

**DEVELOPMENT REVIEW BOARD  
AGENDA**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building  
May 14, 2014 9:00 a.m.**

**MEMBERS:**

**Jack Cloud, DRB Chair  
Angela Gomez, Administrative Assistant**

**Kristal Metro, Transportation Development  
Curtis Cherne, City Engineer**

**Allan Porter, ABCWUA  
Carol Dumont, Parks & Recreation**

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

- 1. Project# 1008519**  
14DRB-70146 EPC APPROVED SDP  
FOR BUILD PERMIT

GREENBERG FARROW agent(s) for BUBBA'S 33 request(s) the above action(s) for all or a portion of Lot(s) A-1-C-1-A-2, **CRYER PROPOERTY** zoned SU-1 FOR C-3 USES, located on PAN AMERICAN FRONTAGE RD BETWEEN MONTANO AND JEFFERSON containing approximately 1.77 acre(s). (F-17) **DEFERRED TO 5/21/14.**
  
- 2. Project# 1008952**  
14DRB-70138 EPC APPROVED  
SDP FOR BUILD PERMIT  
14DRB-70139 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

CONSENSUS PLANNING, INC & ISAACSON AND ARFMAN PA agent(s) for MVG DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6, 7, & 8 AND 25, 26, & 27, Block 21, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 FOR O-1, located on PALOMAS AVE NE BETWEEN WYOMING BLVD NE AND PASEO DEL NORTE NE containing approximately 3.29 acre(s). (D-19) **DEFERRED TO 5/21/14.**

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

3. **Project# 1000875**  
14DRB-70107 VACATION OF PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENTS  
14DRB-70143 EPC APPROVED SDP FOR BUILD PERMIT
- BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for INLAND GROUP request the referenced/ above action for easements on Parcels B-1 & D-1, **FINELAND DEVELOPMENT** zoned SU-1 for C-1/ R-2, located on the north side of MCMAHON BLVD NW between UNSER BLVD NW and MONTEREY PARK DR NW containing approximately 6.648 acres. (A-11)**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-2(A)(1) AND (B)(1)(3) OF THE SUBDIVISION ORDINANCE. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 5/21/14.**
4. **Project# 1010010**  
14DRB-70108 VACATION OF PUBLIC STREET EASEMENT  
14DRB-70109 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- BOB KEERAN agent for BLAS & SARAH URQUIDEZ requests the referenced/ above actions for a portion of SIGNAL AVENUE and Lots 19 & 20, Block 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D 5 DU/A, located on the north side of SIGNAL AVE NE between VENTURA ST NE and BARSTOW ST NE containing approximately 2.0089 acres. (C-20)**THE VACATION OF PUBLIC STREET EASEMENT WAS DEFERRED TO 5/21/14. THE PRELIMINARY/FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

5. **Project# 1010052**  
14DRB-70141 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- COMMUNITY SCIENCES CORP agent(s) for GEORGE DUBOIS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) A, **MONTEREY MANOR SUBD** zoned R-1, located on CASA GRANDE CT NE BETWEEN MOUNTAIN NE AND CASA GRANDE AVE NE containing approximately .7488 acre(s). (J-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**
6. **Project# 1006520**  
14DRB-70144 AMENDMENT TO PRELIMINARY PLAT/ INFRASTRUCTURE LIST  
14DRB-70145 MINOR - TEMP DEFER SWDK CONST
- ISAACSON AND ARFMAN PA agent(s) for HOPEFULL DIRT, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **HOPE PLAZA (TBKA LOTS 1 THRU 6, HOPE PLAZA)** zoned SU-2/O-1 & R-T, located on SIGNAL BETWEEN BARSTOW AND VENTURA containing approximately .7799 acre(s). (C-20)**THE AMENDED INFRASTRUCTURE LIST DATED 5/14/14 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

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

Project #: 1008519

Application #: 14DRB-70146

Project Name: CRYER PROPERTY

Agent: GREENBERG FARROW

Phone #:

\*\*Your request was approved on 5-21-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): SBP - Solid Waste

FP - amended SPS

**PLATS:**

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

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

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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

**DEVELOPMENT REVIEW BOARD MEETING – February 13, 2013**

**PARKS & RECREATION DEPARTMENT COMMENTS**

**Item #6**

**Project #1008519 - Tract(s) A-1-C-1-A, Cryer**

13DRB-70439 Minor – EPC Approved Site Development Plan for Building Permit

Re: Landscape Design

1. Existing established trees should be retained and incorporated into the landscape plan as requested by conditions of EPC approval.
2. Remarks indicating height and spread of trees are incorrect unless these remarks are meant to identify the minimum size at time of planting. These are mostly very large trees and will be wide spreading at maturity. Please refer to the Albuquerque Water Authority Plant List provided for your reference.
3. Trees should be planted in swales rather than on top of berm. Berm is not necessary for screening parking so existing trees can be retained and area can be redesigned to provide a swale to hold rainwater on site for additional deep watering to trees.
4. *Acer grandidentatum* is not a good candidate for this location as it prefers more water and less heat than will be provided on this site. *Acer saccharum* v. *grandidentatum* is a somewhat better choice however, it is unlikely to thrive in this harsh location. River rock mulch, although a good choice for most situations in Albuquerque would add to distress to this variety of tree in this location. The Shademaster Honey Locust is a better choice for height and shade and will thrive assuming that adequate irrigation is provided.
5. Please re-review plant selections.. for example, *nerium oleander* and *Philadelphus* spp are not hardy here.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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Project #: 10018519 Application #: 13DRB-70781, 13DRB-70782

Project Name: CRYER

Agent: BOHANNAN HUSTON INC. Phone #:

\*\*Your request was approved on 12-18-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: address comments

PARKS / CIP:

PLANNING (Last to sign): revise location note

FP AMAFCA

PLATS:

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

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

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

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

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

SPS

Complete  
4-10-13

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1008519

Application #: 13DRB-70439

Project Name: Cryer

Agent: Bohannan Huston Inc.

Phone #:

\*\*Your request was approved on 4-3-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

**PLATS:**

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1008519

Application #: 13DRB-70439

Project Name: Cryer

Agent: Bohannan Huston Inc.

Phone #:

\*\*Your request was approved on 4-3-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

**PLATS:**

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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

**City of Albuquerque  
Planning Department  
Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair

FROM: Carrie Barkhurst, Planner

SUBJECT: Project # 1008519

DATE: February 8, 2012

On November 8, 2012, the Environmental Planning Commission approved Project #1008519 / 12EPC-40068, an Amendment to Site Development Plan for Building Permit for Tract A-1-C-1-A, Cryer Subdivision, zoned SU-1 for C-3 and IP Uses, located on the southbound Pan American Freeway frontage road between Jefferson and Montañó, containing approximately 5.5 acres. The Site Plan for Building Permit submitted for approval will replace the existing "Auto Credit Union" Site Plan.

The applicant has generally satisfied the EPC conditions of approval for the Amendment to Site Development Plan for Building Permit. Current Planning has the following comments:

1. Condition 4.e has not been met. The total parking count should indicate 170 standard parking stalls and 178 total parking stalls.
2. Regarding Condition 6.b, Mr. Brito approved the request to provide a temporary asphalt sidewalk, which is to be re-built concurrently with development of the adjacent Phase II.
3. Regarding Condition 7.b, the applicant indicated that the existing landscaping and mature trees are not located where they could be preserved, and the quality of the landscaping along the public right-of-way does not warrant preserving it.
4. The applicant has demonstrated on-going coordination with NMDOT, AMAFCA, PNM, and the adjacent property-owner. Compliance with conditions related to these agencies should be verified with each agency (Condition 2, 12.g, and 13).
5. Compliance with conditions 12.a through 12.h should be verified with the City Engineer.

If you have any questions regarding this case, please do not hesitate to call me at 924-3879.

Thank you.



## **DEVELOPMENT REVIEW BOARD MEETING – February 13, 2013**

### **PARKS & RECREATION DEPARTMENT COMMENTS**

#### **Item #6**

#### **Project #1008519 - Tract(s) A-1-C-1-A, Cryer**

13DRB-70439 Minor – EPC Approved Site Development Plan for Building Permit

#### Re: Landscape Design

1. Existing established trees should be retained and incorporated into the landscape plan as requested by conditions of EPC approval.
2. Remarks indicating height and spread of trees are incorrect unless these remarks are meant to identify the minimum size at time of planting. These are mostly very large trees and will be wide spreading at maturity. Please refer to the Albuquerque Water Authority Plant List provided for your reference.
3. Trees should be planted in swales rather than on top of berm. Berm is not necessary for screening parking so existing trees can be retained and area can be redesigned to provide a swale to hold rainwater on site for additional deep watering to trees.
4. *Acer grandidentatum* is not a good candidate for this location as it prefers more water and less heat than will be provided on this site. *Acer saccharum* v. *grandidentatum* is a somewhat better choice however, it is unlikely to thrive in this harsh location. River rock mulch, although a good choice for most situations in Albuquerque would add to distress to this variety of tree in this location. The Shademaster Honey Locust is a better choice for height and shade and will thrive assuming that adequate irrigation is provided.
5. Please re-review plant selections.. for example, *nerium oleander* and *Philadelphus* spp are not hardy here.



Completed

1-19-11 VS

### DRB CASE ACTION LOG (Preliminary/Final)

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.: 10DRB-70341

Project # 1008519

Project Name: *Cryer Properties*

Agent: *GPS LLC*

Phone No.:

\*\*Your request was approved on 12-8-10 by the DRB with delegation of signature(s) to the following departments.\*\*

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** \_\_\_\_\_  
\_\_\_\_\_
- 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.**

*OK*



## DRB CASE ACTION LOG *(Preliminary/Final)*

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.: 10DRB-70341

Project # 1008519

Project Name: *Cryer Properties*

Agent: *GPS LLC*

Phone No.:

\*\*Your request was approved on 12-8-10 by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** \_\_\_\_\_  
\_\_\_\_\_
- 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.**

*OK*

3. **Project# 1004428**  
10DRB-70340 EXT OF MAJOR  
PRELIMINARY PLAT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS, LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3-A & RR-3-E, **WESTLAND SOUTH**, zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s) (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
4. **Project# 1007474**  
10DRB-70335 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for JOHN J MAHONEY AND CAROLINE BENSON request(s) the above action(s) for all or a portion of Lot(s) A-3-A-1, **DAVID MACIAL**, and Tract(s) A-1-A, **FLORAL MEADOWS**, zoned R-2, located on MONTOYA RD NW BETWEEN FLORAL RD NW AND SARITA NW containing approximately 1.1716 acre(s). (H-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COPY OF 1977 EASEMENT AND PLANNING FOR AGIS DXF.**
5. **Project# 1008519**  
10DRB-70341 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- GPS LLC agent(s) for COMAIN PROPERTIES request(s) the above action(s) for all or a portion Tract(s) A-1-C-1 AND A-1-C-2, **CRYER PROPERTIES**, zoned SU-1 FOR C-3 AND IP USES, located on PAN AMERICAN BETWEEN MCLEOD AND MONTGOMERY containing approximately 7.9352 acre(s). (F-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT.**
6. **Project# 1008525**  
10DRB-70342 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- CASEY CRAWMER request(s) the above action(s) for all or a portion of Lot(s) G-1 & G-2, **LOS VECINOS**, zoned RA-2, located on SAN ISIDRO AND CHEROKEE BETWEEN CANDELARIA AND GRIEGOS containing approximately 0.66 acre(s). (G-13)

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

7. **Project# 1005083**  
10DRB-70343 SKETCH PLAT REVIEW  
AND COMMENT
- THE SURVEY OFFICE agent(s) for LINDA & HAITHEM HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11A, Block 2 **JUAN TABO ADDITION**, zoned R-3, located on INDIAN SCHOOL RD NE BETWEEN PAISANO NE AND KIRBY NE containing approximately .2458 acre(s). (J-22)
8. **Project# 1008590**  
10DRB-70331 SKETCH PLAT REVIEW  
AND COMMENT
- CARTESIAN SURVEYS INC agent(s) for REED CLUDLE request(s) the above action(s) for all or a portion of Lot(s) 15-22, Block(s) 32, **TIJERAS PLACE**, zoned C-2, located on CENTRAL AVE BETWEEN SAN MATEO AND MADEIRA containing approximately .7087 acre(s). (K-18)

HEARINGS DATE: 12-8-10 (P, F)

8. **Project# 1003257**  
10DRB-70242 MINOR - FINAL PLAT APPROVAL  
10DRB-70253 MINOR FINAL PLAT APPROVAL  
10DRB-70256 MINOR - FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC INC request(s) Preliminary and Final Plat approval for a portion of **SALTILLO UNIT 2 [TBKA Unit 3]**, located on BLACK ARROYO BLVD NW SOUTHWEST OF SATILLO ST NW containing approximately 11.7008 acre(s). (A-10) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO RECORD AND TEMPORARY TURNAROUND EASEMENT.**

MARK GOODWIN AND ASSOCIATES PA agent(s) for HERMOSA CREEK LLC request(s) Preliminary and Final Plat approval for a portion of **SALTILLO UNIT 2 [TBKA Unit 4]**, located on MCMAHON BLVD NW BETWEEN SALTILLO ST NW AND CALANDRIAS ST NW containing approximately 8.8673 acre(s). (A-10) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO RECORD AND TEMPORARY TURNAROUND EASEMENT.**

MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC INC request(s) Preliminary and Final Plat approval for a portion of **SALTILLO UNIT 2 [TBKA Unit 5]**, located on BLACK ARROYO BLVD NW BETWEEN CALABACILLAS ARROYO AND DEL CARMAN NW containing approximately 13.2232 acre(s). (A-10) [9/1/10, 9/8/10] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO RECORD.**

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

9. **Project# 1008519**  
10DRB-70272 SKETCH PLAT REVIEW AND COMMENT

GPS LLCagent(s) for COMAN PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) A-1-C-1 & A-1-C-2, **CRYER PROPERTY Unit(s)** , zoned SU-1 FOR C-3 & IP USES, located on 4855 & 4865 PAN AMERICAN containing approximately acre(s). [REF: ] (F-17)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 22, 2010  
DRB Comments**

**ITEM # 9**

**PROJECT # 100519**

**APPLICATION # 10-70272**

**RE: Tracts A1C1 and A1C2, Cryer Property**

This site is zoned SU-1, and is subject to site plan control; per § 14-14-2-2 of the Subdivision Ordinance, platting must conform to an approved site plan for subdivision.



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

HEARING DATE 9-22-10 (Sf)



DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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Project #: 1008519

Application #: 14DRB-70146

Project Name: CRYER PROPERTY

Agent: GREENBERG FARROW

Phone #:

\*\*Your request was approved on 5-2-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): SBP - Solid Waste

FP - amended SPS, Utilities

**PLATS:**

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

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

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

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Project #: 1008519 Application #: 13DRB-70781, 13DRB-70782

Project Name: CRYER

Agent: BOHANNAN HUSTON INC. Phone #: \_\_\_\_\_

\*\*Your request was approved on 12-18-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABCWUA: \_\_\_\_\_

CITY ENGINEER / AMAFCA: address comments [FP]  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): revise vacating note, AMAFCA  
du [FP]  
\_\_\_\_\_

**PLATS:**

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

**ALL SITE PLANS:**  
 3 copies of the approved site plan. Include all pages.

J-PS

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

12/10/2013 Issued By: BLDAVM 218731

Category Code **910**  
**2013 070 780**

**Application Number:** 13DRB-70780, Vacation Of Private Easement

**Address:**

**Location Description:** SOUTH BOUND I-25 FRONTAGE RD BETWEEN MONTANO AND OFFICE

**Project Number:** 1008519

#### Applicant

MOTORPLEX REAL ESTATE LTD CO

PO BOX 26778  
ALBUQUERQUE NM 87125

#### Agent / Contact

BOHANNAN HUSTON INC  
PAUL WYMER  
7500 JEFFERSON NE  
ALBUQUERQUE NM 87111  
5058231000  
KPATTON@BHINC.COM

#### Application Fees

<b>APN Fee</b>	
<b>Conflict Mgmt Fee</b>	<b>\$20.00</b>
<b>DRB Actions</b>	<b>\$45.00</b>
<b>TOTAL:</b>	<b>\$65.00</b>

City of Albuquerque Treasury  
Date: 12/10/2013 Office: ANMEX  
Stat ID: M5000007 Cashier: TRSOLF  
Batch: 2954 Trans #: 11  
Receipt #: 2013070780  
Receipt Num 00166503  
Payment Total: \$65.00  
0901 Conflict Mgmts. Fee \$20.00  
0903 DRB Actions \$45.00  
VISA Tendered : \$420.00



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 18, 2013

### **Project# 1008519**

13DRB-70780 VACATION OF PRIVATE EASEMENT  
13DRB-70781 EPC APPROVED SDP FOR SUBDIVISION  
13DRB-70782 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MOTORPLEX REAL ESTATE LTD CO request(s) the above action(s) for all or a portion of Lot(s) A-1-C-1-A, **CRYER SUBDIVISION** zoned SU-1 FOR C-3 AND I-P, located on SOUTH BOUND I-25 FRONTAGE RD BETWEEN MONTANO AND OFFICE containing approximately 5.5 acre(s). (F-17)

At the December 18, 2013 Development Review Board meeting, the vacation was approved as shown on exhibit B in the planning file per the following Findings and Sections 14-14-7-2(a) (1) and (b) (1)(3) of the Subdivision Ordinance. The site development plan for subdivision was approved. The preliminary/ final plat was approved with final sign off delegated to City Engineer and to Planning for revisions to vacation note and for easements on site to be addressed.

### Findings

The public welfare is in no way served by retaining the easement; based on the proposed/ required replat, The City of Albuquerque does not anticipate any need to utilize the existing easement.

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

### CONDITIONS:

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

If you wish to appeal this decision, you must do so by January 2, 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).

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



Jack Cloud, DRB Chair

Cc:  
BOHANNAN HUSTON INC  
Marilyn Maldonado  
file

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

12/10/2013 Issued By: BLDAVM 218733

Category Code **910**  
**2013 070 782**

**Application Number:** 13DRB-70782, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SOUTH BOUND I-25 FRONTAGE RD BETWEEN MONTANO AND OFFICE

**Project Number:** 1008519

#### Applicant

MOTORPLEX REAL ESTATE LTD CO

PO BOX 26778  
ALBUQUERQUE NM 87125

#### Agent / Contact

BOHANNAN HUSTON INC  
PAUL WYMER  
7500 JEFFERSON NE  
ALBUQUERQUE NM 87111  
5058231000  
KPATTON@BHINC.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

**\$355.00**

**TOTAL: \$355.00**

City of Albuquerque Treasury  
Date: 12/10/2013 Office: ANNEX  
Stat ID: W5000007 Cashier: TRSDLF  
Batch: 2954 Trans #: 11  
Permit: 2013070782  
Receipt Num 00166502  
Payment Total: \$355.00  
0903 DRB Actions  
VISA Tended: \$420.00  
\$355.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

05/06/2014 Issued By: BLDADM 236745

Category Code **910**  
**2014 070 146**

**Application Number:** 14DRB-70146, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** PAN AMERICAN FRONTAGE RD BETWEEN MONTANO AND JEFFERSON

**Project Number:** 1008519

**Applicant**  
BUBBA'S 33

6040 DUTCHMAN'S LN  
LOUISVILLE KY 40205

**Agent / Contact**  
GREENBERG FARROW  
CATHERINE OTIS  
19000 MACARTHUR SUITE 250  
IRVINE CA 921612  
404-601-4000

### Application Fees

**APN Fee**

**Conflict Mgmt Fee** **\$20.00**

**DRB Actions**

**TOTAL: \$20.00**

City of Albuquerque Treasury  
Date: 5/6/2014 Office: AMEX  
Stat ID: W3000009 Cashier: TRSMARK  
Batch: 3619 Trans #: 20  
Permit #: 2014070146  
Receipt Num 00197168  
Payment Total: \$20.00  
0501 Conflict Mgmt Fee  
VISA Tendered : \$20.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

05/13/2014 Issued By: BLDAVM 237663

Category Code **910**  
**2014 070 155**

**Application Number:** 14DRB-70155, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SOUTHBROUND I-25 FRONTAGE RD BETWEEN MONTANO AND OFFICE

**Project Number:** 1008519

#### Applicant

MOTORPLEX REAL ESTATE LTD. CO.

PO BOX 26778  
ALBUQUERQUE NM 87125

#### Agent / Contact

BOHANNAN HUSTON INC  
PAUL M WYMER  
7500 JEFFERSON NE  
ALBUQUERQUE NM 87111  
5058231000

#### Application Fees

**APN Fee**

**Conflict Mgmt Fee**

**DRB Actions**

**\$355.00**

**TOTAL:**

**\$355.00**

City of Albuquerque Treasury  
Date: 5/13/2014 Office: ANNEX  
Sgt ID: W5000008 Cashier: TRSDLF  
Batch: 3650 Trans #: 22  
Permit: 2014070155  
Receipt Num: 00198528  
Payment Total: \$355.00  
0903 DRB Actions  
VISA Tendered :  
\$355.00  
\$425.00



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

05/13/2014 Issued By: BLDAVM 237660

Category Code **910**  
**2014 070 154**

Application Number: **14DRB-70154**, Amended Sdp For Subdivision

Address:

Location Description: **SOUTHBROUND I-25 FRONTAGE RD BETWEEN MONTANO AND OFFICE**

Project Number: **1008519**

#### Applicant

MOTORPLEX REAL ESTATE LTD. CO.

PO BOX 26778  
ALBUQUERQUE NM 87125

#### Agent / Contact

BOHANNAN HUSTON INC  
PAUL M WYMER  
7500 JEFFERSON NE  
ALBUQUERQUE NM 87111  
5058231000

#### Application Fees

APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$50.00
<b>TOTAL:</b>	<b>\$70.00</b>

City of Albuquerque Treasury  
Date: 5/13/2014 Office: ANNEX  
Stat ID: W50000008 Cashier: TRSDF  
Batch: 3650 Trans: 4:22  
Permit: 2014070154  
Receipt Num: 00198529  
Payment Total: \$70.00  
0901 Conflict Mgmt Fee  
0903 DRB Actions Fee  
VISA Tendered :

\$70.00  
\$50.00  
\$20.00



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): GreenbergFarrow PHONE: 949-296-0450  
 ADDRESS: 19000 MacArthur Suite 250 FAX: \_\_\_\_\_  
 CITY: Irvine STATE CA ZIP 921612 E-MAIL: cotis@greenbergfarrow.com

APPLICANT: Bubba's 33 PHONE: \_\_\_\_\_  
 ADDRESS: 6040 Dutchman's Lane FAX: \_\_\_\_\_  
 CITY: Louisville STATE KY ZIP 40205 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Leasee List all owners: Motorplex Real Estate Ltd.

