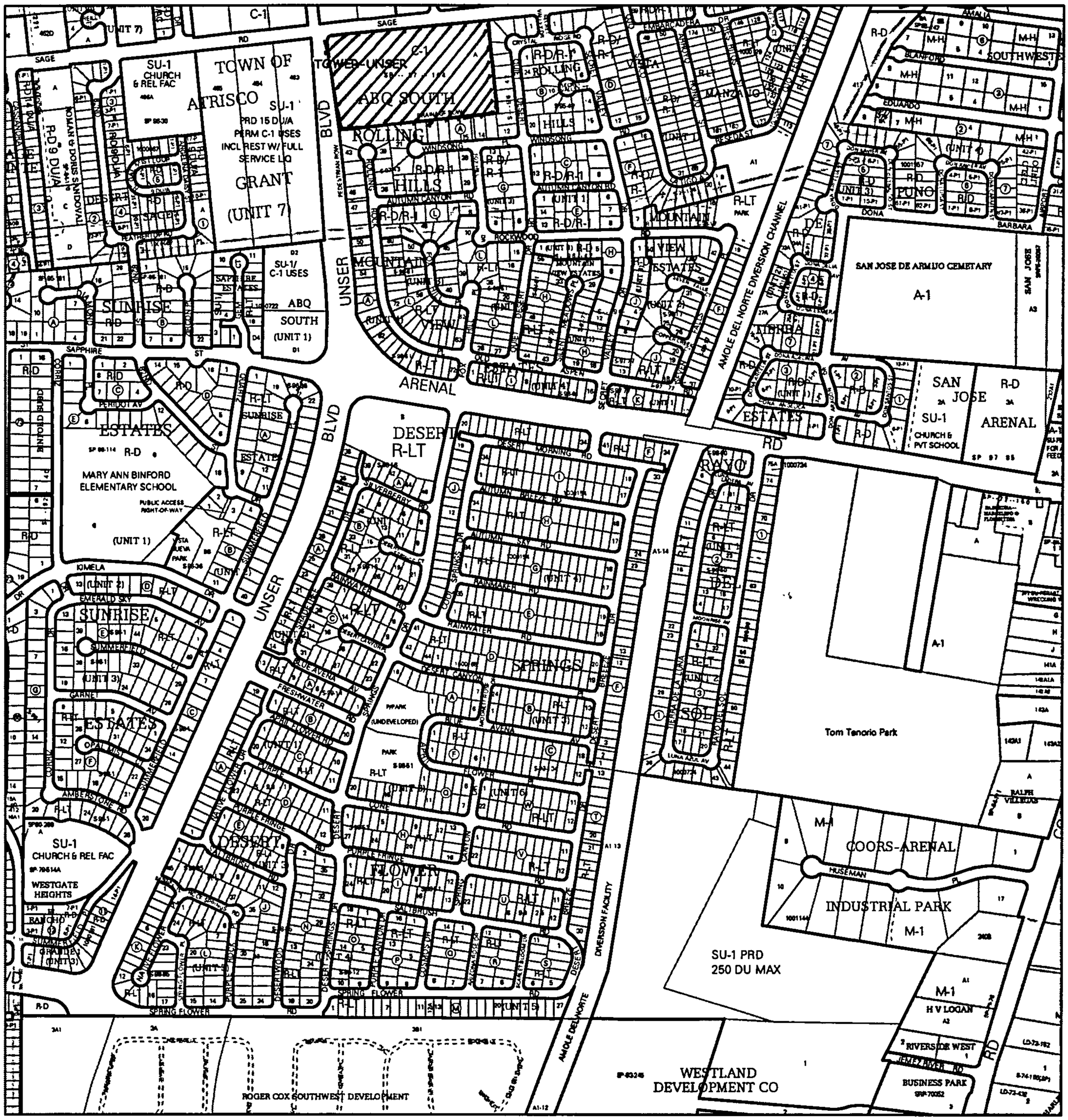
Form revised **October 2007**

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

Application case numbers
10DRB - ____ - 70225
____ - ____ - ____
____ - ____ - ____