DESCRIPTION OF REQUEST: DRB Submittal

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. A-1-C-1-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Cryer  
 Existing Zoning: SU-1 for C3 uses Proposed zoning: SU-1 for C3 uses MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-17 UPC Code: 101706108230720112

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1008519 /14EPC-4011  
13EPC-40100, 12EPC-40068

**CASE INFORMATION:**

Within city limits?  Yes  No Within 1000FT of a landfill?  Yes  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.77  
 LOCATION OF PROPERTY BY STREETS: On or Near: Pan American Frontage Road (Southbound I-25)  
 Between: Montano and Jefferson

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02/25/14 4110 EPC

SIGNATURE Catherine Otis DATE 04/15/14 via email  
 (Print) Catherine Otis 5/6/14 final / hard copy  
 Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>14 DRB 70106</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>20.00</u>

Hearing date May 14, 2014  
 Planner signature / date 5-6-14 Project # 1008519

Form revised 4/07

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

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

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

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

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

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

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

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

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

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

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

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

Catherine O'Neil  
Applicant name (print)  
Catherine O'Neil  
Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
14 - DRB - 70146

Form revised October 2007

[Signature] 5-6-14  
Planner signature / date

Project # 1008519



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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**APPLICATION INFORMATION:**

Professional/Agent (if any): GreenbergFarrow PHONE: 949-296-0450  
 ADDRESS: 19000 MacArthur Suite 250 FAX: \_\_\_\_\_  
 CITY: Irvine STATE CA ZIP 921612 E-MAIL cotis@greenbergfarrow.com

APPLICANT: Bubba's 33 PHONE: \_\_\_\_\_  
 ADDRESS: 6040 Dutchman's Lane FAX \_\_\_\_\_  
 CITY Louisville STATE KY ZIP 40205 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Leasee List all owners: Motorplex Real Estate Ltd.

DESCRIPTION OF REQUEST: DRB Submittal

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. A-1-C-1-A-2 Block. \_\_\_\_\_ Unit \_\_\_\_\_  
 Subdiv/Addn/TBKA: Cryer  
 Existing Zoning: SU-1 for C3 uses Proposed zoning: SU-1 for C3 uses MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-17 UPC Code: 101706108230720112

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj, App, DRB-, AX, Z, V, S, etc.): 1008519 /14EPC-4011  
13EPC-40100, 12EPC-40068

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No of proposed lots: 1 Total area of site (acres) 1.77  
 LOCATION OF PROPERTY BY STREETS. On or Near Pan American Frontage Road (Southbound I-25)  
 Between: Montano and Jefferson

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team  Date of review: 02/25/14 *4110 EPC*

SIGNATURE Catherine Otis DATE 04/15/14 via Email  
 (Print) Catherine Otis 5/6/14 final / hard copy  
 Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB 70106</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>20.00</u>

Hearing date May 14, 2014

5-6-14  
 Planner signature / date

Project # 1008519

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22) Maximum Size: 24" x 36"**
  - \_\_\_ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8 5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ List any original and/or related file numbers on the cover application

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

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

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**
  - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - \_\_\_ Site plan and related drawings (folded to fit into an 8 5" by 14" pocket) 6 copies
  - \_\_\_ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted 6 copies.
  - \_\_\_ Solid Waste Management Department signature on Site Plan
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist
  - \_\_\_ Copy of Site Plan with Fire Marshal's stamp
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

- \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- Site plan and related drawings (folded to fit into an 8 5" by 14" pocket) 6 copies
  - Approved Grading and Drainage Plan (folded to fit into an 8 5" by 14" pocket) 6 copies
  - \_\_\_ Solid Waste Management Department signature on Site Plan for Building Permit
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

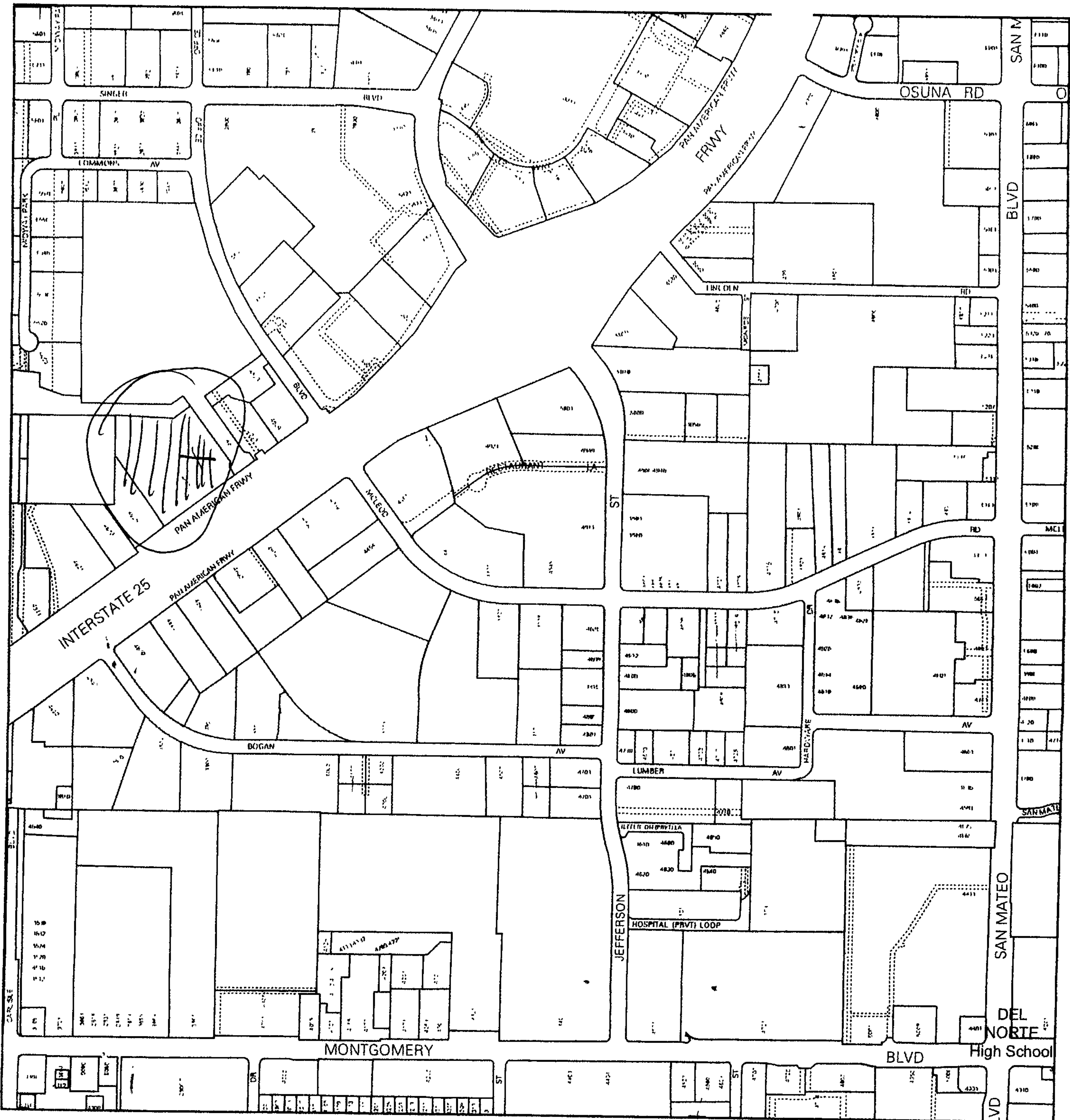
Catherine O'Neil  
 Applicant name (print)  
Catherine O'Neil  
 Applicant signature / date



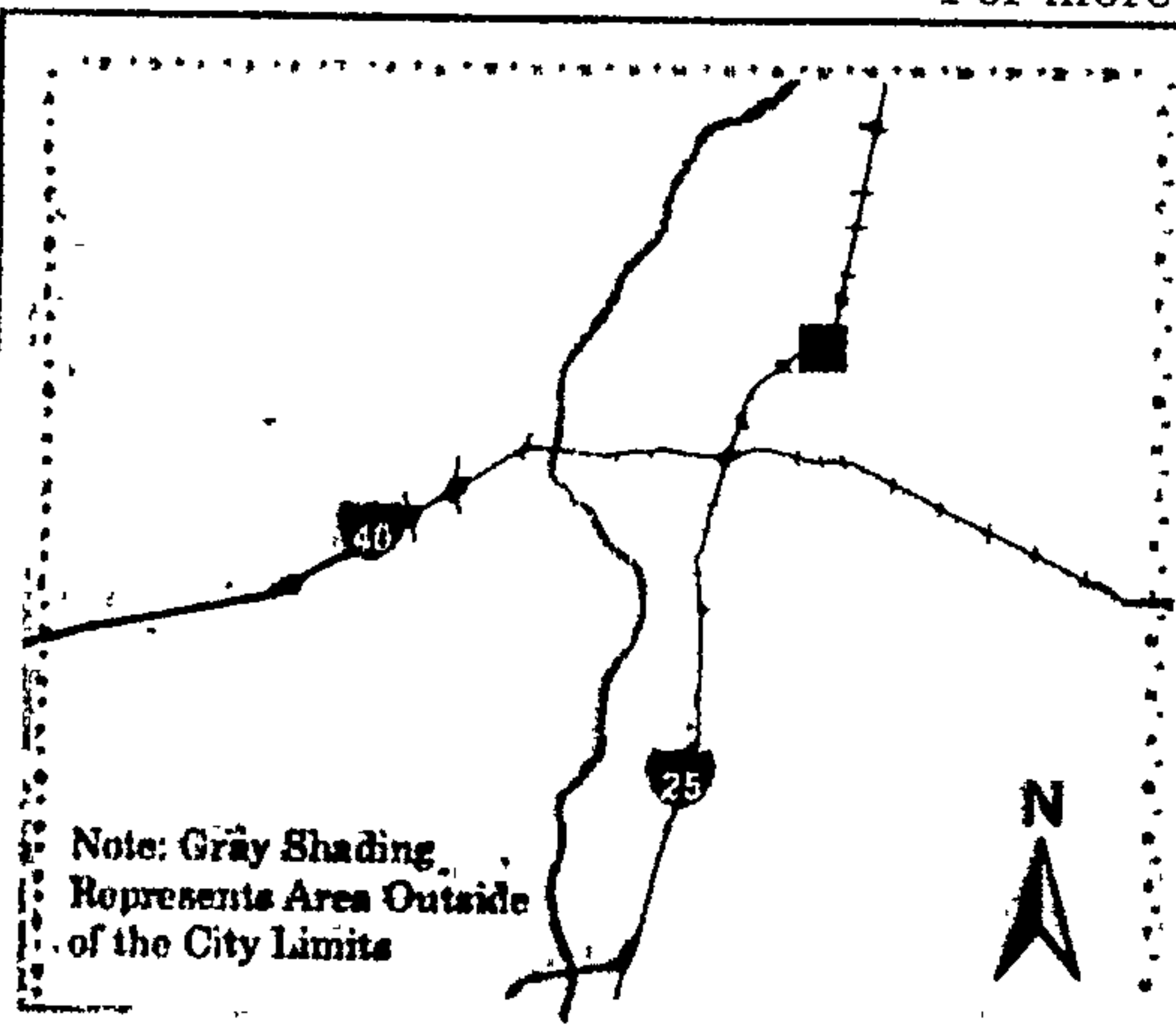
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
14 - DRB - 70146

[Signature] 5-6-14  
 Planner signature / date  
 Project # 1008519



For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

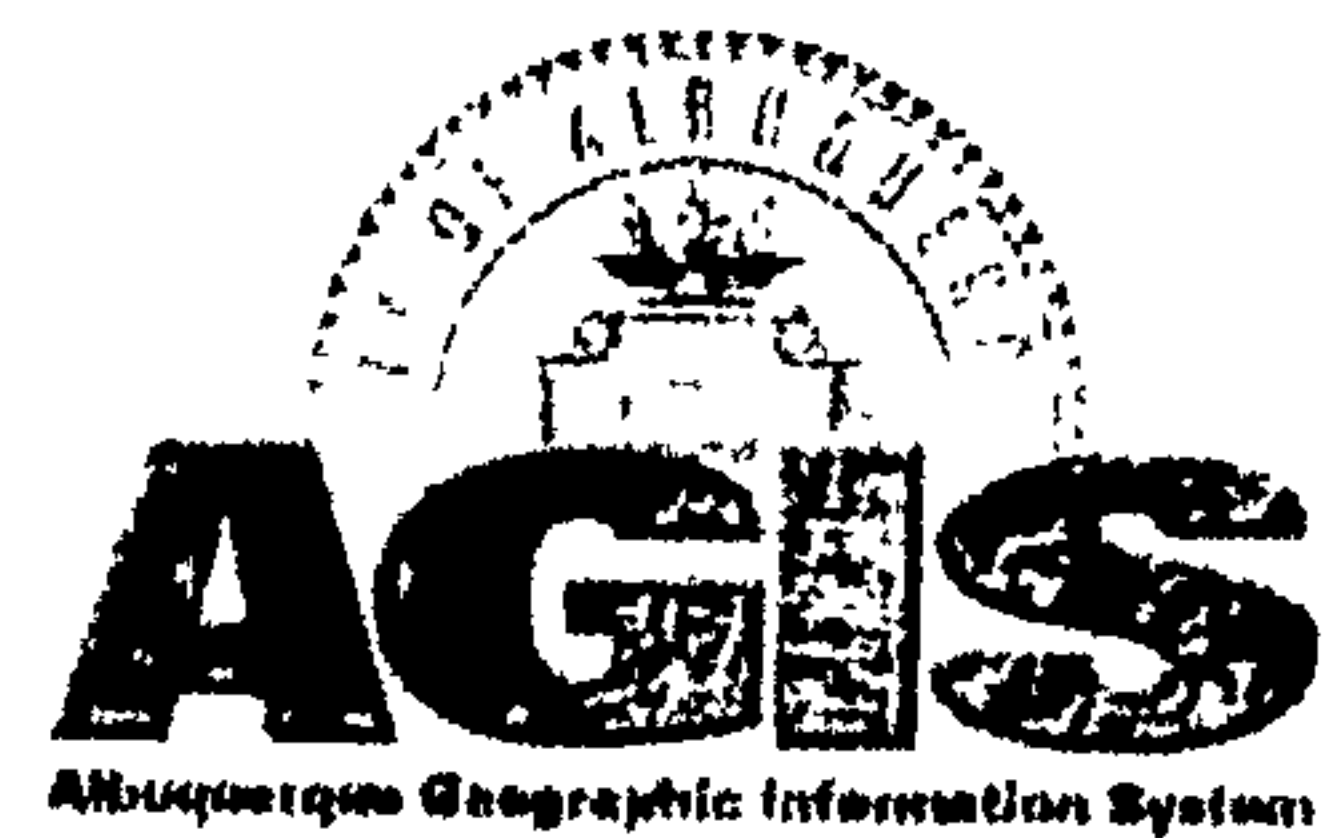


Address Map Page:

**F-17-Z**

Map Amended through:  
8/29/2012

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



Note: Gray Shading Represents Area Outside of the City Limits

**City of Albuquerque  
Planning Department  
Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair  
FROM: Carrie Barkhurst, Planner  
SUBJECT: Project # 1008519  
DATE: April 23, 2014

On April 10, 2014, the Environmental Planning Commission approved Project #1008519 / 14EPC-40011, a Site Development Plan for Building Permit, for Tract A-1-C-1-A-2, Cryer Subdivision, zoned SU-1 for C-3 and IP Uses, located on the southbound Pan American Freeway frontage road between Jefferson and Montañó, containing approximately 1.77 acres.

The applicant has generally satisfied the EPC conditions of approval for the Site Development Plan for Building Permit. Current Planning has the following comments regarding the second submittal to DRB:

1. Conditions of approval #6 and #8 will be addressed during the DRB review process. Compliance with conditions 8.a through 8.d should be verified with the City Engineer.
2. The applicant should demonstrate compliance with condition of approval #9 with an email or letter communication from PNM. Note: The site plan provides desert willow trees along the southwestern boundary, which typically grow between 10' and 25' tall.

If you have any questions regarding this case, please do not hesitate to call me at 924-3879.

Thank you.

**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## **OFFICIAL NOTIFICATION OF DECISION**

April 10, 2014

Bubba's 33  
6040 Dutchman's Lane  
Louisville, KY 40205

**Project# 1008519**  
14EPC-40011 Site Development Plan for Building  
Permit

### **LEGAL DESCRIPTION:**

For Lot A-1-C-1-A-2, Cryer Subdivision, located on Pan American Frontage Rd. between Montaña and Jefferson, containing approximately 1.77 acres. Staff Planner: Carrie Barkhurst

On April 10, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1008519, 14EPC-40011, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions:

### **FINDINGS:**

1. This is a request for Site Development Plan for Building Permit for Tract A-1-C-1-A-2, Cryer Subdivision, located on Southbound Pan American Freeway I-25 Frontage Road and containing approximately 1.77 acres.
2. The subject site is zoned SU-1 for C-3 and IP Uses. The proposed use, restaurant with full service liquor, is permissive under the current zoning.
3. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.



OFFICIAL NOTICE OF DECISION

Project #1008519

April 10, 2014

Page 2 of 6

4. The request complies with most applicable Zoning Code Regulations and Site Development Plan for Building Permit Checklist Items. However, there are some instances of non-compliance, including an incorrect zoning description, and the height of area lighting standards. The conditions of approval address the inconsistencies.
  
5. Regarding the intent of the Comprehensive Plan, the request furthers the following goal and policies:
  - a. Policy II.B.5.d - location, intensity, and design of new development and neighborhood values: The site plan respects existing social, cultural, and environmental resources, and the new use will have a minimal impact on the existing development in the area. The proposed site development plan and EPC review and approval will ensure a high quality built environment.
  - b. Policy II.B.5.e - New growth contiguous to existing services: The site has full access to urban facilities and services. The subject site is infill redevelopment in an existing office and commercial center. The integrity of existing neighborhoods will not be impacted because there are no nearby neighborhoods and the proposed use is consistent with existing zoning and land uses.
  - c. Transportation and Transit Goal - Provide a balanced circulation system to meet mobility and access needs: Although the development is primarily geared towards vehicular access, the area is served by infrastructure for multiple modes of transportation. An additional restaurant at this location will serve the concentration of nearby office uses. The site is located conveniently off the I-25 frontage road, and has excellent access to the road network.
  - d. Policy II.D.4.g - Pedestrian opportunities shall be promoted for safe and pleasant non-motorized travel conditions: The parking areas are broken up into small parking fields, which may improve the pedestrian experience. There is a 6-foot wide pedestrian walkway around the entire building perimeter, except for at the dumpster location.
  
6. Regarding the intent of the North Valley Area Plan, the request is consistent with the following goals and policies:
  - a. Land Use Goal 2.b - preserve and enhance the environmental quality: The request proposes to develop a restaurant along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP, which requires a site development plan. The site plan will control growth at this location.
  - b. Land Use Goal 6 - encourage quality commercial/industrial development in already developed established commercial industrial zones and areas: The request proposes redevelopment in an established commercial area.
  - c. Land Use Goal 11 - locate commercial and industrial development within the I-25 corridor: The subject site is within the I-25 corridor, and is a redevelopment opportunity for existing commercial / industrial property.
  - d. Preferred Scenario Land Use Plan - Large Scale Community and Regional Commercial uses: The Preferred Land Use Scenario Land Use Plan, found on page 37, shows the area around the

## OFFICIAL NOTICE OF DECISION

Project #1008519

April 10, 2014

Page 3 of 6

subject site as large scale community and regional uses, which currently characterize the area. The proposed development is consistent with the Preferred Land Use Plan.

7. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. As with the adjacent development request that is governed by the same Site Development Plan for Subdivision, the applicant demonstrated coordination with NMDOT and the adjacent property-owner.
8. Property-owners within 100' and the North Valley Coalition were notified. A facilitated meeting was neither offered nor requested. There is no known opposition to the request.

### CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. **Minor Corrections Required.**
  - a. The zoning description shall be revised to indicate the correct zoning: SU-1 for C-3 and IP Uses.
  - b. The improvements on the north lot shall be identified as temporary or permanent and it should be made clear if they include only asphalt or also permanent curb and gutter.
  - c. All sheets shall be numbered consecutively, specifically "Conceptual Grading Plan – Sheet 2," "Conceptual Utility Plan – Sheet 3," and "Architectural Elevations – Sheet 6."
4. **Landscaping.**
  - a. The Frontage Road street trees and pole lights are in conflict with each other. Recommend situating large tree variety plantings away from proposed light placement.