8-13-10
Planner signature / date

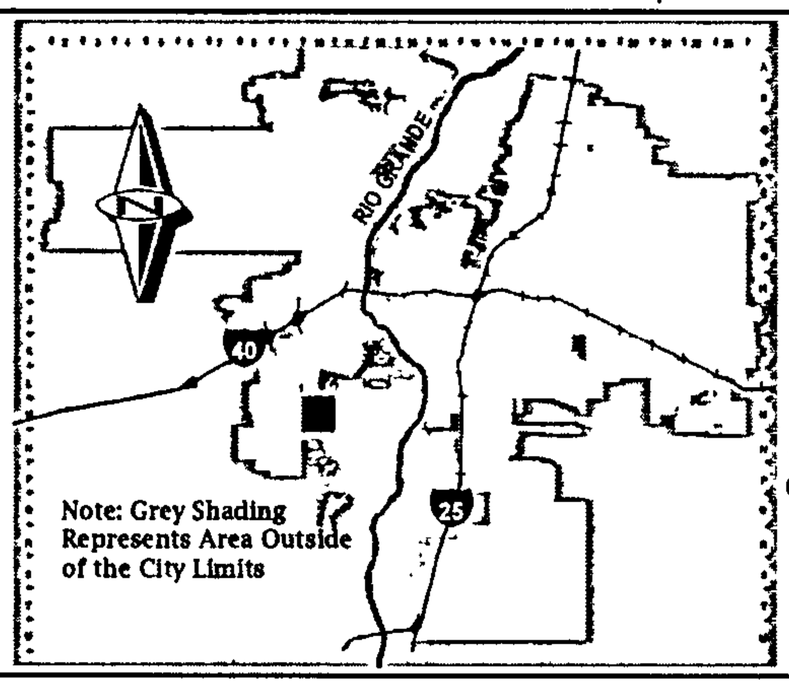
Project # 10082203



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

M-10-Z

Selected Symbols

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

0 750 1,500 Feet

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE • Åsa Nilsson-Weber, PE

August 12, 2010

Mr. Jack Cloud, DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Sage & Unser Marketplace (Project #1008203)
Preliminary Plat Submittal

Dear Mr. Cloud;

Isaacson & Arfman, as agents for Sage Unser Partnership, are submitting the preliminary plat for the Sage & Unser Marketplace. This preliminary plat is submitted in support of a Site Development Plan for Subdivision being processed by Consensus Planning, which may or may not be heard at the same time.

This 9.16 acre tract will initially be subdivided into 5 commecial tracts. Tract A-1 is programmed for future division into four (4) tracts. Proposed private access easements, and public water and sanitary sewer easements are provided for internal access. Public Utility Easements are provided along the public rights-of-way. A 0.06 acre portion of right-of-way will be dedicated to Sage Rd by the final plat for a proposed deceleration lane.

A Master Drainage Plan is included with this submittal. This plan designates ponding requirements to restrict developed storm flows to required maximum flows that were established by the DMP for the adjacent Rolling Hills Subdivision.

The Site Development Plan for Subdivision was heard at EPC on 04/09/10. The layout has been modified to meet EPC requirements and those of the Transportation Division.

If you have any questions about this package, please contact me at 268-8828 or freda@iacivil.com.

Sincerely Yours,
Isaacson & Arfman, P.A.

Fred C. Arfman

Fred Arfman, PE
President

128 Monroe St. N.E. • Albuquerque, NM 87108 • (505) 268-8828 • Fax: (505) 268-2632 • www.iacivil.com

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

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

August 9, 2010

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632

Dear Ruth:

Thank you for your inquiry of **August 9, 2010** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH, LCOATED ON UNSER BOULEVARD SW BETWEEN SAGE ROAD SW AND ARENAL ROAD SW** zone map **M-10.**

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

STINSON TOWER N.A. (STT) "R"
Victor Wyant, 612 Cottontail SW/87121 239-8856 (h)
Patrick Barisione, P.O. Box 12676/87195

WESTGATE HEIGHTS N.A. (WGH) "R"
Matthew Archuleta, 1628 Summerfield SW/87121 836-7251 (h)
Arthur H. Gonzales, P.O. Box 13803/87192 350-6080 (h)

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

Sincerely,

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

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

planningrnaform(11/2007)

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

August 12, 2010 CERTIFIED MAIL - 7005 1160 0001 1329 7917

Mr. Victor Wyant
Stinson Tower Neighborhood Association
612 Cottontail SW
Albuquerque, NM 87121

RE: Sage & Unser Marketplace
Present Legal: Tract A, Unit 1-B, Lands of Albuquerque South
(DRB Project No. 1008203)

Dear Mr. Wyant:

As the consulting engineers for the above referenced site (see the attached zone map), we are writing this letter to inform the Stinson Tower Neighborhood Association that a request for preliminary plat is being submitted to the City of Albuquerque Development Review Board. The preliminary plat is attached with this letter.

The proposed project subdivides the existing property into 5 commercial tracts. The layout is per the EPC-approved site development plan. It provides private easements for internal driving access and public easements for water and sanitary sewer.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 7917

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Certified Fee	$2.80	10
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.32	08/13/2010

USPS ALBUQUERQUE NM HIGHLAND STA AUG 13 2010

Sent To: Victor Wyant
Street, Apt. No.; or PO Box No.: Stinson Tower Neighborhood Association
City, State, ZIP+4: 612 Cottontail SW, Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

August 12, 2010 CERTIFIED MAIL - 7005 1160 0001 1329 7924

Mr. Patrick Barisione
Stinson Tower Neighborhood Association
P.O. Box 12676
Albuquerque, NM 87195

RE: Sage & Unser Marketplace
Present Legal: Tract A, Unit 1-B, Lands of Albuquerque South
(DRB Project No. 1008203)

Dear Mr. Barisione:

As the consulting engineers for the above referenced site (see the attached zone map), we are writing this letter to inform the Stinson Tower Neighborhood Association that a request for preliminary plat is being submitted to the City of Albuquerque Development Review Board. The preliminary plat is attached with this letter.

The proposed project subdivides the existing property into 5 commercial tracts. The layout is per the EPC-approved site development plan. It provides private easements for internal driving access and public easements for water and sanitary sewer.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachments

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $6.32

Postmark Here: 0108 08/13/2010

Sent To: Patrick Barisione
Street, Apt. No.; or PO Box No.: Stinson Tower Neighborhood Association
City, State, ZIP+4: P.O. Box 12676, Albuquerque, NM 87195

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

August 12, 2010

CERTIFIED MAIL - 7005 1160 0001 1329 7931

Mr. Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: Sage & Unser Marketplace
Present Legal: Tract A, Unit 1-B, Lands of Albuquerque South
(DRB Project No. 1008203)

Dear Mr. Archuleta:

As the consulting engineers for the above referenced site (see the attached zone map), we are writing this letter to inform the Westgate Heights Neighborhood Association that a request for preliminary plat is being submitted to the City of Albuquerque Development Review Board. The preliminary plat is attached with this letter.

The proposed project subdivides the existing property into 5 commercial tracts. The layout is per the EPC-approved site development plan. It provides private easements for internal driving access and public easements for water and sanitary sewer.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachments

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Total Postage & Fees	$ $6.32

USPS ALBUQUERQUE NM HIGHLAND STA 010E
Postmark Here
AUG 13
08/13/2010

Sent To: Matthew Archuleta
Street, Apt. No.; or PO Box No.: Westgate Heights Neighborhood Association
City, State, ZIP+4: 1628 Summerfield SW
Albuquerque, NM 87121

PS Form 3800, June 2002 — See Reverse for Instructions

Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

August 12, 2010

CERTIFIED MAIL - 7005 1160 0001 1329 7948

Mr. Arthur H. Gonzales
Westgate Heights Neighborhood Association
P.O. Box 13803
Albuquerque, NM 87192

RE: Sage & Unser Marketplace
Present Legal: Tract A, Unit 1-B, Lands of Albuquerque South
(DRB Project No. 1008203)

Dear Mr. Gonzales:

As the consulting engineers for the above referenced site (see the attached zone map), we are writing this letter to inform the Westgate Heights Neighborhood Association that a request for preliminary plat is being submitted to the City of Albuquerque Development Review Board. The preliminary plat is attached with this letter.