OFFICIAL NOTICE OF DECISION

Project #1008519

April 10, 2014

Page 4 of 6

- b. The street trees along the Frontage Road shall be more widely spaced. As shown, the tree canopy of adjacent trees will largely overlap when the trees are mature size.
5. **Lighting.** The site plan shall specify the maximum light pole height and include a note that requires compliance with Zoning Code §14-16-3-9, Area Lighting Regulations.
6. **Refuse Enclosure.** Solid Waste shall review and approve the design prior to DRB sign-off.
7. **Architectural Elevations/Signage.** There are also 3 “Now Open” signs that are 24 SF each. The site plan should specify the length of time the signs will be displayed or specify if they are to be permanent signs.
8. **Conditions of approval from City Engineer, Municipal Development and NMDOT include:**
  - a. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
  - b. Additional parking stalls proposed outside of lot lines will require a cross-access / parking easement.
  - c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
  - d. The NMDOT shall require the Property Owner to obtain a Shared Access Permit with the property owner to the north and to build an ADA compliant sidewalk along the Pan American Freeway frontage road for the entire length of the property. No advertisement will be allowed within state right-of-way.
9. **Conditions of approval from the Public Service Company of New Mexico:**
  - a. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along the project site boundary. Trees indicated on the Overall Landscape Plan, Sheet L1.0, are not a compatible height with the existing overhead electric distribution utilities on the southwestern boundary of the property. A shorter tree selection is recommended at this location. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be planted to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities

OFFICIAL NOTICE OF DECISION

Project #1008519

April 10, 2014

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should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

Mike Moyers, PNM Center Service  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

- c. Design ground-mounted equipment screening to allow for access to utility facilities. 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. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
- d. PNM will continue to review the grading and drainage plan for this project and will potentially have future comments regarding the grading and drainage plan as it continues through the approval process.
- e. Ensure that the inlet to the AMAFCA Channel at the northwest corner of the entire development site where the subject property surface flows will be discharging can accommodate the additional surface flows from the proposed subject project site.
- f. Ensure that the existing berm along the western edge of the subject property remains in place without alteration in order to prevent surface flows from the proposed project site from entering PNM's adjacent switchyard property.
- g. Ensure compliance with the overall existing grading and drainage plan for the entire development site.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 25, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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 Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such

OFFICIAL NOTICE OF DECISION

Project #1008519

April 10, 2014

Page 6 of 6

requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

Suzanne Lubar  
Planning Director

SL/KCB/mc

cc: Catherine Otis, Greenberg Farrow, 19000 MacArthur, Suite 250, Irvine, CA 921612  
Paul Wymer, Bohannon Huston, Inc., 7500 Jefferson St., Albuquerque, NM 87109  
Kyle Silber, 4465 Jupiter St. NW, Albuquerque, NM 87107  
David Wood, 158 Pleasant NW, Albuquerque, NM 87107

May 14, 2014

(SBR)

PP  
TDS

May 21. 2014

**8519**

### DXF Electronic Approval Form

DRB Project Case #: 1008519

Subdivision Name: TRACTS A1C1A1, A1C1A2 & A1C1A3 CRYER PROPERTY

Surveyor: TIMOTHY SOLINSKI

Contact Person: MARY COLE

Contact Information: 798-7826

DXF Received: 1/7/2014

Hard Copy Received: 1/7/2014

Coordinate System: NMSP Grid (NAD 83)

  
Approved

1-9-2014  
Date

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

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**AGIS Use Only**

Copied fc **8519** to agiscov on **1/9/2014** Contact person notified on **1/9/2014**





Supplemental Form (SF)

**SUBDIVISION**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): Bohannon Huston, Inc PHONE: 505-823-1000  
 ADDRESS: 7500 Jefferson Street FAX: 505-798-7988  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: pwymr@bhinc.com

APPLICANT: Motorplex Real Estate Ltd. Co. PHONE: 505-818-7179  
 ADDRESS: P.O. Box 26778 FAX: 505-818-7179  
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: sfidel@comcast.net

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision to Divide an Existing 5.5 Acre +/- Parcel into 3 Tracts, PRELIMINARY/FINAL PLAT FOR SUBDIVISION, VACATION OF PRIVATE PARKING EASEMENT

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. A-1-C-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Cryer  
 Existing Zoning: SU-1 for C-3 and I-P Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-17-2 UPC Code: 10106108230720112

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z, V, S, etc.): 1008519, Z-75-89, Z-75-29-1

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 5.5 +/-  
 LOCATION OF PROPERTY BY STREETS: On or Near: Southbound Interstate 25 Frontage Road  
 Between: Montano and Office Blvd.

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 07-25-13

SIGNATURE  DATE 12/10/13  
 (Print Name) Paul M. Wymer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input type="checkbox"/> Case history #s are listed <input type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>13 DRB- 70780</u>	<u>JPE</u>	_____	\$ <u>45.00</u>
	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
	_____ <u>70781</u>	<u>SPS</u>	_____	\$ <u>0</u>
	_____ <u>70782</u>	<u>P&amp;F</u>	_____	\$ <u>355.00</u>
	_____	_____	_____	\$ _____
Hearing date <u>Dec. 18, 2013</u>				Total
<u>12-10-13</u>				\$ <u>420.00</u>
Staff signature & Date				Project # <u>1008519</u>

Revised: 4/2012

**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
- ~~PLA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~PLA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ~~PLA~~ 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** - SEE RELATED SITE PLAN FOR SUBDIVISION PLAN SHEET
- 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
- ~~PLA~~ 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
- ~~PLA~~ Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

**Amended preliminary plat approval expires after one year**

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

Paul M. WYMER  
 Applicant name (print)  
P. J. 12/10/13  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
13 DRB - 70782  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 12-10-13  
 Planner signature / date  
 Project # 1008519

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

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

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

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

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

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

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

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

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

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

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

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

Paul M. Wimer  
Applicant name (print)  
[Signature] 12/10/13  
Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>13 - DRB - 70781</u>	<u>[Signature]</u> 12-10-13
<input checked="" type="checkbox"/> Fees collected			Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project # <u>1008519</u>
<input checked="" type="checkbox"/> Related #s listed			

**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.

PAUL H. WYMER  
Applicant name (print)  
*Paul H. Wymer* 12/10/13  
Applicant signature / date



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

Application case numbers  
13 - DRB - 70780  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised 4/07  
*[Signature]* 12-10-13  
 Planner signature / date  
 Project # 1008519



Supplemental Form (SF)

**SUBDIVISION**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): Bohannon Huston, Inc PHONE: 505-823-1000  
 ADDRESS: 7500 Jefferson Street FAX: 505-798-7988  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: pwym@bhinc.com

APPLICANT: Motorplex Real Estate Ltd. Co. PHONE: 505-818-7179  
 ADDRESS: P.O. Box 26778 FAX: 505-818-7179  
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: sfidel@comcast.net

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision to Divide an Existing 5.5 Acre +/- Parcel into 3 Tracts, PRELIMINARY/FINAL PLAT FOR SUBDIVISION, VACATION OF PRIVATE PARKING EASEMENT

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. A-1-C-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Cryer  
 Existing Zoning: SU-1 for C-3 and I-P Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-17-2 UPC Code: 10106108230720112

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1008519, Z-75-89, Z-75-29-1

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 5.5+/-  
 LOCATION OF PROPERTY BY STREETS On or Near: Southbound Interstate 25 Frontage Road  
 Between: Montano and Office Blvd.

Check if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 07-25-13

SIGNATURE  DATE 12/10/13  
 (Print Name) Paul M Wymer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB- 70180</u>	<u>JPE</u>	_____	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>- 70781</u>	<u>SPS</u>	_____	<u>\$ 0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>- 70780</u>	<u>P&amp;F</u>	_____	<u>\$ 355.00</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
				Total
				<u>\$ 420.00</u>

Hearing date Dec 18, 2013  
12-10-13 Staff signature & Date  
 Project # 1008519

**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
- ~~PLA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~PLA~~ 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 - SEE RELATED SITE PLAN FOR SUBDIVISION PLAT SHEET
- 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
- ~~PLA~~ 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
- ~~PLA~~ Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

PAUL M. WYMER  
 Applicant name (print)  
P. J. 12/10/13  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
13 DRB - 70782

[Signature] 12-10-13  
 Planner signature / date  
 Project # 1008519

**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)
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- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - Site plan and related drawings (folded to fit into an 8 5" by 14" pocket) 6 copies
  - Approved Grading and Drainage Plan (folded to fit into an 8 5" by 14" pocket) 6 copies
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  - Zone Atlas map with the entire property(ies) clearly outlined
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Paul M. WYMER  
Applicant name (print)  
[Signature] 12/10/13  
Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>13 - DRB - 70781</u>	<u>[Signature]</u> 12-10-13
<input checked="" type="checkbox"/> Fees collected			Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project # <u>1008519</u>
<input checked="" type="checkbox"/> Related #s listed			

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**
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- SIDEWALK WAIVER (DRB21)**
  - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
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  - \_\_\_ 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
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- 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**
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- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
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PAUL H. WYMER  
Applicant name (print)  
[Signature] 12/10/13  
Applicant signature / date



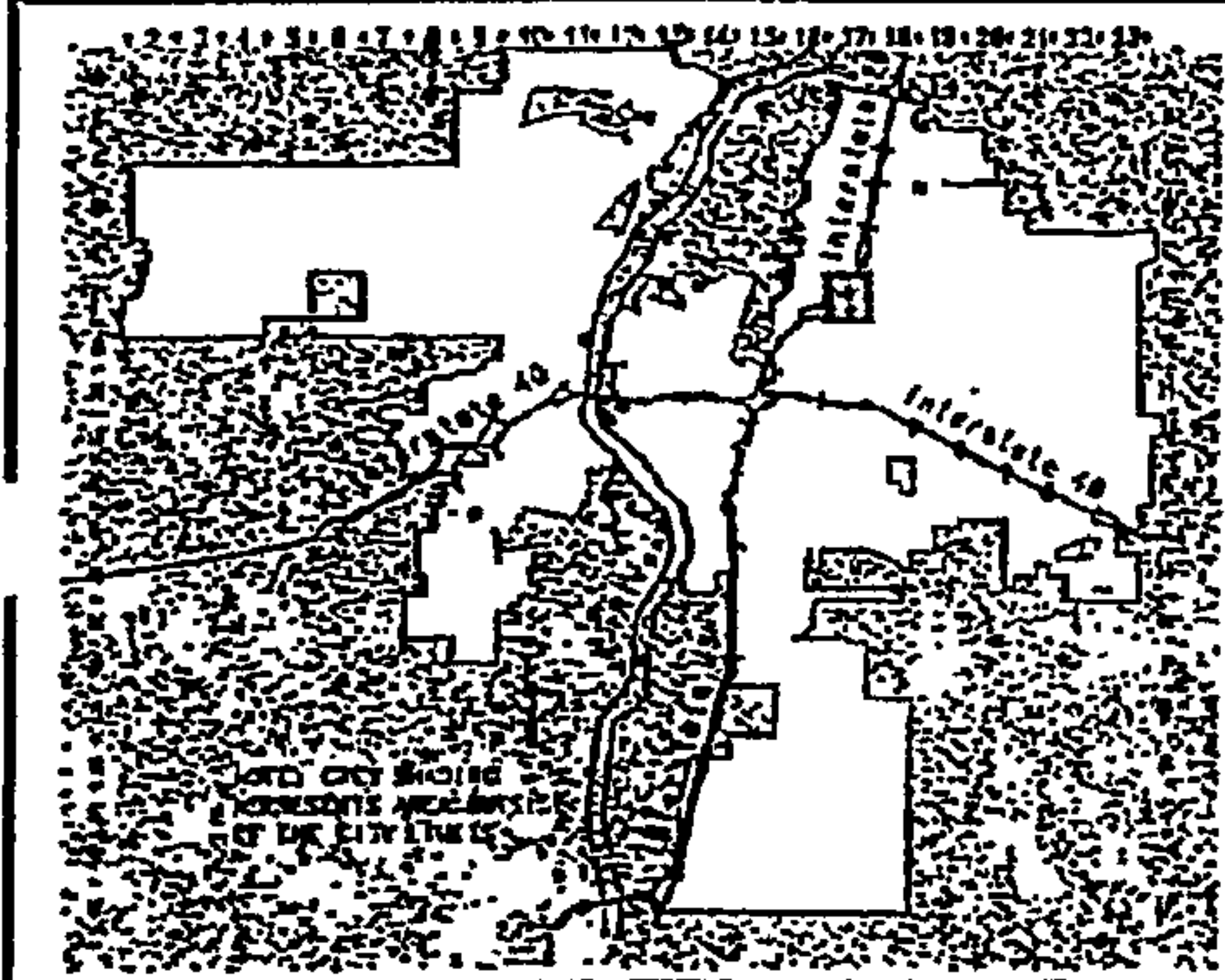
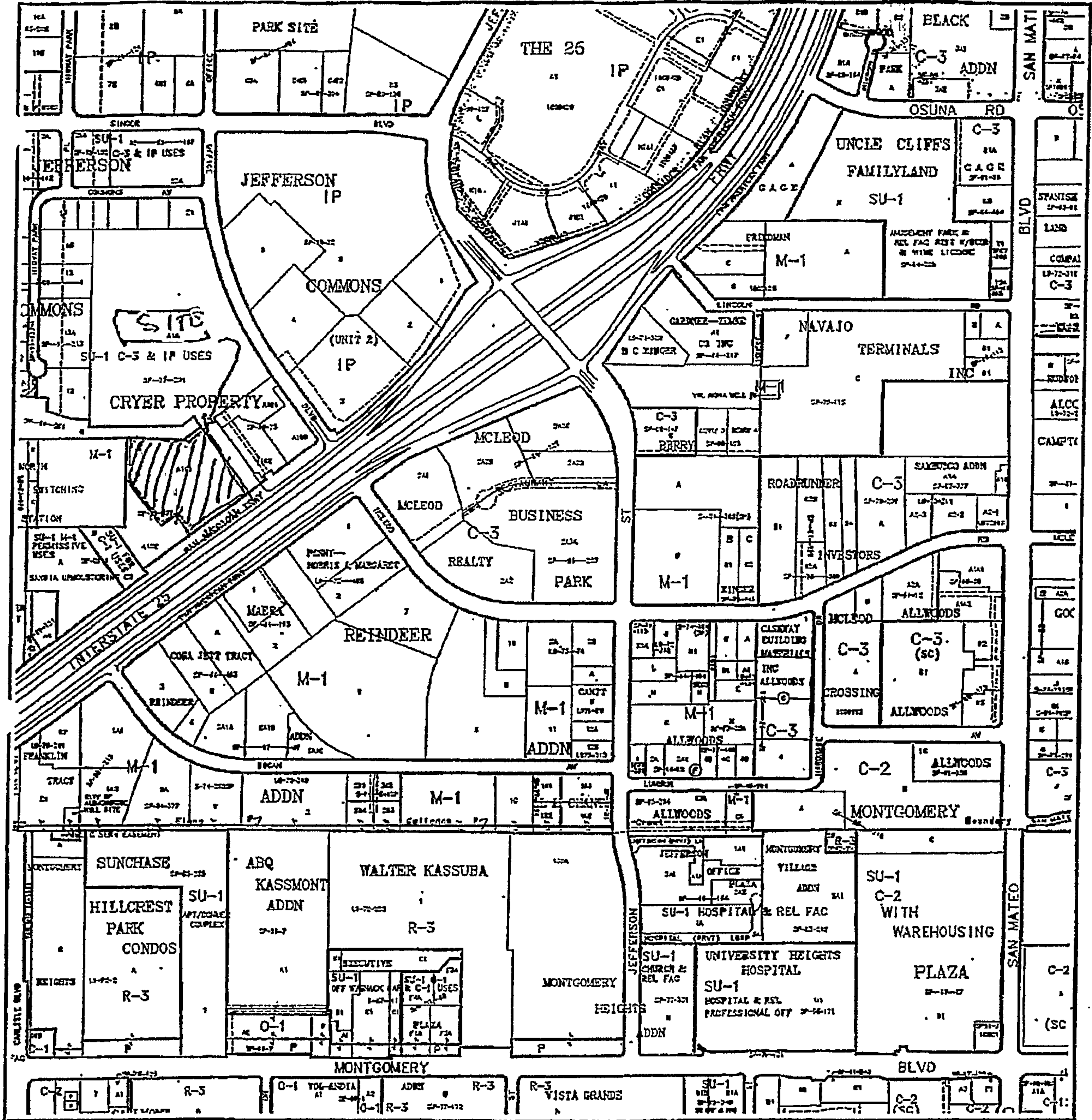
Form revised 4/07

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

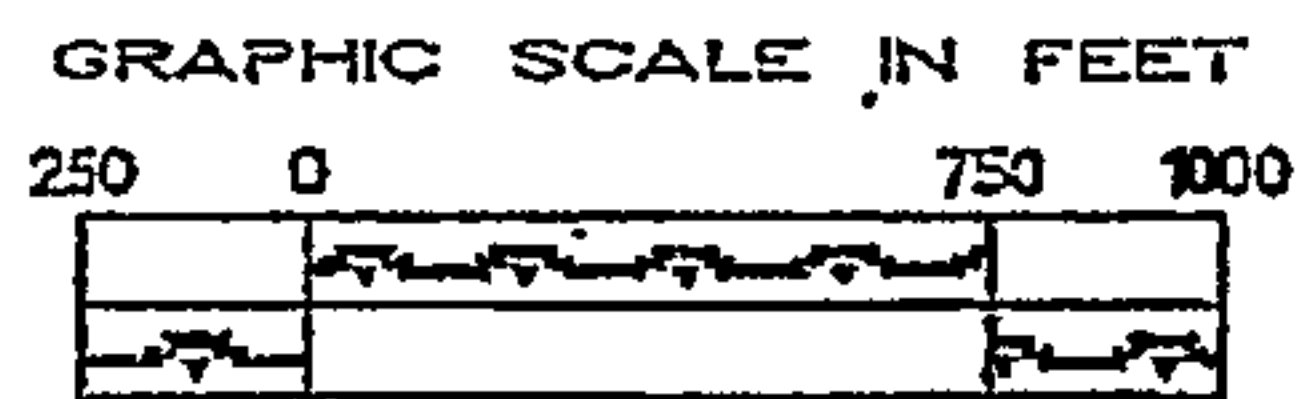
Application case numbers  
13 - DRB - 70780

[Signature] 12-10-13  
Planner signature / date  
Project # 1008519





CITY OF  
Albuquerque  
**A** **G** **L** **S**  
PLANNING DEPARTMENT  
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Zone Atlas Page

**F-17-Z**

Map Amended through January 21, 2003

September 25, 2012

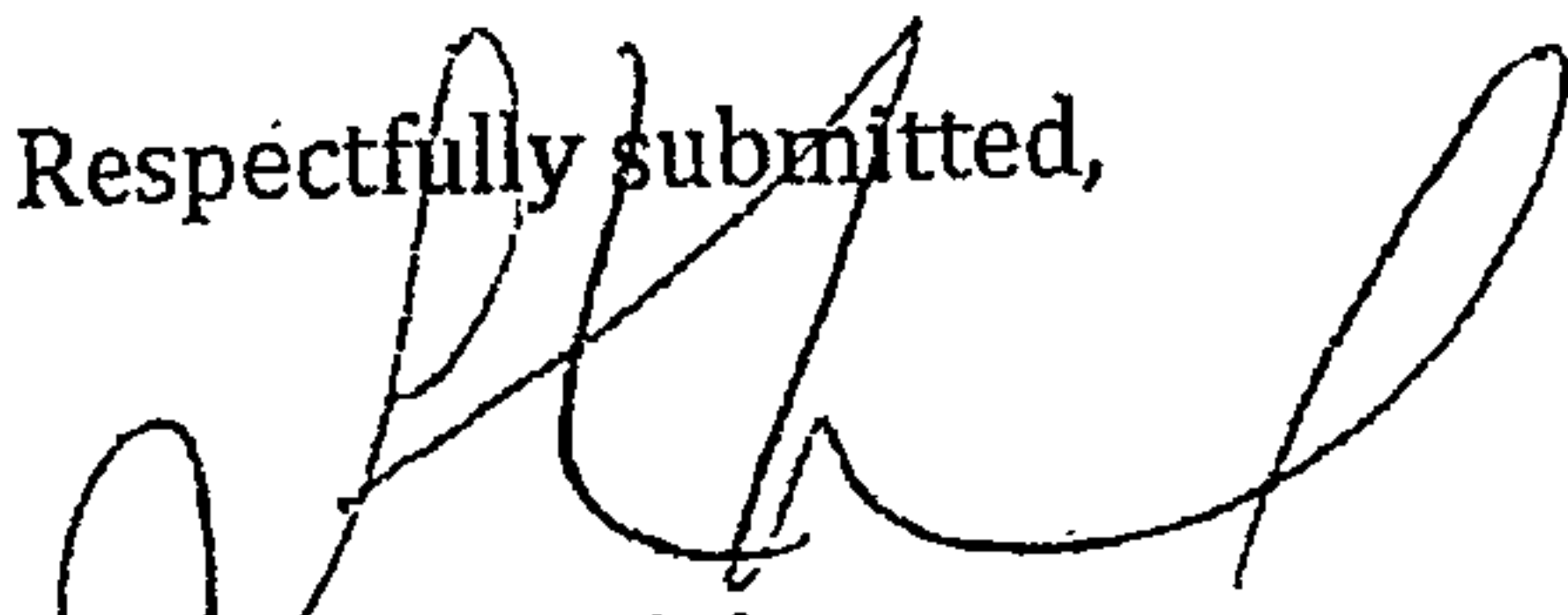
Re: Proposed Cheddar's Restaurant

To Whom It May Concern,

This letter authorizes representatives of Bohannon Huston, Inc. to act as agent for Motorplex Real Estate LTD. CO on matters associated with the E.P.C. and D.R.B. requests associated with the subject property at 4865 Pan American Freeway NE Albuquerque, New Mexico 87109. Or described as follows:

Tract A-1-C-1A and A-1-C-2A CRYER PROPERTY, Projected Section 35, T.11N.,R.3E., N.M.P.M. Elana Gallegos Grant City of Albuquerque, Bernalillo County, New Mexico

Respectfully submitted,



Stephen L. Fidel  
Managing Member

Notary *Gari Snyder*

State: New Mexico

County: Bernalillo

Commission Expires: 7/31/2015



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
September 26, 2012

**Robert J. Perry, CAO**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s): 1008519; Z-75-89**

**Case Number(s):**

**Agent: Bohannan Huston, Inc.**

**Applicant: Cheddar's Restaurant/Foremark Real Estate Services**

**Legal Description: Tract A-1-C-1-A, Cryer Property**

**Zoning: SU-1 for C-3 and I-P uses**

**Acreage: 5.5+/- acres**

**Zone Atlas Page: F-17-Z**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:  
DISCOVERY:**

**SUPPORTING DOCUMENTATION: AGIS 2010 Aerial Photography  
SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance)***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

December 10, 2013

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

Re: Subdivision Plat and Cross Parking Easement Vacation

Dear Mr. Cloud,

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

A. Subdivision Request:

1. Certificate of No Effect
2. 6 copies of the proposed Plat
3. Zone Atlas Page number F-17-Z with the site highlighted
4. This letter describing the request

B. Reciprocal Private Cross Parking Easement Vacation:

1. A copy of the document that created the easement
2. A drawing showing the location of the easement to be vacated is not included because the easement is applicable to the entirety of Tracts A-1-C-1-A and A-1-C-2-A, Cryer Property, both of which are depicted on the document discussed in B.1. above
3. Zone Atlas number F-17-Z with the site highlighted
4. This letter describing the request
5. Letter of authorization from the adjoining property owner acknowledging his acceptance of the easement vacation

The subdivision request is associated with a Site Development Plan for Subdivision request that was heard and approved by the EPC on September 12, 2013. The purpose of the subdivision is to create three parcels where one currently exists. A recently completed Cheddar's Restaurant now occupies one of the proposed parcels. Future development on the remaining 2 proposed parcels will be reviewed by the EPC.