The proposed project subdivides the existing property into 5 commercial tracts. The layout is per the EPC-approved site development plan. It provides private easements for internal driving access and public easements for water and sanitary sewer.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachments

7005 1160 0001 1329 7948

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $6.32

0108
ALBUQUERQUE NM USPS HIGHLAND
Postmark Here
AUG 13
08/13/2010

Sent To: Arthur H. Gonzales
Street, Apt. No.; or PO Box No.: Westgate Heights Neighborhood Association
City, State, ZIP+4: P.O. Box 13803
Albuquerque, NM 87192

PS Form 3800, June 2002 — See Reverse for Instructions

CITY OF ALBUQUERQUE

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

APPLICANT: Consensus Planning **DATE OF REQUEST:** 2/24/10 **ZONE ATLAS PAGE(S):** M-10

CURRENT:

ZONING C-1

PARCEL SIZE (AC/SQ. FT.) 9.56

LEGAL DESCRIPTION:

LOT OR TRACT # Tract A Plat of Tracks A+B, Unit MB BLOCK #

SUBDIVISION NAME Lands of Albuquerque South

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [✓]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: _____

BUILDING SIZE: _____(sq. ft.)

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

APPLICANT OR REPRESENTATIVE [signature] DATE 2-24-10

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

Notes: SALE / UNSER COMMERCIAL DEV. TIS (2-15-10)

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

TRAFFIC ENGINEER [signature] DATE 2-24-10

Air Quality Impact Analysis (AQIA) May Be Required:

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

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [X] NO [ ] We will address the AQIA issue prior to EPC.

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

APPLICANT [signature] DATE 2-24-10

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

TIS -SUBMITTED 2/24/10 -FINALIZED __/__/__ TRAFFIC ENGINEER [signature] DATE 2-24-10

Revised June 27, 2005

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor

David S. Campbell, CAO

January 25, 2010

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s):
Case Number(s):
Agent: **Consensus Planning, Inc.**
Applicant: **Unser Sage Partnership**
Legal Description: **Tract A Plat of Tracts A & B, Unit 1-B, of the Lands of Albuquerque South**
Zoning: **C-1 Neighborhood Commercial**
Acreage: **9.56 acres**
Zone Atlas Page: **M-10**

CERTIFICATE OF NO EFFECT: Yes _____ No _____

CERTIFICATE OF APPROVAL: Yes __X__ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION: Laboratory of Anthropology site form by Marron and Associates (NMCRIS #116065 dated Dec 12, 2009)

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1); LA 164738 not significant.***

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 24, 2010 To September 8, 2010

5. REMOVAL

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

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

Ruth Lozano 8/13/10
for Isaacson + Hofman, P.A.
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8-13-10 (Date) (Staff Member)

DRB PROJECT NUMBER: 1008203

Rev. 1/11/05

Current DRC
Project Number:

FIGURE 12

Date Submitted: August 13, 2010
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1008203
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAGE & UNSER MARKETPLACE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A, ALBUQUERQUE SOUTH, UNIT 1-B
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
		Std	curb & gutter	Sage Rd	Unser Blvd	east property line of tract A-1	/	/	/
		median	curb & gutter	Sage Rd	Unser Blvd	east property line of tract A-1	/	/	/
		30' F-F	Arterial Paving	Sage Rd	Unser Blvd	east property line of tract A-1	/	/	/
		Varies	Temporary Paving	Sage Rd	east property line	approximately 200' east	/	/	/
		0'-15'	Arterial Taper	Sage Rd	Entrance A		/	/	/
		12' F-E	Arterial decel lane 100' long plus transition	Sage Rd	Entrance B		/	/	/
		0'-12'	Arterial Taper	Sage Rd	Entrance C		/	/	/
		0'-12'	Arterial Taper	Unser Blvd	SW property corner		/	/	/
		6'	PCC sidewalk	Sage Rd	Unser Blvd	east property line of tract A-1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10'	Asphalt Trail	Unser Blvd	south taper	approximately 100' south	/	/	/
							/	/	/
							/	/	/
		8"	Waterline	onsite public water easement	Looped from Sage Rd around tracts A-4 & A-5 back to Sage Rd		/	/	/
							/	/	/
		8"	Sanitary sewer	onsite public water easement	around tracts A-4 & A-5 to sanitary sewer in Unser Blvd		/	/	/
							/	/	/
			Storm water detention pond	SW corner of tract A-1, adjacent to drainage channel inlet / Rolling Hill subdivision			/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev 9-20-05)

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:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Stormwater retention facility sizes are subject to change per final DRC determination.
Grading and Drainage Certification required per DPM (prior to Release of Financial Guarantees) to include private retention facilities as defined on the approved grading plan.

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3 Sanitary sewers to include manholes and service connections.

AGENT / OWNER

Fred C. Arfman
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 08-12-10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - 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
July 28, 2010
DRB Comments

ITEM # 9

PROJECT # 1008203 **APPLICATION # 10-70207**

RE: Tract A, Lands of Albuquerque South Unit 1-B

This is a "Shopping Center Site" per the Zoning Code, and a site plan approved by EPC is required (per § 14-14-2-2 of the Subdivision Ordinance, platting must conform to an approved site plan).

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe St. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Unser Sage Partnership PHONE: 884-9110
ADDRESS: c/o 2325 San Pedro Dr. NE, Suite 2B FAX: 837-9877
CITY: ABQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Sketch Plat Approval

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

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

Lot or Tract No. Tract A Block: Unit: 1-B
Subdiv/Addn/TBKA: Lands of Albuquerque South
Existing Zoning: C-1 Proposed zoning: Same
Zone Atlas page(s): M-10 UPC Code: 101005520949720301 MRGCD Map No NA

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
10EPC-40011

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 9.1590
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. SW
Between: Sage Rd. SW and Arenal Rd SW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE [signature] DATE 7/20/10
(Print) Fred C. Artman 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-70207	SK	P(3)	$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date 07/28/10

Sandy Handley 07/20/10 Planner signature / date

Project # 1008203

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)**

__ 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.

Fred C. Artman
Applicant name (print)