The Reciprocal Private Cross Parking Easement Vacation is being requested because neither property owner wishes to retain the rights granted by it. If approved, this vacation request will be shown on the related subdivision request for Tract A-1-C-1-A. The owner of Tract A-1-C-2-A may replat his property in the future to acknowledge this vacation.

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**

Mr. Jack Cloud  
City of Albuquerque  
December 10, 2013  
Page 2

Please review the enclosed information and call with comments or questions. Please also schedule this request to be heard before the December 18, 2013 DRB hearing.

Sincerely,



Paul M. Wymer, A.I.A./A.I.C.P.  
Senior Project Manager  
Community Development & Planning

PMW/jcm  
Enclosures

cc: Steve Fidel

December 10, 2013

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

Re: DRB Sign off of EPC approved Site Development Plan for Subdivision:  
13EPC-40100, Project Number 1008519.

Dear Mr. Cloud,

The purpose of this letter is to describe the modifications made to the subject project to conform to the EPC conditions of approval as outlined in the September 12, 2013 Official Notification of Decision. The following numerical sequence matches the Notification Document:

1. This letter serves as the written documentation required by condition number 1.
2. This request will rescind the previous Site Development Plan for Subdivision (SDPS) approved by the EPC on April 15, 2013. That approval was not submitted to the DRB for final sign off.
3. A meeting was held on December 9, 2013 with the project case planner, Mr. Chris Glore to demonstrate how each condition of approval was met.
4. Enclosed with this letter are documents from the NMDOT, AMAFCA, PNM, and the adjoining property owner indicating their concurrence and/or acceptance of project specific components related to their area of concern.
- 5a. The roadways adjacent to the site are either controlled by the NMDOT or are private. It is acknowledged that improvements required by the NMDOT will be built, if required.
- 5b. All proposed improvements will comply with DPM and ADA standards/requirements. Future Site Development Plan for Building Permit (SDPBP) submittals will depict the proposed improvements and indicate their conformance to these documents.
- 5c. All easements (existing and new) are depicted on the SDPS and will also be included on the subdivision plat.
- 5d. Improvements within the NMDOT I-25 frontage road will be coordinated with NMDOT staff as a part of future SDPBP submittals.
- 5e. Enclosed is an approved copy of the SDPS by the Fire Marshal.

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**

Mr. Jack Cloud  
City of Albuquerque  
December 10, 2013  
Page 2

Please review the enclosed information and call with comments or questions. Please also schedule this request to be heard before the December 18, 2013 DRB hearing.

Sincerely,



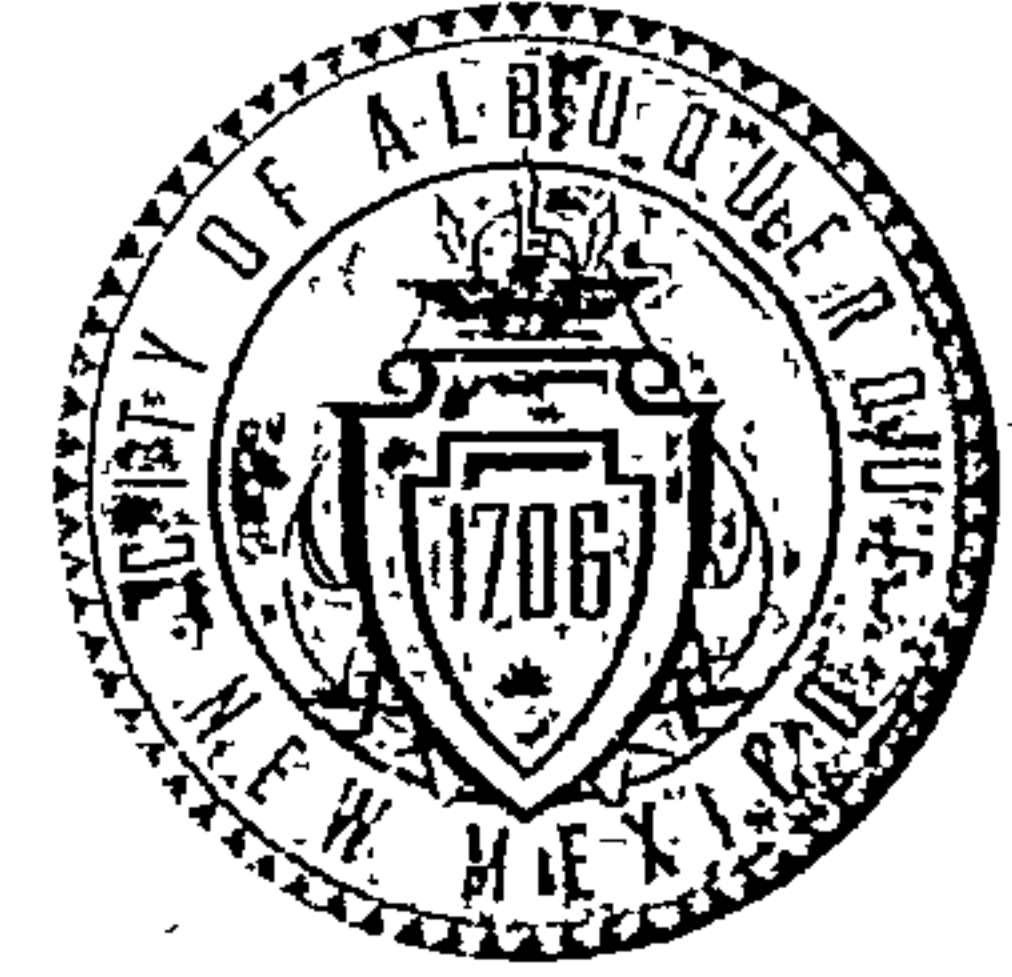
Paul M. Wymer, A.I.A./A.I.C.P.  
Senior Project Manager  
Community Development & Planning

PMW/jcm  
Enclosures

cc: Steve Fidel

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

September 12, 2013

Motorplex Real Estate, Ltd.  
PO Box 26778  
Albuquerque, NM 87125

**Project# 1008519**  
13EPC-40131 Site Development Plan for  
Subdivision

### LEGAL DESCRIPTION:

For all or a portion of TR A-1-C-1-A PLAT OF TRS A-1-C-1-A & A-1-C-2-A, Cryer Property, located at 4865 Pan American Freeway NE, between Commerce and Office, containing approximately 5.5 acres.

Staff Planner: Chris Glore

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

On September 12, 2013, the Environmental Planning Commission voted to APPROVE Project 1008519, 13EPC-40131, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for Site Development Plan for Subdivision for Tract A-1-C-1-A, Cryer Subdivision, located on Southbound Pan American Freeway I-25 Frontage Road, and containing approximately 5.5 acres.
2. The applicant proposes to subdivide the property into three new lots. Future development at this site will return to the EPC for review of Site Development Plan for Building Permit.
3. The site is zoned SU-1 for C-3 and IP Uses, which includes both permissive and conditional C-3 and IP uses.
4. In April 2013, the EPC approved a Site Development Plan for Subdivision for the same 5.5-acre property (13EPC-40100).
5. In November 2012, the EPC approved a Site Development Plan for Building Permit for a restaurant use on one of the proposed parcels, Tract A-1-C-1-A (12EPC-40068). The current request complements the approved Site Development Plan for Building Permit.



OFFICIAL NOTICE OF DECISION

Project #1008519

September 12, 2013

Page 2 of 5

6. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies.
7. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. Regarding the intent of the Comprehensive Plan, the request generally furthers the following goal and policies:
  - a. Policy II.B.5.d - location, intensity, and design of new development and neighborhood values: The SPSD does not impact existing social, cultural, and environmental resources, and the three proposed lots will have a minimal impact on the existing development in the area. Future development will return to the EPC for review, which will ensure a high-quality built environment.
  - b. Policy II.B.5.l: quality and innovation in design shall be encouraged appropriate to the Plan area. The site is surrounded by large-scale commercial development, including the Century Theater complex and a five-story hotel currently under construction. Future development will return to the EPC for review which will control the quality of design at this site.
  - c. Policy II.B.5.m: Urban and site design maintains and enhances unique vistas and improves the quality of the visual environment. The surrounding area is characterized by intense commercial development, and is generally not characterized by unique vistas. Future development will return to the EPC for review which will control the quality of design at this site.
  - d. Transportation and Transit Goal - Provide a balanced circulation system to meet mobility and access needs: The future site developments will provide vehicular, pedestrian, and bicycle access and facilities. The subject site is located conveniently off the I-25 frontage road and has excellent access to the road network.
9. The request is partially consistent with Policy II.D.4.g.
  - a. Policy II.D.4.g - Pedestrian opportunities shall be promoted for safe and pleasant non-motorized travel conditions: Pedestrian access throughout this area is generally of poor quality with low connectivity between parcels. However, development of the restaurant site within this subdivision will provide a new sidewalk in the NMDOT right-of-way along the frontage road. A pedestrian walkway will be provided along the internal access easement, which will connect the three parcels to the public right-of-way.
10. Regarding the intent of the North Valley Area Plan, the request is consistent with the following goals and policies:
  - a. Land Use Goal 2.b - preserve and enhance the environmental quality: The request proposes to subdivide the property into three new lots along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP Uses, which requires a Site Development Plan for Building Permit approval by the EPC, which will control the quality of development at this location.

OFFICIAL NOTICE OF DECISION

Project #1008519

September 12, 2013

Page 3 of 5

- b. Land Use Goal 6 - encourage quality commercial/industrial development in already developed established commercial industrial zones and areas: The request will facilitate redevelopment in an established commercial/industrial area.
  - c. Land Use Goal 11 - locate commercial and industrial development within the I-25 corridor: The subject site is within the I-25 corridor, and is a redevelopment opportunity for an existing property surrounded by commercial and industrial uses.
  - d. Preferred Scenario Land Use Plan - Large Scale Community and Regional Commercial uses: The Preferred Land Use Scenario Land Use Plan, found on page 37, shows the area around the subject site as large scale community and regional uses, which currently characterize the area. The proposed SPSD is consistent with the Preferred Land Use Plan.
11. The request complies with a preponderance of applicable development regulations and policies.
  12. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The applicant demonstrated coordination with NMDOT and the adjacent property-owner with the previous SPSD request. The SPSD request will be required to demonstrate approval by the adjacent property-owners, where applicable.

**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. The request for approval of a Site Development Plan for Subdivision for Tract A-1-C-1-A, Cryer Subdivision, will rescind and replace the previously approved Site Development Plan for Subdivision (13EPC-40100).
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The request is

OFFICIAL NOTICE OF DECISION

Project #1008519

September 12, 2013

Page 4 of 5

- required to demonstrate approval by the adjacent property-owners, where applicable.
5. Conditions of approval from City Engineer and Municipal Development shall include:
    - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
    - b. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.
    - c. All Easements and access agreements need to be shown and labeled on Site Plan for Subdivision and provide recording information.
    - d. Any changes to the access off of the I-25 frontage road will be under the jurisdiction of the NMDOT, including the proposed acceleration and deceleration lanes.
    - e. Fire Marshall must review for adequate access. Proposed Tract A-1-C-1-A-3 shows only one legal access point.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 27, 2013**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; Rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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 Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

OFFICIAL NOTICE OF DECISION

Project #1008519

September 12, 2013

Page 5 of 5

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



*for* Suzanne Lubar  
Acting Director, Planning Department

SL/CG/mc

cc: Paul Wymer, Bohannon Huston, Inc., 7500 Jefferson St., Albuquerque, NM 87109  
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107  
David Wood, 158 Pleasant NW, Albuquerque, NM 87107

# CITY OF ALBUQUERQUE



April 22, 2013

Brian C. Patterson, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson NE CY1  
Albuquerque, NM 87109

**Re: Cheddar's Casual Cafe**  
**Engineer's Stamp date 4-9-13 (F17/D006)**

Dear Mr. Patterson,

Based upon the information provided in your submittal received 4-11-13, the above referenced plan is approved for Building Permit. Please insert a copy of this plan into the Building Permit set.

Engineer Certification of this plan is required for release of Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

Sincerely,

Curtis Cheme, P.E., CFM  
Principal Engineer, Planning Dept.  
Development and Building Services

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Copy: e-mail

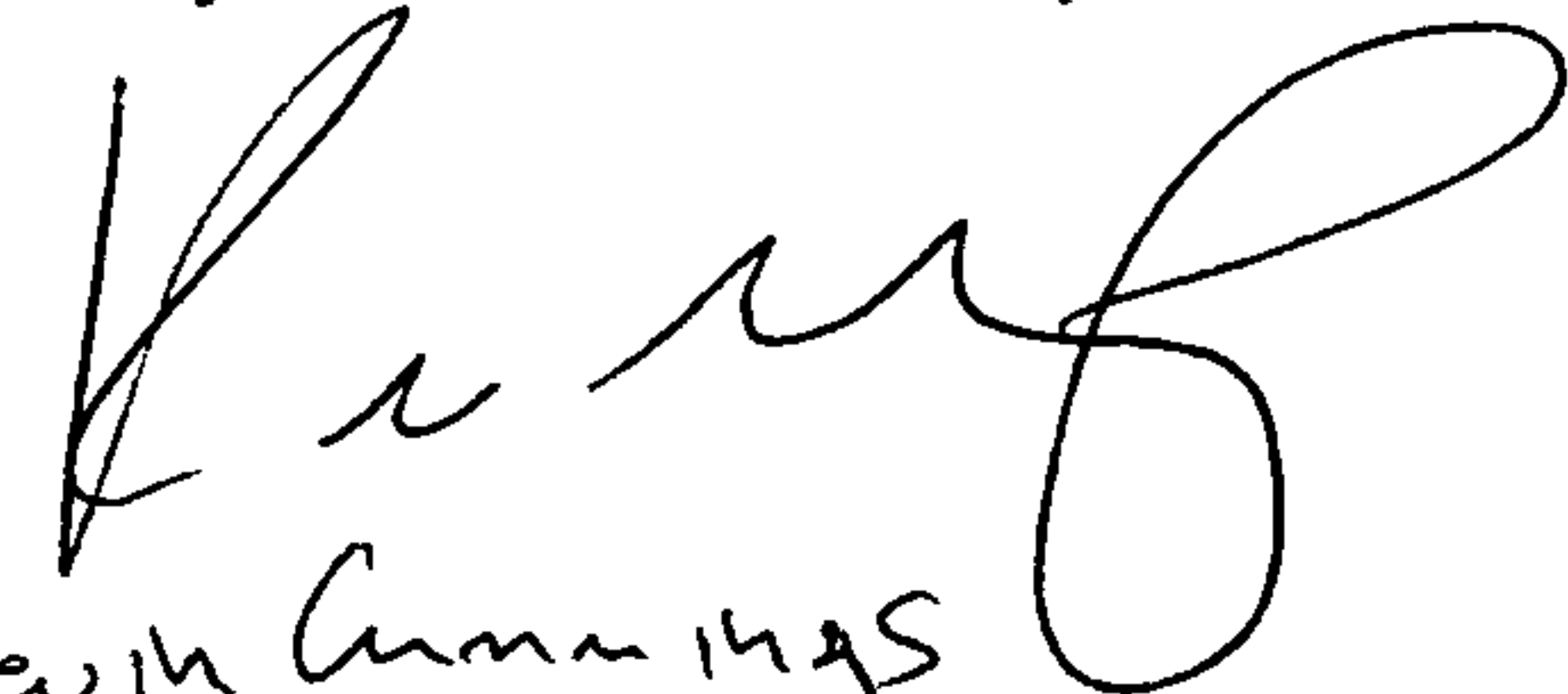
October 31, 2013

Re: Release (vacation) of Reciprocal Parking Easement: Tract A-1-C-2-A, Cryer Property

To Whom It May Concern,

As the owner of Tract A-1-C-2-A, Cryer Property, located at 4855 Pan American Freeway in Albuquerque, New Mexico, I hereby agree to the vacation of the existing reciprocal cross parking easement which was granted by a platting action in 2010, document 2010128798, filed 12/15/2010.

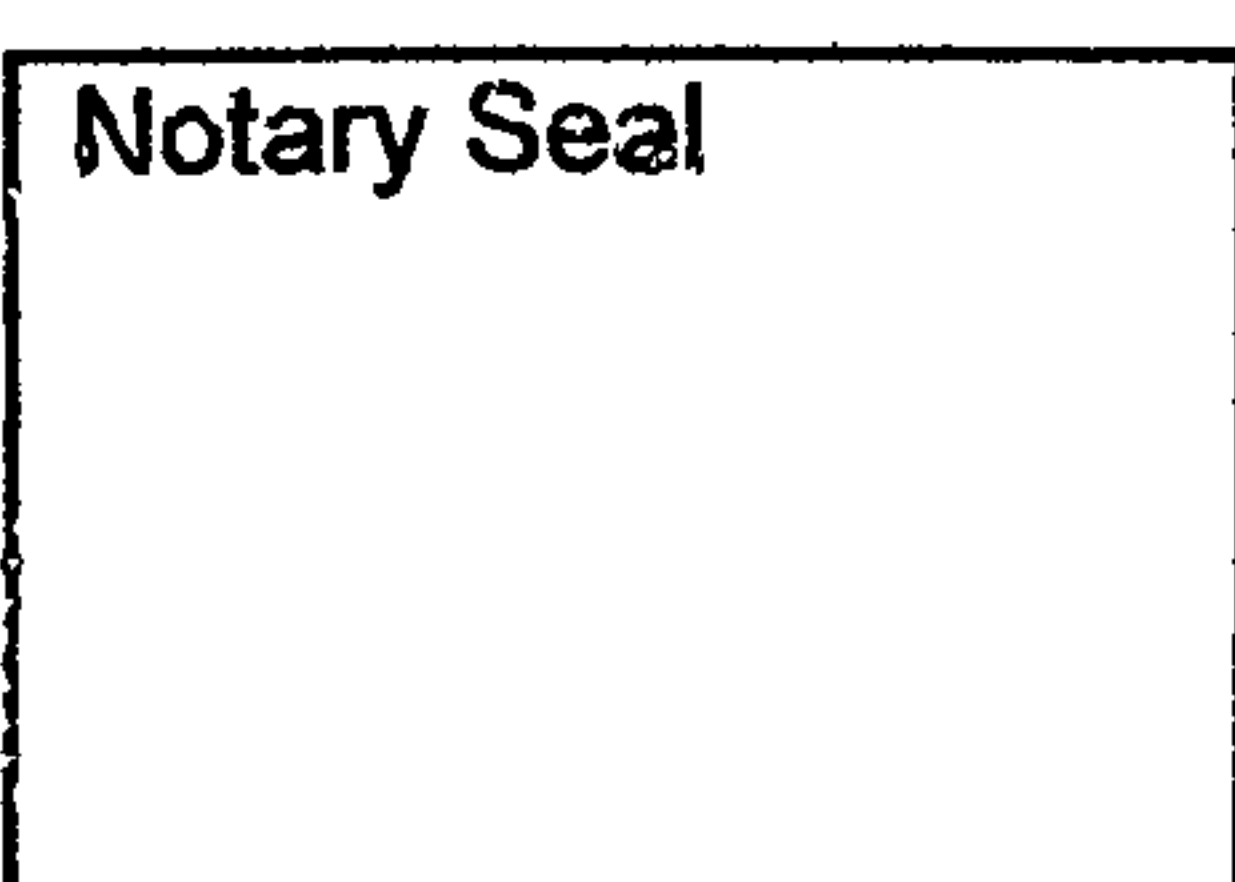
I further acknowledge that full release of this easement on my property will require a re-plat of it to acknowledge the vacation. This letter also authorizes Bohannan Huston, Inc. to act as agent on my behalf for this request.

Sincerely,   
Name Kevin Cummings  
Title owner

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

On this 21<sup>st</sup> day of NOVEMBER 2013, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Kevin Cummings the OWNER of PROPERTY, known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

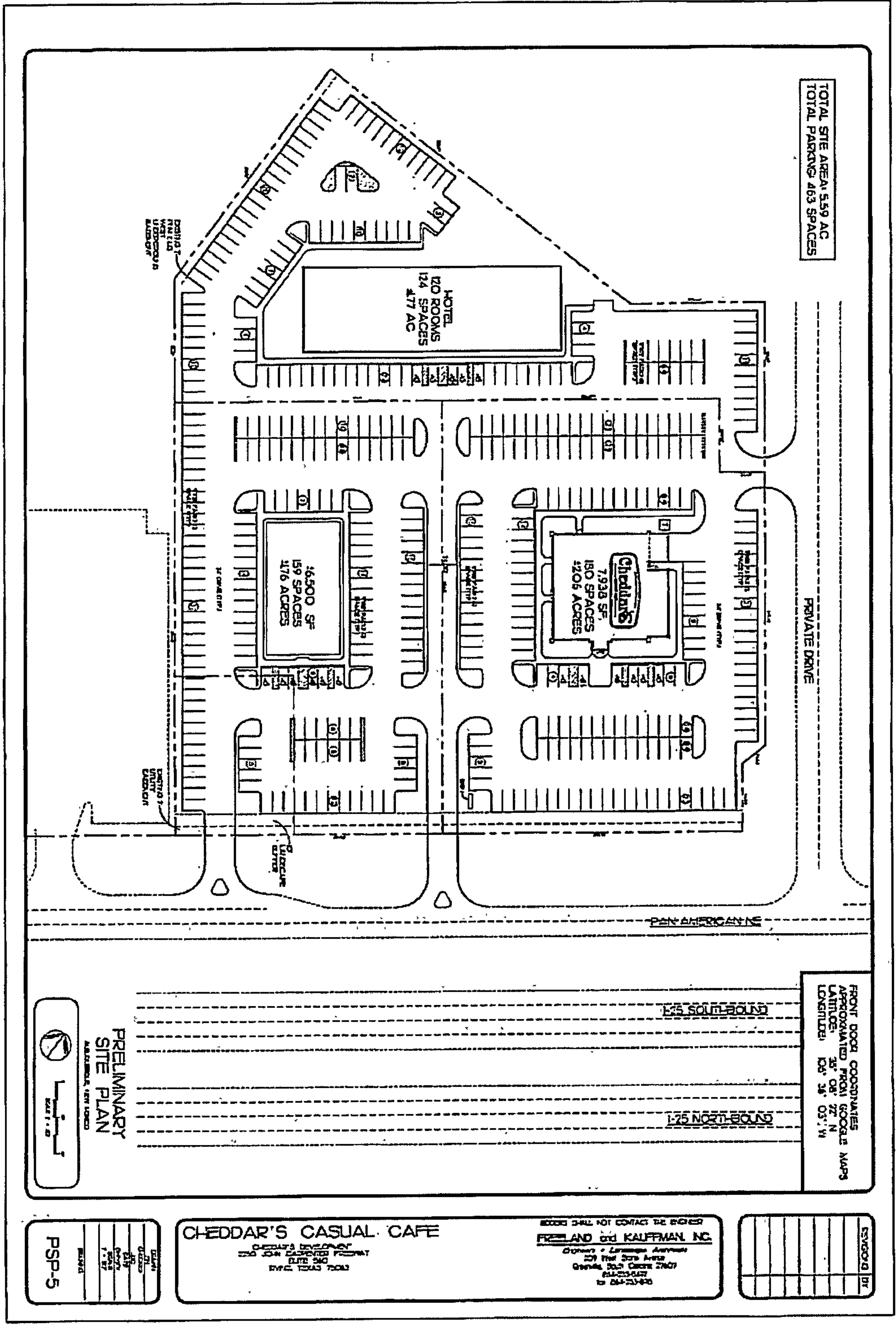
**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



  
(Signature of Notary)

My Commision Expires: 4-21-15

December 18. 2013



**Exhibit "A"**



# City of Albuquerque Building & Safety Division

## DEMOLITION PERMIT

Category Code **200**

**2013 000 009**

**Address:** 4865 PAN AMERICAN FRWY NE  
**Description:** 4865 PAN AMERICAN FRWY NE F-17

**Lot:** A1C1A  
**Block:**  
**Subdivision:** CRYER PROPERTY  
**UPC:**  
**Zone Code:** SU-1 C-3 AND IP USES  
**Zone Map:** F-17

**Professional Agent/Contact**  
AZTEC GRADING INC.

6919 ACOMA RD SE  
ALBUQUERQUE NM 87108  
505-265-3641

**Applicant**

MOTORPLEX REAL ESTATE LTD.CO.

4865-A PAN AMERICAN FWY  
ALBUQUERQUE NM 87109  
505-818-7179

**STATE LICENSE:** 8262  
**STATE TAX ID:** \*\*\*\*\*-000

**Square Footage:** 7,230.00

### Demolition Fees

Permit Fees 131 – Building Permit (Demolition)	\$167.00
<b>TOTAL:</b>	<b>\$167.00</b>

Printed: 03/27/2013 08:36 AM, Issued By: X01112 184409

**THIS PERMIT NOT VALID UNTIL FEE IS PAID – APPLICANT SIGNATURE:**

X

**NOTICE:** SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL PLUMBING, MECHANICAL, AND ELEVATORS THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION OR THE PHASE OF WORK FOR WHICH THIS PERMIT IS BEING SECURED AS INDICATED ABOVE THE APPLICATION PLANCHHECK FEE, HOWEVER, IS NOT A PERMIT ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING & SAFETY DIVISION FROM THEREAFTER REQUIRING CORRECTION OF ERRORS

Safety

# DEMOLITION PERMIT APPLICATION OF PROPERTY OF

NO PERSON SHALL DEMOLISH ANY BUILDING WITHOUT FIRST OBTAINING A PERMIT FROM THE BUILDING & SAFETY DIVISION. APPROVALS BY THE FOLLOWING CITY OF ALBUQUERQUE B.C. AGENCIES ARE REQUIRED PRIOR TO ISSUANCE OF PERMIT.

ADDRESS: 4865 PAN AMERICAN FWY NE PERMIT #: 2013000009  
BLOCK: \_\_\_\_\_ SUBDIVISION: CRYER PROPERTY

DESCRIPTION OF DEMOLITION: EXISTING BUILDING AND ALL BELOW SURFACE UTILITIES AND SITE IMPROVEMENTS  
 YES  NO - All demolition and salvage activities are confined to the subject address private property.

COMMERCIAL  RESIDENTIAL

SIZE OF BUILDING: 7230<sup>sq</sup> Sq. Ft., # OF STORIES: 1 HEIGHT OF BUILDING: \_\_\_\_\_ Ft.

NAME, ADDRESS & TELEPHONE NUMBER OF OWNER: MOTORPLEX REAL ESTATE, LTD. CO.  
4865-A PAN AMERICAN FWY, ALBUQUERQUE, NM, 87109 (505) 818-7179

NAME, ADDRESS & TELEPHONE NUMBER OF CONTRACTOR: AZTEC REMEDIATION, INC.  
P.O. BOX 50790, ALBUQUERQUE, NM, 87181 505-265-3641

CONTACT NAME: MARK SEAY CONTRACTOR'S LICENSE #: 8262

STATE TAX ID #: 01-701395-000 & CITY LICENSE #: FA 0002388

Time period in which work is to be done: 3/20/13 - 4/30/13 Statement of measures to be used to control or prevent particulate matter from becoming airborne: USING CONSTANT WET SUPPRESSION ON DEBRIS PILES DURING DEMOLITION

SIGNATURE: Chris Luna  
DATE: 3/20/13  APPROVED  DISAPPROVED  
Environmental Health Dept., Soil Disturbance/1 Civic Plaza, City/County Bldg., 3<sup>rd</sup> Floor, Plaza, Rm. 3047 Call Charles Aragon @ 238-1186 or Damon Reyes @ 768-1958 for Appt

SIGNATURE: Chris Luna  
DATE: 3/20/13  APPROVED  DISAPPROVED  
Environmental Health Dept., Asbestos/Dust Control/1 Civic Plaza, City/County Bldg., 3<sup>rd</sup> Floor, Rm. 3047 Call Chris Luna @ 205-3900 or Damon Reyes @ 768-1958 for Appt.

SIGNATURE: R.C. Sanchez  
DATE: 2-11-13  APPROVED  DISAPPROVED  
Fire Marshall's Office, Plaza Del Sol, 4th floor

SIGNATURE: [Signature]  
DATE: 2/11/13  APPROVED  DISAPPROVED  
Public Works, New Services, Plaza Del Sol, ground level - west side Call for pre-approval @ 924-5920

SIGNATURE: [Signature]  
DATE: 2-11-13  APPROVED  DISAPPROVED  
Planning, Historic Preservation, Plaza Del Sol, 3<sup>rd</sup> floor (Office Hrs. 9am-5pm)

SIGNATURE: [Signature]  
DATE: 02/11/13  APPROVED  DISAPPROVED  
Planning, Transportation Development, Plaza Del Sol, ground level - west side

SIGNATURE: [Signature]  
DATE: 2-20-13  APPROVED  DISAPPROVED  
Planning, Zoning Enforcement Division, Plaza Del Sol, ground floor - east side Zone: 3U-1 Zone map: F-17  
C-3 & IP USE

SIGNATURE: [Signature]  
DATE: 3-20-13  APPROVED  DISAPPROVED  
Planning, Building & Safety Division, Plaza Del Sol, ground floor - east side

## PROCEDURE

- If fences or rails are required or if pedestrian traffic is to be rerouted, provide Transportation Development with a site plan showing location of canopies, fences or rails and method of rerouting.
- Obtain fugitive dust permit and asbestos notification from Environmental Health Department.
- Prior to commencement of work, insure disconnection of all gas and electric supply systems by Public Service Company of New Mexico and Gas Company of New Mexico.
- Confer with Albuquerque Bernalillo County Water Utility Authority (ABCWUA) when a fire hydrant will be employed during the demolition (505-768-3647).
- Demolition of sidewalks or drive pads require permits from Construction Coordination Division, Plaza Del Sol, 4<sup>th</sup> floor.
- For further pertinent information, your attention is invited to the following codes: National Fire Protection Association and International Building Code, Section 3303.2, "Protection of Pedestrians during Construction or Demolition".

## Kevin Patton

---

**From:** Yolanda Padilla Moyer  
**Sent:** Monday, February 11, 2013 11:07 AM  
**To:** Kevin Patton; Paul Wymer  
**Subject:** FW: Cheddar's Casual Cafe (old CU Autosales site)

---

**From:** Jaramillo, Antonio, NMDOT [<mailto:Antonio.Jaramillo@state.nm.us>]  
**Sent:** Monday, February 11, 2013 10:54 AM  
**To:** Yolanda Padilla Moyer  
**Subject:** RE: Cheddar's Casual Cafe (old CU Autosales site)

I typically do not send out an official letter just the correspondence of us having concurred with your design and the requirements for the improvements that were discussed in the review process.

### **Antonio E. Jaramillo, PE**

District 3 Traffic Engineer  
NMDOT  
Office (505) 798.6632  
Cell (505) 235.3245

---

**From:** Yolanda Padilla Moyer [<mailto:ypadilla@bhinc.com>]  
**Sent:** Tuesday, February 05, 2013 3:31 PM  
**To:** Jaramillo, Antonio, NMDOT  
**Cc:** Kevin Patton; Bahl, Christina K., NMDOT  
**Subject:** RE: Cheddar's Casual Cafe (old CU Autosales site)

Hi Antonio,

Thank you for the quick response. Will I be receiving an official letter from your office? Also I have already submitted my grading and drainage to Tim Trujillo and received the Approved Environmental Clearance Genevieve Head

Thanks  
Yolanda

---

**From:** Jaramillo, Antonio, NMDOT [<mailto:Antonio.Jaramillo@state.nm.us>]  
**Sent:** Tuesday, February 05, 2013 12:41 PM  
**To:** Yolanda Padilla Moyer  
**Cc:** Kevin Patton; Bahl, Christina K., NMDOT  
**Subject:** RE: Cheddar's Casual Cafe (old CU Autosales site)

Yolanda,

Just make sure that you have your developer comes to the DOT for a traffic control permit and a utility permit when you are ready for construction. Thanks for the info.

### **Antonio E. Jaramillo, PE**

District 3 Traffic Engineer  
NMDOT  
Office (505) 798.6632  
Cell (505) 235.3245

---

**From:** Yolanda Padilla Moyer [<mailto:ypadilla@bhinc.com>]  
**Sent:** Friday, February 01, 2013 11:45 AM  
**To:** Jaramillo, Antonio, NMDOT  
**Cc:** Kevin Patton  
**Subject:** Cheddar's Casual Cafe (old CU Autosales site)

Hi Antonio,

Please find enclosed the infrastructure plan submittal for Cheddar's Casual Café I spoke with you about over that last several months.

Please let me know if you have any questions or require any additional information.

Thanks  
Yolanda Padilla Moyer, P.E.  
Bohannon Huston Inc.

## Kevin Patton

---

**From:** Bahl, Christina K., NMDOT <Christina.Bahl@state.nm.us>  
**Sent:** Tuesday, February 05, 2013 3:17 PM  
**To:** Jaramillo, Antonio, NMDOT; Yolanda Padilla Moyer  
**Cc:** Kevin Patton  
**Subject:** RE: Cheddar's Casual Cafe (old CU Autosales site)  
**Attachments:** NMDOT Environmental Clearance list.pdf

Hi,  
My apologies, I did not include the environmental clearance documents. Please see attached.  
Thanks

Christina Bahl  
NMDOT District 3 Permit Agent  
7500 Pan American Frwy NE  
PO Box 91750  
Albuquerque, NM 87199-1750  
Phone: (505) 798-6655  
Fax: (505)798-6663

(\\_/)  
(='.'=)  
(")\_(") A TRULY HAPPY PERSON IS ONE WHO CAN  
ENJOY THE SCENERY ON A DETOUR

---

**From:** Bahl, Christina K., NMDOT  
**Sent:** Tuesday, February 05, 2013 12:44 PM  
**To:** Jaramillo, Antonio, NMDOT; Yolanda Padilla Moyer  
**Cc:** Kevin Patton  
**Subject:** RE: Cheddar's Casual Cafe (old CU Autosales site)

Hello,  
Attached is the driveway permit, driveway permit checklist, utility permit (if needed) and a check list. If the land use changes or the owner changes, the existing driveway/access permit is not valid. Please let me know if I can help you with any questions.  
Thanks

Christina Bahl  
NMDOT District 3 Permit Agent  
7500 Pan American Frwy NE  
PO Box 91750  
Albuquerque, NM 87199-1750  
Phone: (505) 798-6655  
Fax: (505)798-6663

(\\_/)  
(='.'=)  
(")\_(") A TRULY HAPPY PERSON IS ONE WHO CAN  
ENJOY THE SCENERY ON A DETOUR

---

**From:** Jaramillo, Antonio, NMDOT  
**Sent:** Tuesday, February 05, 2013 12:41 PM  
**To:** Yolanda Padilla Moyer  
**Cc:** Kevin Patton; Bahl, Christina K., NMDOT  
**Subject:** RE: Cheddar's Casual Cafe (old CU Autosales site)

Yolanda,

Just make sure that you have your developer comes to the DOT for a traffic control permit and a utility permit when you are ready for construction. Thanks for the info.

**Antonio E. Jaramillo, PE**

District 3 Traffic Engineer

NMDOT

Office (505) 798.6632

Cell (505) 235.3245

---

**From:** Yolanda Padilla Moyer [<mailto:ypadilla@bhinc.com>]

**Sent:** Friday, February 01, 2013 11:45 AM

**To:** Jaramillo, Antonio, NMDOT

**Cc:** Kevin Patton

**Subject:** Cheddar's Casual Cafe (old CU Autosales site)

Hi Antonio,

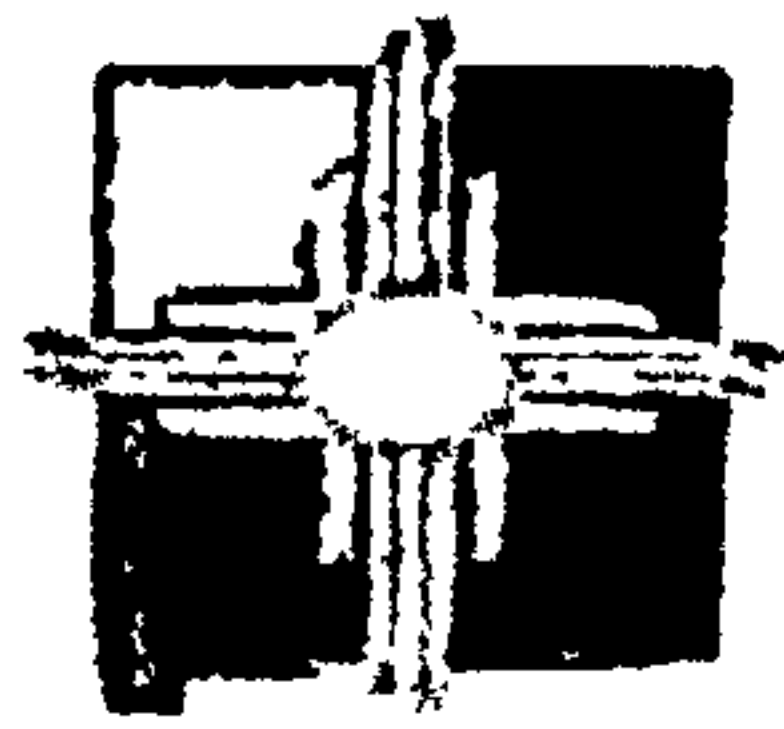
Please find enclosed the infrastructure plan submittal for Cheddar's Casual Café I spoke with you about over that last several months.

Please let me know if you have any questions or require any additional information.

Thanks

Yolanda Padilla Moyer, P.E.

Bohannon Huston Inc.



**NEW MEXICO** DEPARTMENT OF  
**TRANSPORTATION**  
MOBILITY FOR EVERYONE

### **Environmental Clearance for Undertakings within NMDOT Right-of-Way**

In order to receive environmental clearance for permitted projects in highway rights-of-way, the following information will need to be submitted to the NMDOT Environmental Design Division. Submittals (usually) are reviewed Tuesday of each week. Submittals received on Tuesday will not be reviewed until the following Tuesday. Emergency requests are handled on a case-by-case basis.

1. **Purpose and Nature** of undertaking. Describe the undertaking along with width, length and depth of ground disturbance. Include the methods and machinery to be used.
2. **Is your project resulting from a NMDOT project?** If so, provide the control and/or project number.
3. **Funding Source.** Is the funding private, state or federal? If state and/or federal, list agency(s).
4. **Land status.** Is the project on the right-of-way owned by BLM, Forest Service, Tribal land or State Trust land? (NMDOT does not own all highway rights-of-way!)
5. **Permitting agencies.** List other permitting agencies involved besides NMDOT.
6. **County.** List the county or counties in which the project is located.
7. **Highway number.** Indicate the highway, the project will cross or parallel.
8. **BOP and EOP.** Provide the milepost locations for the beginning of the project area (BOP) and the end of the project area (EOP). If highway crossing only, list the milepost location, indicate BOP and EOP on quadrangle maps as well.

9. **Side(s)** of the road. Indicate of which side of the road the project will be located using cardinal directions (north, south, east, west). List all project crossings of the highway by milepost.
  
10. **Length** of the project. Indicate the length of the project within NMDOT right-of-way in terms of feet and/or miles.
  
11. **Provide the legal description** of the project area: Township, Range, and Section(s).
  
12. **USGS 1:24,000(7.5') Quadrangle map.** List the name(s) of the USGS quadrangle map(s) on which the project is located.
  
13. Include the appropriate portion of the **USGS 1:24,000 (7.5') Quadrangle map(s)** with the project area indicated by an **X** if a crossing, or **BOP** and **EOP** if linear. **Do not reduce or enlarge.** Quad map images can be printed at no charge from the website <http://terraserver.usa.com/>.
  
14. **Do not** send photos (including aerial photos or photo maps) unless they are scanned or sent via US Mail. Faxed photos come out entirely black.
  
15. Include your name, company (if applicable), phone #, fax # and email address (if you use one).
  
16. Submit your requests by email, by fax **OR** by mail. Send in one format only- **DO NOT** send in multiple formats.

Send clearance requests to:

**Genevieve Head**, NMDOT-Environmental Design Division

1129 Cerrillos Road/P.O. Box 1149

Santa Fe, NM 87504

(for FedEx or UPS the ZIP code is 87501)

**Phone:** (505) 827-5356; **Fax:** (505) 827-0417; **Email:** genevieve.head@state.nm.us



**APPLICATION FOR PERMIT TO CONSTRUCT AN ACCESS OR MEDIAN OPENING ON  
PUBLIC RIGHT-OF-WAY**

*Department Use Only*

District No. \_\_\_\_\_ Permit No. \_\_\_\_\_ State Highway No. \_\_\_\_\_  
Project No. \_\_\_\_\_ Station No.(s) \_\_\_\_\_ Mile Post(s) \_\_\_\_\_  
Posted Speed \_\_\_\_\_ Highway ADT \_\_\_\_\_ Sight Distance \_\_\_\_\_  
Type of Vehicle \_\_\_\_\_ Estimated Driveway ADT \_\_\_\_\_

**TO: NEW MEXICO DEPARTMENT OF TRANSPORTATION  
ATTN: DISTRICT ENGINEER**

Deming     Roswell     Albuquerque     Las Vegas     Santa Fe     Milan

Application is hereby made by \_\_\_\_\_, \_\_\_\_\_  
*(Owner of Property)* *(Mailing Address)*  
\_\_\_\_\_ to develop or redevelop a \_\_\_\_\_ with the  
*(Type of Development)*

estimated driveway ADT as listed above, for permission to construct ( ) access(es), or ( ) median opening(s) or to ( ) modify or transfer an existing lawful access permit, and/or ( ) to upgrade an existing illegal access to a lawful access at the following described location:

\_\_\_\_\_  
\_\_\_\_\_

in \_\_\_\_\_ County, on State Highway \_\_\_\_\_ in accordance with the attached plan or sketch. Work will commence on or about \_\_\_\_\_ and will require approximately \_\_\_\_\_ days.  
*(month, day, year)*

The proposed driveway or median opening must be located, designed and constructed in accordance with **18.31.3 NMAC, State Highway Access Management Requirements**. A Gate ( ), Cattle Guard ( ), Additional Fence ( ), Drainage Structure ( ), will be required which owner agrees to furnish and hereafter maintain in good repair and closed to livestock. The applicant shall submit a construction traffic control plan for approval. The owner will protect, indemnify, and hold the New Mexico Department of Transportation harmless from any injury or damage caused the owner, or third parties, by owner's failure to comply with the above. If this permit is granted, owner further agrees to comply with all condition, restrictions, and regulations of the New Mexico Department of Transportation. If not constructed, this permit will expire six (6) months from the date of issue unless otherwise noted and approved. The permittee shall notify the District Engineer of the pending construction at least three (3) working days prior to any construction, and upon completion, which shall be within 45 days of initiation of construction. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for the repair and maintenance of the access beyond the dge of the roadway including any cattle guard and gate, and the removal of snow or ice upon the access even though deposited on the access in the course of the Department snow removal operations. Any work in state highway right-of-way must be approved in writing by the Department prior to initiating the work

Place (Of Notary) \_\_\_\_\_

\_\_\_\_\_  
*(Owner's Signature)*

Sworn to and subscribed before me this \_\_\_\_\_

By \_\_\_\_\_

Day of \_\_\_\_\_, 20\_\_\_\_\_

Title \_\_\_\_\_

My commission expires \_\_\_\_\_  
*(Notary Public)*

Owner's Phone No. \_\_\_\_\_

**Department Use Only**

Permission granted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to the above stated conditions and the following additional requirements (attach separate sheet as required:)

Deviation from the stated conditions or the approved sketch may be grounds for revocation.