7/20/10
Applicant signature / date

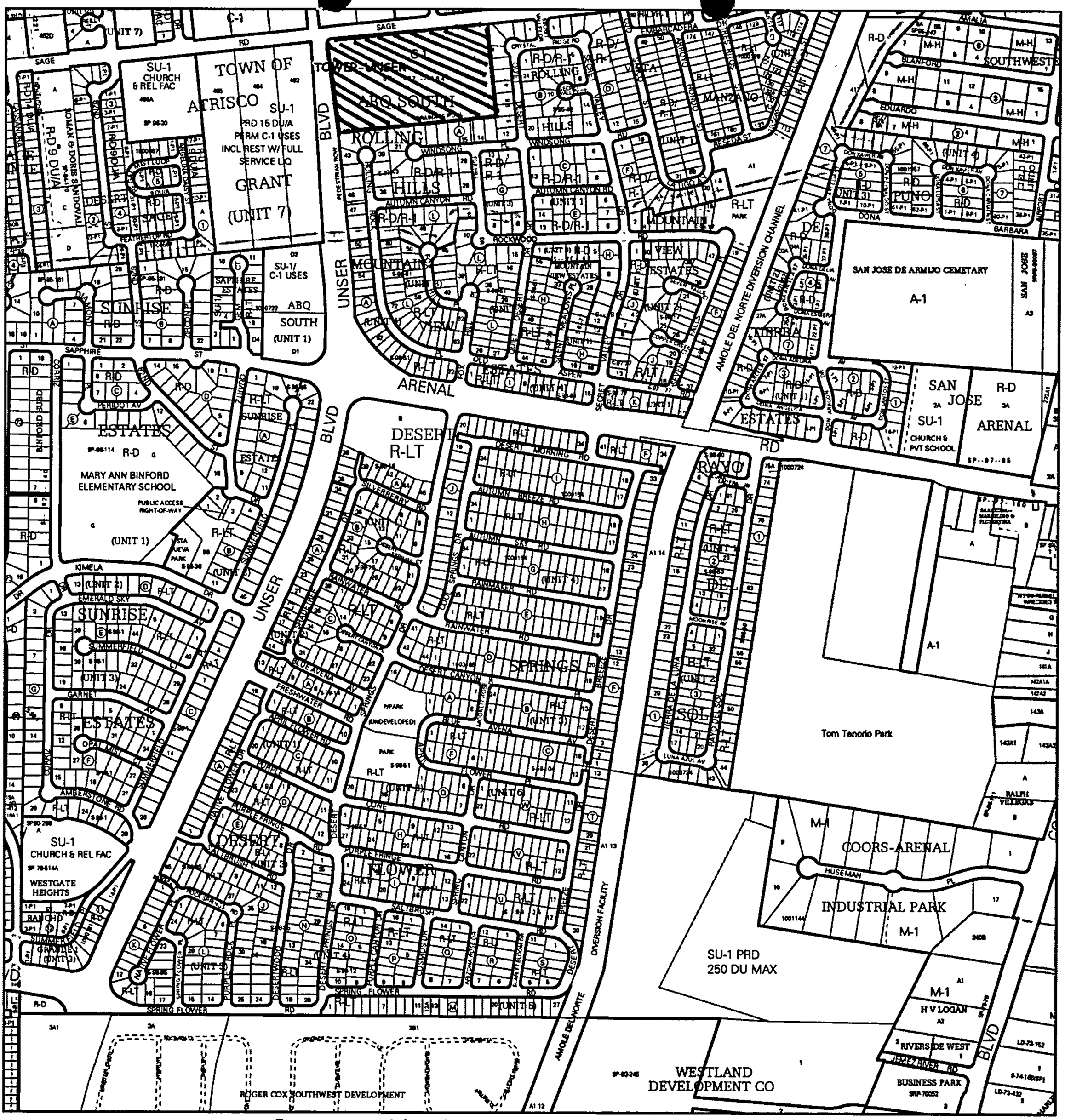
Form revised **October 2007**

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

Application case numbers
10DRB-70207
___-___-___
___-___-___

Sandy Handley 07/20/10
Planner signature / date

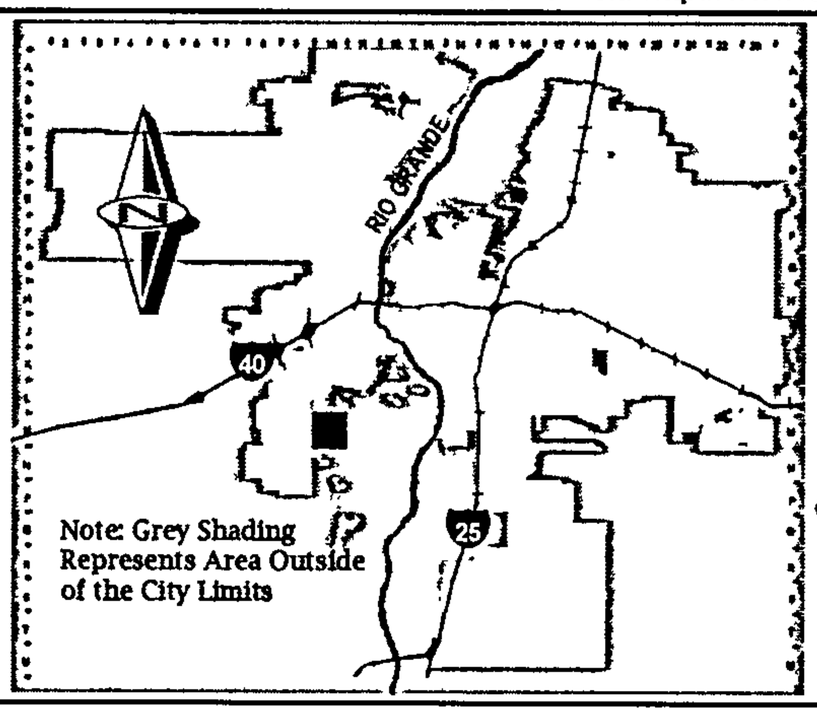
Project # 1008203



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

M-10-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT MEMORANDUM

07/20/10

TO: Jack Cloud, Chair, Development Review Board, Planning Department

FROM: Fred C. Arfman, PE

REF: Sage & Unser Marketplace **I&A PROJ NO:** 1798.02

SUBJ: Sketch Plat Submittal

Isaacson & Arfman, PA is the consulting engineer for the Owners of the above referenced project. We are submitting a sketch plat for review and to receive the appropriate staff comments for the initial development of four commercial lots and the future tract that will be undeveloped at this time.

The sketch plat shows the following:

- Unser access at the SW corner and three access points off of Sage Rd. .
- Public water and sanitary extensions through the site per the Water & Sanitary Sewer Availability Statement dated March 15, 2010
- A conceptual Grading & Drainage Plan has been submitted and approved by City Hydrology

We hereby request that this item be scheduled as a DRB item at the next hearing date.

Fred C. Arfman, PE
Isaacson & Arfman, PA