**Distribution:**  
Original: G.O. Files  
Copies: District Engineer  
Applicant  
Traffic Services Engineer

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

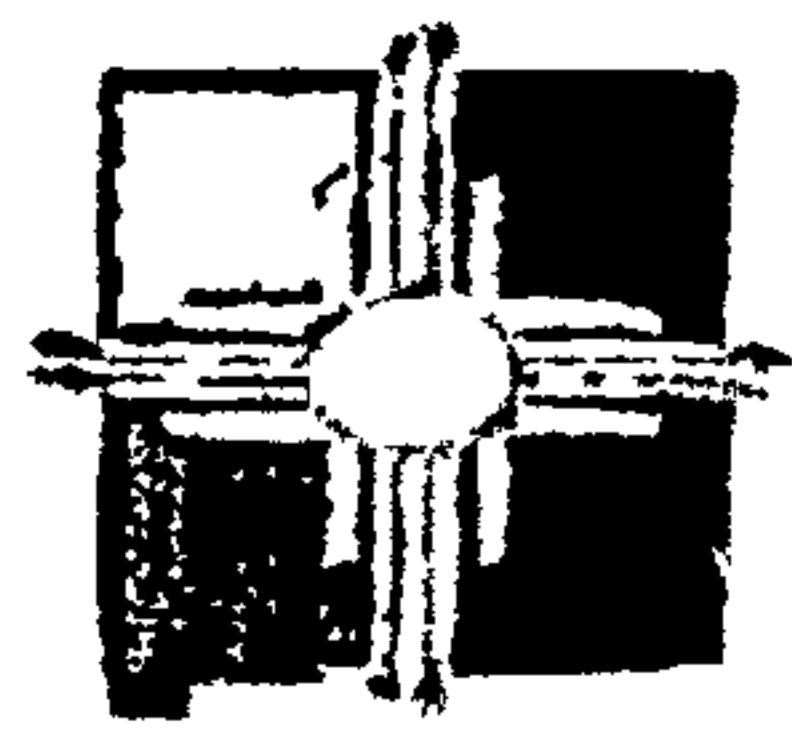
By \_\_\_\_\_  
(District Engineer or Designee)  
Title \_\_\_\_\_

ACCESS INFORMATION		
NAME:		
ADDRESS:		
CITY:	STATE:	ZIP:
COUNTY:	PHONE:	

1. ROUTE No. (S.R./US):	State Road
2. LOCATION (NEAREST MILEPOST)	Mile Post
3. ACCESS WIDTH:	
4. LENGTH OF PROPERTY FRONTAGE:	
5. ACCESS TYPE (commercial/residential/other):	
6. ACCESS RADIUS:	
7. GATE/CATTLE GUARD/OTHER:	
8. TYPE OF SURFACE MATERIAL:	

*****FOR OFFICIAL USE ONLY*****	
1. POSTED SPEED:	
2. SIGHT DISTANCE:	
3. DRAINAGE:	
4. CULVERT SIZE:	
5. CONC. END BLANKETS:	
6. R.O.W. TO R.O.W. WIDTH:	
7. DRIVING LANE WIDTH:	SHOULDER WIDTH:
8. HIGHWAY A.D.T.:	ESTIMATED ACCESS A.D.T.:

SPECIAL NOTES AND/OR CONDITIONS

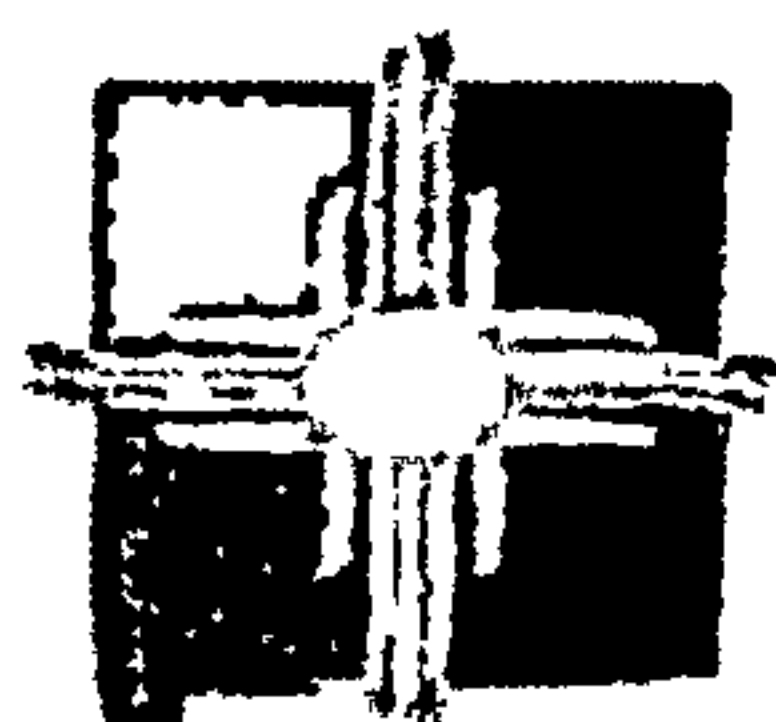


### Commercial Driveway Permit Checklist

- Completed Driveway Permit Application W/ notarized owners signature
- Proof of Property Ownership (Warranty deed/purchase agreement)
- Property Survey Map
- Site layout on an 11" x 17" sheet-4 copies
- Traffic Requirements
  - Site Threshold Assessment (STH)-Less than 25 Peak Hour Trips
  - Site Traffic Analysis (STA)-25-100 Peak Hour Trips
  - Traffic Impact Analysis (TIA)-More than 100 Peak Hour Trips
- Design plans for any roadway geometric improvements (Acceleration lanes, deceleration lanes, turning lanes, if applicable.) Plans to include detailed and dimensioned layouts of all improvements
- Traffic Control Plan (also referred to as a barricading plan)  
Plans may be obtained from (local engineers)
- Site Grading and Drainage Plan Approval  
Contact: Mr. Ted Barber, Drainage Manager  
NMDOT-Drainage Section- Room 219  
1129 Cerrillos Road/P.O. Box 1149  
Santa Fe, NM 87504  
Tel: (505) 827-5449
- SWPPP Plan-Approved by the NMDOT's Drainage Section
- Environmental/Cultural Resources Clearance  
Contact: Ms. Genevieve Head  
NMDOT-Environmental Section- Room 205/206  
1129 Cerrillos Road/P.O. Box 1149  
Santa Fe, NM 87504  
Tel: (505) 827-5356- Fax (505) 827-0417

### **Residential Driveway Permit Checklist**

- Completed Driveway Permit Application W/ notarized owners signature
- Proof of Property Ownership (Warranty deed/purchase agreement)
- Property Survey Map
- Site layout on an 11" x 17" sheet-4 copies
- Design plans for any roadway geometric improvements (Acceleration lanes, deceleration lanes, turning lanes) (if applicable)
- Traffic Control Plan for driveway construction (also referred to as a barricading plan)  
Plans may be purchased from (local engineers)



*New Mexico* DEPARTMENT OF  
**TRANSPORTATION**  
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## UTILITY PERMIT APPLICATION CHECKLIST

This checklist is provided only as an aid to assist you in accurately developing a Utility Permit package for submittal. All the required forms, instructions, regulations will be provided to you upon request or upon authorization by the Department to Engineer and Design specific utility relocations on a highway construction project. More definitive information on the permit requirements is available in 17.4.2 NMAC.

1. Four fully executed Utility Permit Applications
  - All blank spaces on the Permit Application must be completely filled out (Project No. line may be left blank and milepost readings used in lieu of Stationing if your construction is not highway project related.)
  - Check appropriate box in upper right corner
  - Signature and title of owner or official designee
2. Include a Vicinity Map of the work area
3. Four ½ size (11x17) copies of Utility relocation/installation plans showing:
  - Title block with date, scale, county, north arrow and facility owner's name
  - Plan view of entire relocation/installation
  - Cross-section drawing of facility crossing the roadway
  - Profile drawing of facility paralleling roadway, including Right-of-Way lines
  - Right-of-Way lines, property lines, special existing field conditions/features
  - Right-of-Way width/dimensions

- Dimensions from roadway centerline, edge of pavement and right of way line to facility
- Bore pit details, including distances from edge of pavement and right of way lines
- Highway stationing or Milepost readings
- Size and type of facility; Ex: 4" dia. PE water line inside 8" dia. X 120' steel casing (This same information should be shown on line 1 of the permit application.)
- Details of existing/proposed highway features affected by utility construction, if any.

**NOTE:** All of the above elements are also shown on our standard drawings. Highway Construction Plans may be used for your relocation plans as long as all the above elements are satisfied.

4. Other required Documentation:

- Copy of Archaeological & Environmental Clearances-

Contact: Genevieve Head in Santa Fe @ 505-827-5513 for approvals

- Copy of Certificate of Insurance-must be in the amount of \$1,000,000 per occurrence during the project-with the NMDOT named as also insured
- Traffic Control Plan
- If disturbance is more than 1 acre: Proof of compliances with National Pollutant Discharge Elimination System (NPDES). Other approvals/authorizations/permits must be obtained and copies attached, from Indian, Federal and other State agencies where required.
- Proof of compliance with SWPP

**NOTE TO APPLICANT:** All of the above elements and information are required and reviewed when processing your permit package. The review of a permit normally requires up to forty (40) work days for completion. Please allow this amount of time when planning work schedules. Incorrect

or missing information will only delay permit approval as the permit package will be returned for correction/completion. Please return this from with all items checked along with your executed and signed permit application.

### **EXHIBIT "A" UTILITY SURVEY DATA REQUIREMENTS**

Within thirty (30) days of completion of the project, a set of hard copy as – built plans, stamped by a New Mexico Registered Land Surveyor are to be submitted to this office by the utility owner. The plans shall be plotted on NMDOT AutoCad DWG (3D) or Microstation DGN (3D) format. The standard horizontal datum shall be North American Datum 1983 (NAD 83) and standard projections shall be the New Mexico State Plane Coordinate System (NMSPCS 83). The Standard vertical datum shall be the North American Vertical Datum 1988 (NAVD 88). The preferred media in which this data must e submitted is CD-ROM; however, a 3.5" diskette may be used for the data submittal, if necessary.

The utility location information shall be tied to Department monuments and referenced to highway mileposts or to highway project construction stationing, and certified by a New Mexico Registered Land Surveyor. Metadata, or "data about the data" shall be submitted with each utility's as built electronic file, preferably as a separate text file on the electronic submittal media, and shall include:

1. District, Utility Permit Number
2. Name, address, and phone number of responsible land surveyor.
3. Date of completion survey
4. Equipment used to conduct the survey
5. Horizontal and vertical control marks used to tie the survey to the NMSPC83 and NAVD88. Ground to grid combination scale factor used.

**Elevations shall be provided every 500 feet and at all survey break points, including all high and low points.**

The utility owner shall provide "as-built" horizontal and vertical utility location information in hard copy and electronic file in AUTOCAD DWG (3D) or MICROSTATION DGN (3D) format. The standard horizontal datum shall be the North American Datum 1983 (NAD83) and the standard projections shall be the New Mexico State Plane Coordinate System 1983 (NMSPC83). The standard vertical datum shall be the North American Vertical Datum 1900 (NAVD88). The preferred media in which this data must be submitted is CD Rom; 3.5: diskette may be used for the data submittal. The utility location information shall be tied to Department monuments and reference to highway mile post or highway project construction stationing, and certified by a New Mexico Registered Land Surveyor. Metadata or "data about the data" shall be submitted with each utility's as-built electronic file, preferably as a separate text file on the electronic submittal media, and shall include: 1. District Utility Permit Number. 2. Name, address and phone number of the responsible land surveyor. 3. Date of completion of survey. 4. Equipment used to conduct the survey. 5. Horizontal and vertical control marks used to tie the survey to the NMSPC83 and NAVD88. 6. Ground to grid combined scale factor used. 7. Elevation shall be provided every 500 feet and at all survey break points, including all high and low points.



APPLICATION FOR PERMIT TO INSTALL UTILITY FACILITIES  
WITHIN PUBLIC RIGHT OF WAY

Permit No. \_\_\_\_\_  
\_\_\_\_\_ Renewal Permit  
\_\_\_\_\_ Relocation  
\_\_\_\_\_ Remain in place  
\_\_\_\_\_ New Installation

TO NEW MEXICO DEPARTMENT of TRANSPORTATION  
P O BOX 1149  
SANTA FE, NEW MEXICO 87504 – 1149

1. Pursuant to New Mexico Statutes Annotated, 1978 Compilation, Sections 67-8-13 and 55-2-7, and 17.4.2 NMAC the undersigned

\_\_\_\_\_

Address: \_\_\_\_\_  
herein makes application to use highway rights of way to install:

Size and Type of Facility \_\_\_\_\_

in the following location: N.M. Project No. \_\_\_\_\_, S.R. No. \_\_\_\_\_,

Highway Station / and or GPS/MP \_\_\_\_\_ to Highway Station and/or  
GPS/MP \_\_\_\_\_,

\_\_\_\_\_ County, Section \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_

2. For the purpose of this application "within" shall be construed as meaning "on, upon, over, under, across or along."  
a. "Engineer" shall be construed as meaning the District Engineer of the New Mexico Department of Transportation or the District Engineer's representative.  
b. "Applicant" shall be construed as meaning the individual, firm, corporation, association, governmental subdivision, or other organization making application, or the successors of any of the above.  
c. "Facility" shall be construed as meaning, but not limited to any publicly, privately, cooperatively, municipally or governmentally owned facility used for carriage, distribution or transmission of water, gas or electricity, oil and products derived therefrom, sewage, stream or other projects carried by means of pipelines, conduits, wires, culverts, ditches, conveyors or other methods.  
d. If application is for a parallel installation, justification as to why private right may not be utilized must be furnished.
3. Applicant proposes to relocate, install or leave facility \_\_\_\_\_ feet within the  
\_\_\_\_\_ right of way line. The proposed installation shall be:

(Crossing or Parallel) (Subsurface or Overhead) (Boring, Jacking or Pavement Cut)

- a. If Applicant requests installation by pavement cut, complete justification therefore shall be submitted by attachment.  
b. Where application for pavement cut is justified, the application may be held in abeyance pending receipt of cash bond in an amount to be fixed by the Engineer.
4. There is attached hereto a diagrammatic dimensioned drawing showing the location of existing and/or proposed installation referenced to roadway and right of way, right of way lines, any access control lines, distance of proposed installation above, or below grade, highway stationing, identification of materials to be used and any other pertinent data. If application is for parallel installation, nature of adjacent land use must be shown. Proposed installations on or in bridges or other structures, or for the installation of any structures, shall require detailed structural drawings.
5. Applicant desires this permit to be in affect for \_\_\_\_\_ years. Permit shall not be issued for a period longer than 25 years, and must be renewed upon expiration. The burden of timely renewal is on the Applicant. The Applicant shall formally notify the engineer of actual commencement and completion of construction of the installation. The Applicant shall also formally notify the Engineer of removal or abandonment of the facility, or relinquishment of the permit.
6. This application shall be validated as a permit upon the signing of the application by the Engineer and returning it to the applicant. The granting of this permit shall not be construed as granting any easement or property right.
7. Servicing of facilities shall not be permitted within the access control lines on any controlled access project. Should an emergency occur, the Applicant shall notify the Engineer and shall provide such flagmen, flashers, warning or other safety devices as required by the Engineer. All routine maintenance shall be performed from outside any access control lines.
8. The relocation or installation of facilities within public right of way shall be in strict conformance with all applicable provisions of

**regulations of the New Mexico Department of Transportation, 17.4.2 NMAC**, all provisions of this application, drawing and the Instructions for Utility Permits, as they may be modified by the Engineer, and no departure therefrom may be made without the written consent of the Engineer. All facilities shall be so placed that they will not interfere with or endanger any roadway features or other existing facilities. All construction of facilities shall be subject to the inspection and approval of the Engineer. All such work shall be performed so that danger, inconvenience and delay to the traveling public will be held to a minimum. Protection and handling of traffic during the installation are the responsibility of the Applicant and must be approved by the Engineer.

9. The Applicant shall, except as otherwise ordered by the Engineer, restore the public right of way, and all bridges or other structures thereon or adjacent thereto which have been altered or affected by facility installation performed hereunder, in accordance with sound construction practices and the Engineer's specifications, and shall cause the work to be done in a workmanlike manner. If any damage is caused to the highway right of way or to any bridge, structure or improvement thereon or adjacent thereto by reason of the design installation, maintenance, alteration or removal of such facilities or other appurtenances, the Applicant shall reimburse the Engineer the full amount thereof promptly upon demand by the Engineer provided, however, that the obligation imposed under this paragraph shall not apply in the event the damage resulted from causes beyond the control of the Applicant or its contractors or its consultants. All such facilities located within the right of way shall at all times be kept in such repair so as not to damage the highway, inconvenience or endanger the traveling public and shall be kept free from advertisement, posters and the like.
10. Should the Applicant at any time fail to promptly and fully perform any of the obligations imposed hereby and after thirty (30) days written notice thereof, the Engineer may, at his option (a) cause the obligations to be fully carried out and performed, and the Applicant shall promptly reimburse the Engineer for all costs and expenses incident thereto, or (b) summarily order the removal of such facility and if the Applicant fails to comply with that removal order within a reasonable time, the Engineer may direct the removal of the facility with all costs and expenses thereto to be borne by Applicant.
11. If by reason of any change in the location, construction, grade or by any other matter affecting the highway upon which any facility is located or because of changing traffic conditions or otherwise, it shall become advisable in the opinion of the Engineer that said facility be removed, relocated or otherwise modified, the Applicant, upon written notice from the Engineer, shall remove, relocate or modify such facility without undue delay in such manner as the Engineer may direct or approve, at the Applicant's expense and at no cost to the Engineer, the New Mexico Department of Transportation or the New Mexico State Transportation Commission. All facilities located on public right of way under the dual jurisdiction of the State and a subordinate governmental entity shall comply with all applicable rules and regulations of such entity properly and lawfully in force and including but not limited to provisions of local franchises not in conflict with the rules and regulations of the New Mexico Department of Transportation. The Engineer makes no express or implied as to the continued existence of any highway in any particular location and expressly assumes no obligation with regard to the facility upon change, vacation or abandonment of any highway or portions thereof.
12. Neither the making of this application nor anything herein contained shall constitute a waiver on the part of the Applicant of any rights or claims had or made by some with respect to the occupancy of the streets and highways under the Constitution and Laws of the State of New Mexico, nor shall anything herein contained in any prejudice or impair any rights or claims existing independent of this application with respect to the construction, operation and maintenance of the Applicant's facilities in the State of New Mexico.
13. The utility owner must indemnify and hold harmless the New Mexico Department of Transportation from loss due to any negligent act of the utility, the utility's employees, any agent acting on the utility's behalf, and anyone else engaged by the utility to work on the utility installations, maintenance or relocations of their facilities. Any contractor or subcontractor engaged by the utility to perform utility installations or relocations in conjunction with or prior to highway construction must also indemnify and hold harmless the New Mexico Department of Transportation from loss due to any negligent act of the utility's contractor or subcontractor.
14. Each copy of the application shall be signed by the Applicant as an individual owner or by any official designated to execute such documents.
15. Utility owners shall carry insurance in amounts not less than those below specified and as outlined in 17 NMAC 4.2 and the Standard Specifications for Highway and Bridge Construction, 1994 Edition, (hereinafter, "Specifications"), as may be updated from time to time. In the event of conflict between the specification, and the regulations, owner shall carry the larger amount of insurance. If a utility is self-insured, the utility shall provide an Owner's Protective Liability Insurance Policy, in favor of the Department, in the amounts below specified. **Department as additional named insured:** The utility, its contractor or subcontractor shall have the New Mexico State Highway and Transportation Department added as an additional named insured on the Comprehensive General Liability Form or Commercial General Liability Form furnished by the Utility.

This application is hereby granted subject to all provisions herein and including the following special provisions, changes or amendments:

The utility shall provide "as-built" horizontal and vertical location information in hard copy and electronic file (AutoCAD DWG (3D) or Microstation DGN (3D) format. The standard horizontal datum shall be North American Datum 1983 (NAD83) and the standard projections shall be the New Mexico State Plane

Coordinate System 1983 (NMSPCS83). The standard vertical datum shall be North American Vertical Datum 1988 (NAVD 1988). The preferred media in which this data must be submitted is CD ROM. The utility location information shall be tied to Department monuments and referenced to highway mileposts and/or to highway project construction stationing and certified by a New Mexico Registered Land Surveyor. Metadata or "data about the data" shall be submitted with each utility's as-built electronic file, preferably as a separate text file on the electronic submittal media, and shall include: 1. District Utility Permit Number. 2. Name, address and phone number of the responsible land surveyor. 3. Date of completion of survey. 4. Equipment used to conduct the Survey. 5. Horizontal and vertical control marks used to tie the survey to the NMSPC83 and NAVD88. 6. Ground to Grid combined scale factor used. 7. Elevations shall be provided every 500 feet and at all survey break points, including all high and low points.

*Note: Highway projects are time sensitive therefore, permit information requested from Authorization to Engineer Letters must be returned by the date indicated within the Authorization to Engineer letter.*

16. Pursuant to: MAP-21; <http://www.fhwa.dot.gov/construction/contracts/buyam-qa.cfm> and (23U.S.C313) Applicant/Utility Owner certifies we are in compliance with Buy America for said facility described in Section 1. of this permit document. Applicant agrees and understands nonadherence will void said permit.

---

Applicant \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

---

Approval of this permit is hereby given this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

NEW MEXICO DEPARTMENT of TRANSPORTATION

By \_\_\_\_\_

Current DRC Project No \_\_\_\_\_

Date Submitted \_\_\_\_\_  
 Date Site Plan for Bldg Permit Approv \_\_\_\_\_  
 Date Site Plan for Sub Approved \_\_\_\_\_  
 Date Preliminary Plat Approved \_\_\_\_\_  
 Date Preliminary Plat Expires \_\_\_\_\_  
 DRB Project No \_\_\_\_\_

Figure 12

**INFRASTRUCTURE LIST**

EXHIBIT 'A'  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D R B ) REQUIRED INFRASTRUCTURE LIST

**CHEDDAR'S CASUAL CAFÉ  
 (A PORTION OF TRACT 1-A-1-C-1)**

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING</b>								
		12' WIDE RT TURN LANE	ART PAVING W/ PCC CURB & GUTTER	SB FRONTAGE ROAD	SITE ENTRANCE (WEST PROPERTY BOUNDARY OF PHASE 1)	CENTURY RIO 24 PRIVATE ACCESS	/	/
		12' WIDE ACCEL LANE	ART PAVING	SB FRONTAGE ROAD	NORTH PROPERTY BOUNDARY OF PHASE 1	SITE ENTRANCE	/	/
		6' WIDE SIDEWALK	6' WIDE PCC SIDEWALK (NORTH SIDE ONLY)	SB FRONTAGE ROAD	SITE ENTRANCE (WEST PROPERTY BOUNDARY OF PHASE 1)	CENTURY RIO 24 PRIVATE ACCESS	/	/
<b>PUBLIC WATERLINE IMPROVEMENTS</b>								
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	25' UTILITY EASEMENT	NORTH PROPERTY BOUNDARY OF PHASE 1	SB FRONTAGE RD	/	/
<b>PUBLIC SANITARY SEWER IMPROVEMENTS</b>								
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	25' UTILITY EASEMENT	NORTH PROPERTY BOUNDARY OF PHASE 1	SB FRONTAGE RD	/	/

<b>AGENT/OWNER</b>		<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>					
<b>PAUL WYMER</b>							
PREPARED BY PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE		
<b>BOHANNAN HUSTON, INC.</b>							
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE		

SIGNATURE

\_\_\_\_\_ ABCWUA \_\_\_\_\_

DATE

\_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT  
IMPROVEMENTS WITHOUT A DRB EXTENSION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	PARTMENT		AGENT/OWNER

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

02/05/2013 Issued By: E08375 179123

Category Code **910**  
**2013 070 439**

**Application Number:** 13DRB-70439, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** SOUTHBOUND INTERSTATE 25 FRONTAGE ROAD, BETWEEN MONTANO AND JEFFERSON

**Project Number:** 1008519

#### Applicant

CHEDDER'S RESTAURANT/FOREMARK REAL ESTATE

8235 DOUGLAS AVE, SUITE 945  
DALLAS TX 75225  
214-561-6518  
hillman@foremark.com

#### Agent / Contact

BOHANNAN HUSTON INC  
KEVIN PATTON  
7500 JEFFERSON NE  
ALBUQUERQUE NM 87109  
505-515-5898  
KPATTON@BHINC.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

**TOTAL: \$20.00**

City of Albuquerque Treasury  
Date: 2/5/2013 Office: ANNEX  
Stat ID: W5000008 Cashier: TRSSIV  
Batch: 1411 Trans #: 15  
Permit: 2013070439  
Receipt Num 00094628  
Payment Total: \$20.00  
0901 Conflict Mgmt Fee  
VISA Tendered : \$20.00

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
___ Major Subdivision action		___ Annexation
___ Minor Subdivision action		___ County Submittal
___ Vacation	<b>V</b>	___ EPC Submittal
___ Variance (Non-Zoning)		___ Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	___ Sector Plan (Phase I, II, III)
___ for Subdivision Purposes		___ Amendment to Sector, Area, Facility or Comprehensive Plan
<u>X</u> for Building Permit		___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)		___ Street Name Change (Local & Collector)
___ IP Master Development Plan	<b>D</b>	<b>APPEAL / PROTEST of...</b>
___ Cert. of Appropriateness (LUCC)	<b>L A</b>	___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<b>STORM DRAINAGE (Form D)</b>		
___ 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 2<sup>nd</sup> 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): Bohannon Huston, Inc. PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX (505) 798-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 APPLICANT: Cheddars Restaurant/Foremark Real Estate PHONE: 214-561-6518  
 ADDRESS: 8235 Douglas Ave., Ste 945 FAX: \_\_\_\_\_  
 CITY: DALLAS STATE TX ZIP 75225 E-MAIL: HILLMAN@FOREMARK.COM  
 Proprietary interest in site: Purchaser/Leasee List all owners: Motorplex Real Estate LTD. Co.

**DESCRIPTION OF REQUEST:** Site Development Plan for Building Permit to allow for development of a portion of an existing developed site to be improved with an approximately 9217 sq. ft. restaurant with full service liquor.

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

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

Lot or Tract No. Tract A-1-C-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Cryer  
 Existing Zoning: SU-1 for C-3 & I-P Proposed zoning: No change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-17-Z UPC Code: 101706108230720112

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1008519, Z-75-89, Z-75-29-1

#### CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 5.5 +/-

LOCATION PROPERTY BY STREETS: On or Near: Southbound Interstate 25 Frontage Road  
 Between: \_\_\_\_\_ Montano \_\_\_\_\_ and \_\_\_\_\_ Jefferston Street \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team x. Date of review: 09/18/12

SIGNATURE Paul Wymer DATE 11/25/13  
 (Print) Paul Wymer Applicant X Agent \_\_\_\_\_

#### FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB <del>00</del> - 70439</u>	<u>SBP</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>2/13/13</u>			Total \$ <u>20.00</u>

RF

2/5/13

Project # 1008519

Planner signature / date

**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**
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  - 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
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  - Copy of Site Plan with Fire Marshal's stamp
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- 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**
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  - Letter of authorization from the property owner if application is submitted by an agent
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- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

PAUL M. WYMER  
Applicant name (print)  
Paul M. Wymer 2/5/13  
Applicant signature / date



Form revised October 2007  
RL 2/5/13  
Planner signature / date

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
13DRB - 20634

Project # 1008519





Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
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<input type="checkbox"/> Administrative Amendment (AA)		<input type="checkbox"/> Street Name Change (Local & Collector)
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Lot or Tract No Tract A-1-C-1-A Block. \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Cryer  
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List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1008519, Z-75-89, Z-75-29-1

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 Between Montano and Jefferston Street

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team x. Date of review: 09/18/12

SIGNATURE Paul Wymer DATE 11 2/5/13  
 (Print) Paul Wymer Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
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<input checked="" type="checkbox"/> Case history #s are listed				\$
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<input type="checkbox"/> F.H.D.P. density bonus				Total
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RF

2/5/13  
Planner signature / date

Project # 1008519

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- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
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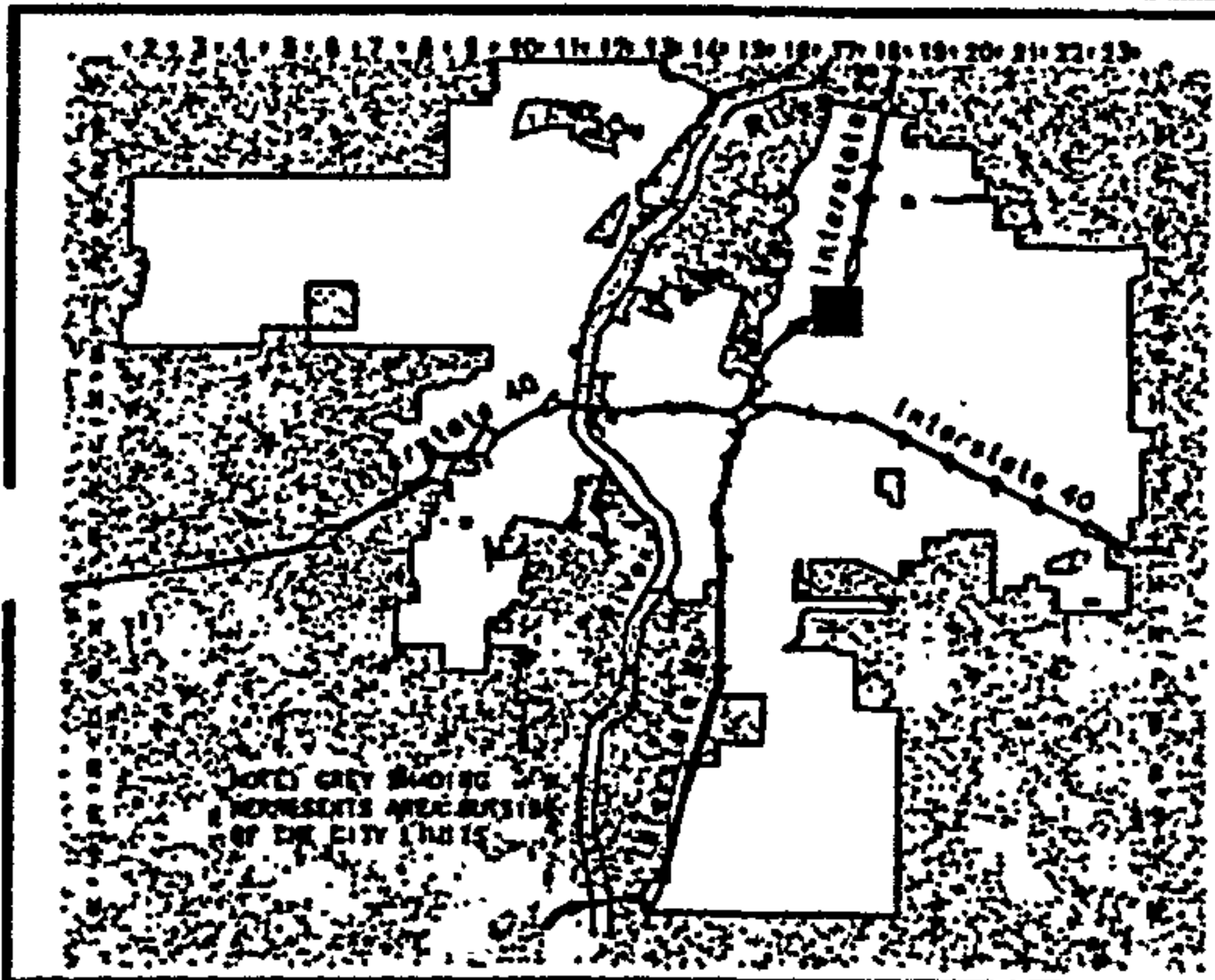
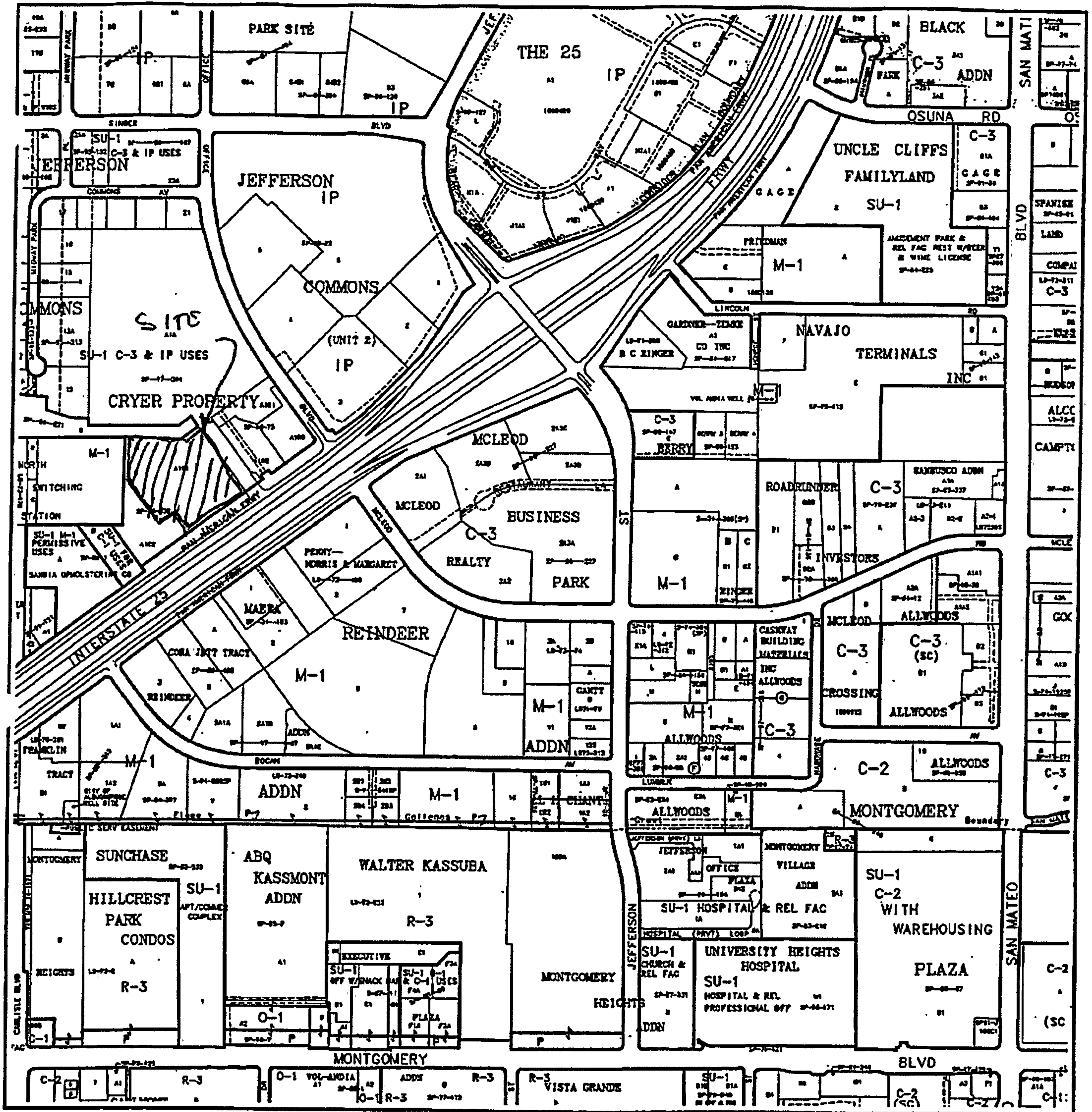
PAUL M. WYMER  
Applicant name (print)  
Paul M. Wymer 2/5/13  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
132RB - 10634

RJ 2/5/13  
Planner signature / date  
Project # 1008519



CITY OF  
Albuquerque  
Auriga Geographic Information Systems  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**  
**F-17-Z**  
Map Amended through January 21, 2003

February 5 2013

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

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

Re: DRB SIGN OFF OF CITY PROJECT NUMBER 1008519, 12EPC-40068:  
CHEDDAR'S RESTAURANT SITE DEVELOPMENT PLAN FOR BUILDING  
PERMIT.

Dear Mr. Cloud,

This letter is to serve as the required description of changes made to the subject project to address EPC conditions of approval. The following numbered paragraphs correspond to the Official Notification of Decision dated November 8, 2012 (included):

1. This letter is the required response to Condition 1.
2. On January 17, 2013, a meeting was held with the Case Planner, Ms. Carrie Barkhurst to discuss changes made to the plan sheets to address the EPC Conditions of Approval. Ms. Barkhurst's initials are affixed to the Site Plan Sheet indicating her approval of the changes.
3. The attached letters from the New Mexico Department of Transportation (dated November 16, 2012) and from SyWest Development (dated October 17, 2012) indicate on-going coordination with both parties. Coordination with AMAFCA and PNM have also occurred. A meeting was held on site with PNM representatives on Thursday, October 25, 2012.
4. All conditions listed have been changes or added to Sheet 1.
5. The occupancy total has been revised to more accurately depict the occupancy total. The parking requirement has been adjusted accordingly. Keyed notes 22 and 23 have been added to address the signs associated with the motorcycle and accessible parking spaces.
6. The 2' concrete areas located in the planter areas are not intended to be pedestrian connection links but are instead, meant to be areas for vehicle door swings and to allow patrons to step onto a solid surface as opposed to a

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**

Mr. Jack Cloud  
Chair  
Development Review Board  
City of Albuquerque  
February 5, 2013  
Page 2

landscape area. A future walkway connection has been added to Sheet I on the south side of the entry drive.

7. Landscape symbols have been added to Sheet 2-A. Landscape material in the vicinity of the light poles have been adjusted to be a shorter plant material and/or shifted away from the light fixture. It is the desire of the owner to replace the existing vegetation with new plant material instead of salvaging the existing landscaping. Much of it will be demolished due to the proposed on-site and off-site improvements associated with the project.
8. A light detail and corresponding note has been added to Sheet 1.
9. The refuse enclosure area has been reoriented. A signature indicating the approval from the City Solid Waste Department has been obtained and is included with this submittal.
10. Sheet numbers and additional dimensioning has been added to the Architectural Elevation Sheets (5 and 6). Common color names have also been added to these sheets.
11. The signage sheets have been numbered (7 thru 11). Dimensions have been added to the signage on sheet 7.
12.
  - a. Coordination is on-going with NMDOT staff. Plans for roadway improvements in the NMDOT frontage road have been submitted for review and approval. See related response to item number 3 above.
  - b. The proposed access easement on the theatre parcel is currently under review by the property owner. A draft version have been prepared and will be finalized shortly.
  - c. The Site Plan has been modified to conform to the list of requirements outlined in this condition.
  - d. All on-site infrastructure has been noted and detailed.
  - e. All easements have been added to the Site Plan.
  - f. See response to item 12a above.
  - g. Construction plans have been submitted to AMAFCA for review and approval. Coordination with AMAFCA staff has occurred and plans prepared in accordance with their direction.
  - h. A berm has been designed into the Grading and Drainage plan to insure storm water flows are restricted from leaving the site until they reach the storm drain inlet.
13. PNM has been contacted, and a new note has been added to Sheet 1 regarding buffer requirements associated with the transformer. (Key 00 Note 25). All other conditions are specific to future development.

Mr. Jack Cloud  
Chair  
Development Review Board  
City of Albuquerque  
February 5, 2013  
Page 3

Please review this response letter and the enclosed submittal documents and call with comments and questions. Please schedule this request to be heard at the February 13, 2013 DRB hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul M. Wymer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

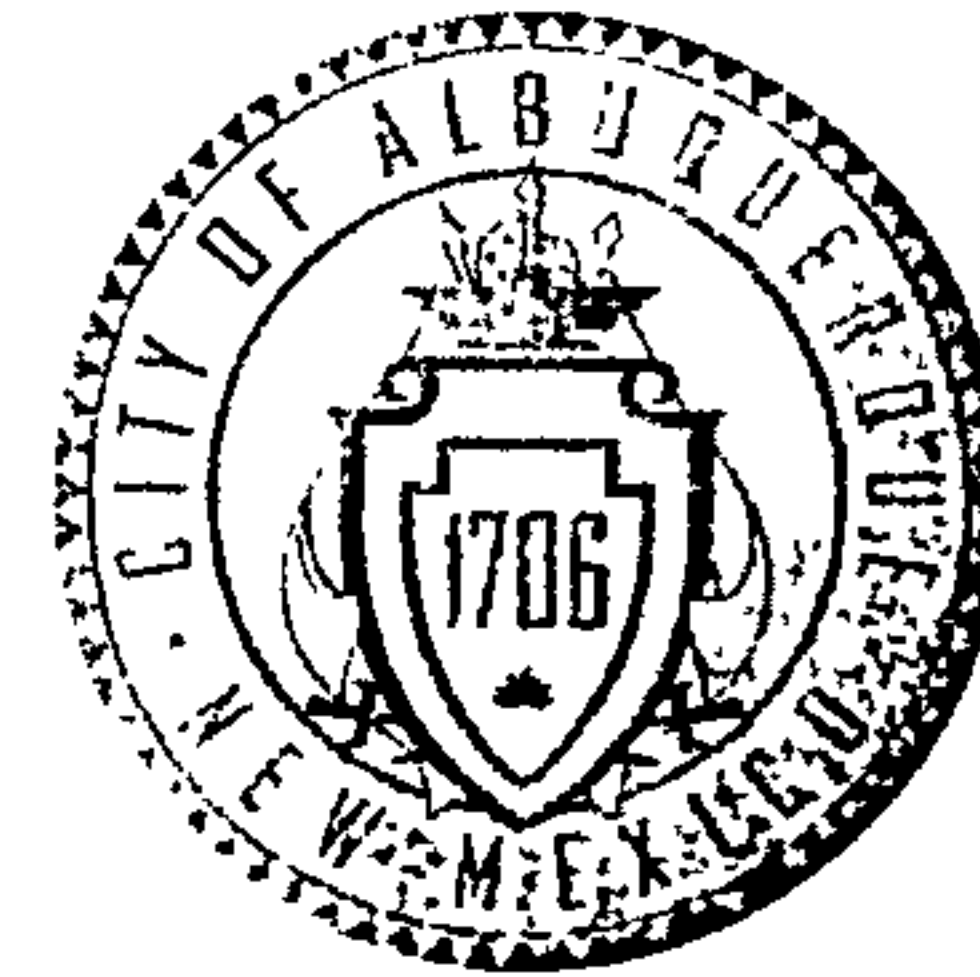
Paul M. Wymer, AIA  
Project Manager  
Community Development & Planning

PMW/sls

Enclosures

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

November 13, 2012

Cheddar's Restaurant  
8235 Douglas Ave., Suite 945  
Dallas, TX 75225

**Project# 1008519 \***  
12EPC-40068 Amend Site Development Plan for  
Building Permit

### LEGAL DESCRIPTION:

For Tract A-1-C-1-A, Cryer Subdivision, located  
on South Bound I-25 Frontage Rd. between  
Montano and Jefferson, containing approximately  
5.5 acres.

Carrie Barkhurst, Planner

PO Box 1293

Albuquerque

On November 8, 2012, the Environmental Planning Commission voted to APPROVE Project 1008519/12EPC-40068, a request to Amend the Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

NM 87103

### FINDINGS – 12EPC-40068 – Site Development Plan for Building Permit:

www.cabq.gov

1. This is a request for Site Development Plan for Building Permit for a 2.06-acre portion of Tract A-1-C-1-A, Cryer Subdivision, located on Southbound Pan American Freeway I-25 Frontage Road, and containing approximately 5.5 acres.
2. The applicant proposes to demolish the existing automobile sales office and construct a restaurant with full service liquor, with all related site improvements.
3. The request will rescind and replace the existing site development plan.
4. The subject site is zoned SU-1 for C-3 and IP Uses. The proposed use, restaurant with full service liquor, is permissive under the current zoning.
5. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies.

OFFICIAL NOTICE OF DECISION

Project #1008519

November 8, 2012

Page 2 of 7

6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request complies with most applicable Zoning Code Regulations and Site Development Plan Checklist Items. However, there are some instances of non-compliance, including area lighting details, and vehicular and pedestrian access. The conditions of approval address the inconsistencies.
8. Regarding the intent of the Comprehensive Plan, the request furthers the following goal and policies:
  - a. Policy II.B.5.d - location, intensity, and design of new development and neighborhood values: The site plan respects existing social, cultural, and environmental resources, and the new use will have a minimal impact on the existing development in the area. The proposed site development plan and EPC review and approval will ensure a high quality built environment.
  - b. Policy II.B.5.e - New growth contiguous to existing services: The site has full access to urban facilities and services. The subject site is infill redevelopment in an existing office and commercial center. The integrity of existing neighborhoods will not be impacted because there are no nearby neighborhoods and the proposed use is consistent with existing zoning and land uses.
  - c. Transportation and Transit Goal - Provide a balanced circulation system to meet mobility and access needs: Although the development is primarily geared towards vehicular access, the area is served by infrastructure for multiple modes of transportation. An additional restaurant at this location will serve the concentration of nearby office uses. The site is located conveniently off the I-25 frontage road, and has excellent access to the road network.
  - d. Policy II.D.4.g - Pedestrian opportunities shall be promoted for safe and pleasant non-motorized travel conditions: The parking areas are broken up into small parking fields, which may improve the pedestrian experience. There is a 6-foot wide pedestrian walkway around the entire building perimeter, except for at the dumpster location.
9. Regarding the intent of the North Valley Area Plan, the request is consistent with the following goals and policies:
  - a. Land Use Goal 2.b - preserve and enhance the environmental quality: The request proposes to develop a restaurant along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP, which requires a site development plan. The site plan will control growth at this location.



OFFICIAL NOTICE OF DECISION

Project #1008519

November 8, 2012

Page 3 of 7

- b. Land Use Goal 6 - encourage quality commercial/industrial development in already developed established commercial industrial zones and areas: The request proposes redevelopment in an established commercial area.
  - c. Land Use Goal 11 - locate commercial and industrial development within the I-25 corridor: The subject site is within the I-25 corridor, and is a redevelopment opportunity for existing commercial / industrial property.
  - d. Preferred Scenario Land Use Plan - Large Scale Community and Regional Commercial uses: The Preferred Land Use Scenario Land Use Plan, found on page 37, shows the area around the subject site as large scale community and regional uses, which currently characterize the area. The proposed development is consistent with the Preferred Land Use Plan.
10. Code Enforcement has indicated that the amount of parking provided is not consistent with the requirements of §14-16-3-1. Staff finds that the tenant has determined the amount of parking provided to be adequate, and it is sufficient to accommodate the actual occupant load. The EPC has discretion over parking requirements in the SU-1 zone.
  11. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The applicant has demonstrated coordination with NMDOT and the adjacent property-owner. The request will be required to demonstrate approval by the adjacent property-owners, where applicable.
  12. Property-owners within 100' and the North Valley Coalition were notified. A facilitated meeting was neither offered nor requested. There is no known opposition to the request.
  13. PNM Findings:
    - a. PNM Switchyard is experiencing runoff from this property which is destroying our gravel surfacing in the yard.
    - b. PNM would like to have access to the east side of the North Station and would like to work with the owner to solve this issue.

CONDITIONS OF APPROVAL – 12EPC-40068 – November 8, 2012 – Site Development Plan for Building Permit

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

OFFICIAL NOTICE OF DECISION

Project #1008519

November 8, 2012

Page 4 of 7

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 subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The applicant has demonstrated coordination with NMDOT and the adjacent property-owner. The request will be required to demonstrate approval by the adjacent property-owners, where applicable.
4. **Additional Dimensions and Corrections Required, Sheet 1.**
  - a. Dimensions for the dumpster enclosure on Sheet 1 shall be added.
  - b. Dimensions for the sidewalk on the southeast side of the building shall be added.
  - c. The dimension shown on the sidewalk on the southwest side of the building shall be corrected.
  - d. The number of parking spaces in the front parking island shall be corrected.
  - e. The number of provided standard parking stalls in the Site Summary shall be corrected.
5. **Parking.**
  - a. The occupancy load calculation shall be revised to reflect the different occupancy loads within the building.
  - b. A note shall be made on the Site plan that 12"x18" signs mounted a min of 48" AFG will be provided for the disabled and motorcycle spaces.
6. **Pedestrian Access.**
  - a. There are 2-foot wide concrete areas on both parking islands in the southeast parking area, and it is unclear if they are intended to serve as a pedestrian access route. If so, they shall be enlarged to 6-foot wide.
  - b. A continuous pedestrian walkway could serve people accessing future Phase II uses at this site if provided across the southwest side of the site. This connection route shall be provided if there is a sidewalk required along the Frontage Road.

**7. Landscaping.**

- a. The plant legend on the landscape plan needs to include "symbols" next to botanical names of the plants.
- b. There is a significant amount of established landscaping and mature trees, which should be preserved to the extent possible.
- c. It appears that the proposed landscaping plan and pole light placement are in conflict with each other. Recommend situating large tree variety plantings away from proposed light placement.

**8. Lighting.** The site plan shall include a detail of the fixture type, and include a note that requires compliance with Zoning Code §14-16-3-9, Area Lighting Regulations.

**9. Refuse Enclosure.** The refuse enclosure design is disapproved. Solid Waste shall review and approve the design.

**10. Architectural Elevations.**

- a. The major features, including doors and windows, shall be dimensioned, as well as the major vertical elements along each façade. The building materials shall specify the common name for the colors used, including the color and material used for the dumpster enclosure gates.
- b. The building architecture is shown on Sheets 5 and 6. These sheets shall be labeled as "Architectural Elevations," and numbered.

**11. Signage.**

- a. The signage plan is shown on Sheets 7, 8, 9, and 10. These sheets shall be labeled as "Signage Plan," and numbered.
- b. The building mounted signs shown on Sheet 7 shall be dimensioned with the overall height and width.

**12. Conditions of approval from City Engineer, Municipal Development and NMDOT include:**

- a. NMDOT correspondence, coordination, and approval will be required for I-25 frontage infrastructure improvements and access modifications.
- b. All proposed Access Easements will need to be completed for Development Review Board (DRB) approval.
- c. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements which will also include the following: parking areas of

OFFICIAL NOTICE OF DECISION

Project #1008519

November 8, 2012

Page 6 of 7

100 spaces or more, the end aisles need to be raised island; the internal radii's need to be 15 feet to accommodate cars and 25 feet to accommodate turns by Refuse, Fire, and larger service vehicles.

- d. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
  - e. All easements need to be shown and labeled on Site Plan.
  - f. NMDOT approval is required for the grading at the entrance of the frontage road.
  - g. The drainage outfalls to an AMAFCA facility, therefore AMAFCA approval is required.
  - h. A berm shall be placed on the western edge property line to restrict storm water flows from leaving the site, directing these flows to the existing storm drain inlet.
13. Conditions of approval from the Public Service Company of New Mexico:
- a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. There is an existing overhead electric distribution line along the east side of the property facing Interstate 25. It will be necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities.
  - c. Screening should be designed to allow for access to utility facilities. 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.
  - d. PNM would like to coordinate with the developer regarding lighting design and other improvements that could be mutually beneficial.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 26, 2012 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) 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 a written application on the Planning Department form to the Planning Department **within 15 days** of

OFFICIAL NOTICE OF DECISION

Project #1008519

November 8, 2012

Page 7 of 7

the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing 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 ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



Suzanne Lubar  
Acting Director, Planning Department

SL/CB/mc

cc: Paul Wymer, Bohannan Huston, Inc., 7500 Jefferson St., Albuquerque, NM 87109  
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107  
David Wood, 158 Pleasant NW, Albuquerque, NM 87107

**SyWest**  
Development  
150 Pelican Way,  
San Rafael, CA 94901

October 17, 2012

Kyle Anz, Managing Member  
**HGA Holdings, LLC**  
3904 Michael Neill Drive  
Austin, TX 78730

**Re:** Access Agreement to the Century (Cinemark) Theatre Entry Drive, off Pan American Freeway, NE, for Access to the adjacent site per Exhibit "A" attached.

Dear Kyle:

This letter is intended to confirm to the City that the undersigned, as owners of the Theatre Parcel located at 4901 Pan American Freeway, NE in Albuquerque, NM., and leased to Cinemark, has agreed to enter into a mutually acceptable Access Agreement that will allow curb cuts onto the entry drive from the adjacent parcel, subject to the parcel being leased to and occupied by a Cheddars Restaurant. We are currently in process of negotiating on a draft Access and Easement Agreement to allow for this and request that this documentation process not hold up the review by the City of any plans submitted to them in connection with this proposed new construction.

If you or the City have any questions, please feel free to contact me at the below numbers.

Sincerely,  
**SyWest Development**  
As Asset Manager for Syfy Properties, Inc.

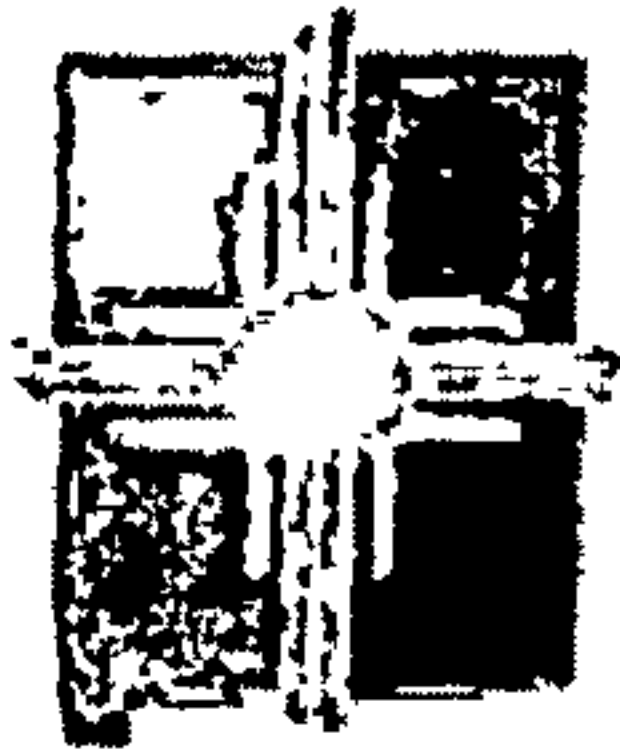


Linda Lucas,  
VP-Asset Management  
(415) 448-8559/ Office  
(503) 804-9585/ Cell

Approved:



Andrew McCullough, Corporate Counsel  
Syfy Properties, Inc



*New Mexico* DEPARTMENT OF  
**TRANSPORTATION**

November 16, 2012

Yolanda Padilla Moyer  
Bohannon Huston, Inc.  
Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM 87109

**RE: I-25 Southbound Frontage Road Development (Old CU Auto Property)**

Dear Ms. Moyer,

In reference to the development on I-25 SB FR south of Jefferson (old CU Auto property), the offsite improvements items that were discussed with my staff are listed below.

1. Access – One access point allowed, design with a 12-ft right turn lane and deceleration lane in accordance to the State Access Management Manual (SAMM) guidelines
2. Drainage Report – Submit to D3 with site plan for Review
3. Point of Contact – Antonio Jaramillo, District Traffic Engineer for District 3
4. Landscape – Permit application needed, submit to District 3 to get it processed through our landscaping architect at our general office.
5. Sidewalk Requirements - ; show on site plan the proposed sidewalk along the northern boundary of the property (along the existing access road)

Should you have any questions or comments, please feel free to contact me at 505.798.6632 or via email at [Antonio.Jaramillo@state.nm.us](mailto:Antonio.Jaramillo@state.nm.us)

Sincerely,

Antonio E. Jaramillo, PE  
District 3 Traffic Engineer  
New Mexico Department of Transportation

cc. Nancy Perea, PE

**Susana Martinez**  
Governor

**Alvin C. Dominguez, P.E.**  
Cabinet Secretary

Commissioners

**Pete K. Rahn**  
Chairman  
District 3

**Dr. Kenneth White**  
Secretary  
District 1

**Robert R. Wallach**  
Commissioner  
District 2

**Ronald Schmeits**  
Commissioner  
District 4

**Butch Mathews**  
Commissioner  
District 5

**Jackson Gibson**  
Commissioner  
District 6





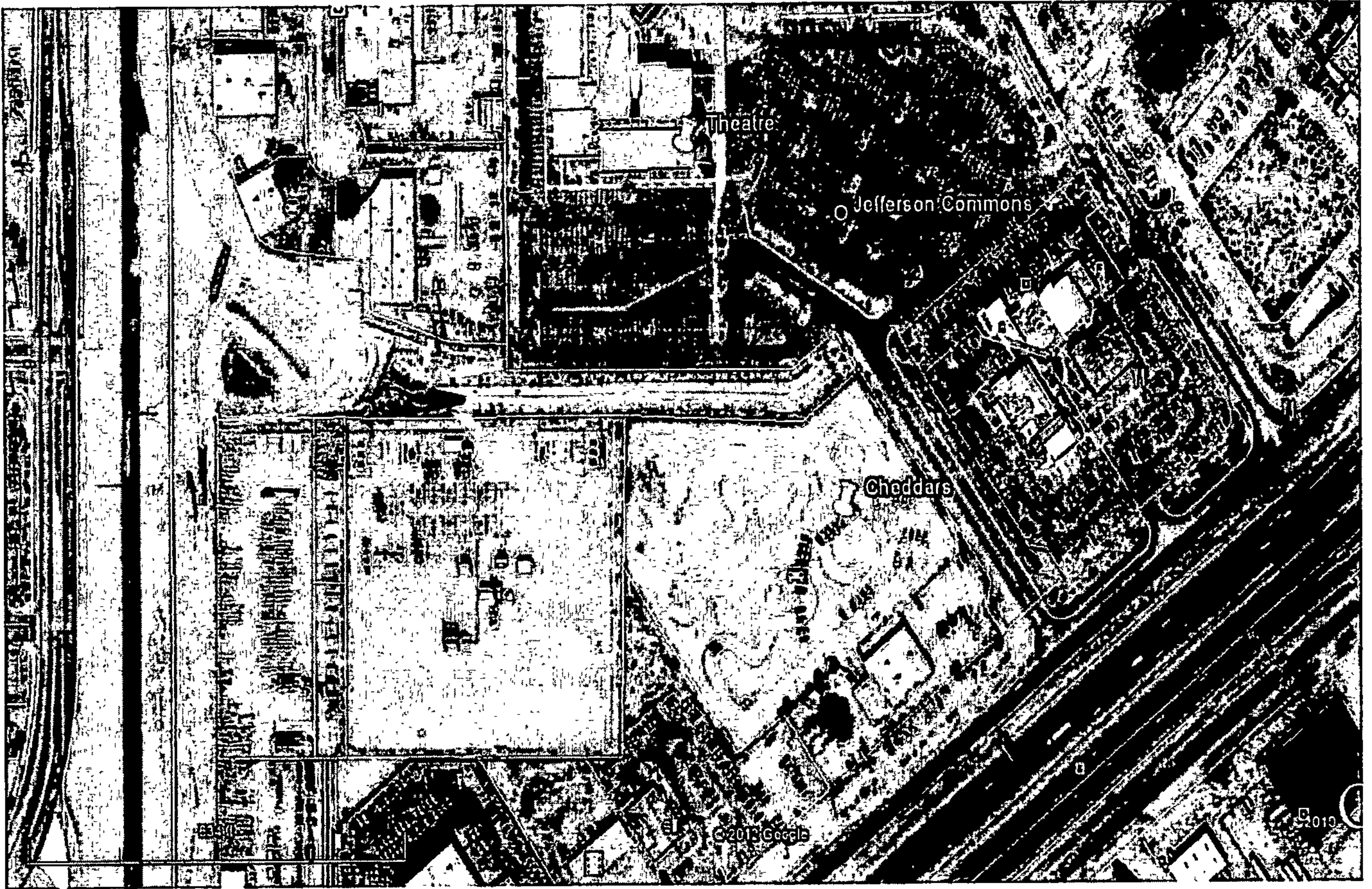


Exhibit "A"-1

February 13. 2013

**8519**

### DXF Electronic Approval Form

DRB Project Case #: 1008519

Subdivision Name: CRYER PROPERTY TRACTS A1C1A & A1C2A

Surveyor: ANTHONY L HARRIS

Contact Person: ANDREA SANTANA

Contact Information: 998-0303

DXF Received: 12/6/2010

Hard Copy Received: 12/6/2010

Coordinate System: NMSP Grid (NAD 83)

  
\_\_\_\_\_  
Approved

12-6-2010  
\_\_\_\_\_  
Date

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**AGIS Use Only**

Copied fc**8519** to agiscov on **12/6/2010** Contact person notified on **12/6/2010**

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

11/30/2010 Issued By: E08375 94573

-----  
**STANDARD APPLICATION, Paper Plans Required**

**Permit Number: 2010 070 341** **Category Code 910**

**Application Number:** 10DRB-70341, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** PAN AMERICAN BETWEEN MCLEOD AND MONTGOMERY

**Project Number:** 1008519

**Applicant**  
COMAIN PROPERTIES

25 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87110

**Agent / Contact**  
Gps Lic

333 Lomas Blvd Ne  
Albuquerque NM 87102  
417-4855

**Application Fees**

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
<b>TOTAL:</b>		<b>\$305.00</b>

City Of Albuquerque  
Treasury Division

11/30/2010 11:34AM LOC: ANNX  
WSH 008 TRANS# 0016  
RECEIPT# 00125302-00125302  
PERMIT# 2010070341 TRSDMG  
Trans Amt \$305.00  
Conflict Mgmt. Fee \$20.00  
DRB Actions \$285.00  
CK \$305.00  
CHANGE \$0.00

Thank You



Sarah Gibson <sargib@gmail.com>

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## Project No. 1008519

2 messages

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**Zamora, David M. <dmzamora@cabq.gov>** **Mon, Dec 6, 2010 at 2:21 PM**  
To: Andrea <andrea@thesurveyoffice.com>, Sarah Gibson <sargib@gmail.com>

The .dxf file for Project No. 1008519 (Cryer Property) has been approved.

David M. Zamora  
GIS Coordinator - AGIS  
City of Albuquerque  
Planning Department  
505.924.3929 phone  
505.924.3812 fax  
[www.cabq.gov/planning/agis/](http://www.cabq.gov/planning/agis/)  
[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)

---

**Andrea <andrea@thesurveyoffice.com>** **Mon, Dec 6, 2010 at 2:36 PM**  
Reply-To: Andrea <andrea@thesurveyoffice.com>  
To: "sargib@gmail.com" <sargib@gmail.com>

[Quoted text hidden]

---



Sarah Gibson <sargib@gmail.com>

---

## **Fwd: Tracts A-1-C-1-A & A-1-C-2-A, Cryer Property**

2 messages

---

**Sarah Gibson <sargib@gmail.com>**

**Thu, Dec 2, 2010 at 4:03 PM**

To: mike\_mortus@cable.comcast.com

Hi Mike,

Attached please find the plat for the above referenced property. We are adjusting the lot line from two existing tracts, creating two new tracts. Tract A-1-C-1-A is developed with a Fuddruckers and Tract A-1-C-2-A is developed with CU Anytime Auto Sales.

Please review the plat and let me know if it is acceptable for signature.

Thank you, Sarah (417-4855)

15  
15  
15  
15  
15

**2 attachments**

 **CRYER (1).pdf**  
1676K

 **CRYER (2).pdf**  
163K

**Mortus, Mike**

**Thu, Dec 2, 2010 at 4:16**

**<Mike\_Mortus@cable.comcast.com>**

**PM**

To: Sarah Gibson <sargib@gmail.com>

Cc: "Britain, Peter" <Peter\_Britain@cable.comcast.com>

Please see the attached document. If a signature is still required, please call:

Peter Britain

505-271-3640

*Mike Mortus*

ABQ/Mile High Region

Construction Coordinator

505-271-3644 ofc

505-269-4006 cell



[mike\\_mortus@cable.comcast.com](mailto:mike_mortus@cable.comcast.com)

 Go Green! Print this email only when necessary. Thank you for helping Comcast be environmentally

<https://mail.google.com/mail/?ui=2&ik=3a6b36fb9c&view=pt&s...> 12/2/2010

***Please accept this email as confirmation that Comcast has no conflict with the above mentioned plat/project.***

***Thank you,***

***Peter L. Britain***

***Peter Britain  
New Mexico Senior Construction Manager  
P: 505-271-3640  
F: 505-761-0599  
peter\_britain@cable.comcast.com***





Supplemental form

<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action <u>Prelim / Final</u></p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z</b></p> <p><input type="checkbox"/> <b>P</b></p> <p><input type="checkbox"/> <b>D</b></p> <p><input type="checkbox"/> <b>L A</b></p>	<p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
---	--	--

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 2<sup>nd</sup> 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): G.P.S. LLC PHONE: 417-4855  
 ADDRESS: 333 LOMAS BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE: NM ZIP: 87102 E-MAIL: SARGIBO@GMAIL.COM

APPLICANT: Comain Properties PHONE: \_\_\_\_\_  
 ADDRESS: 25 LOUISIANA BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE: NM ZIP: 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Motorplex Real Estate Ltd, Co

DESCRIPTION OF REQUEST: ADJUST A LOT LINE between two EXISTING TRACTS  
Creating two NEW TRACTS.

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. TRACTS A-1-C-1 & A-1-C-2 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: Cruier Property  
 Existing Zoning: SU-1 For C-3 & IP USES Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): F-17-2 UPC Code: 1-017-061-060-276-20114  
1-017-061-083-309-20112

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 275-29  
275-29-1, DRB 98-7, 298-10, PROJECT #1007989, 101DRB-70272

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 7.9352 AC  
 LOCATION OF PROPERTY BY STREETS. On or Near: 4855 & 4865 PAN AMERICAN

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 11-30-2010

SIGNATURE: Sarah Gibson DATE: 11-30-2010  
 (Print) Sarah Gibson Applicant  Agent

**FOR OFFICIAL USE ONLY**

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>10DRB - 70341</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>December 8, 2010</u></p>	<p>Action</p> <p><u>P&amp;F</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> <p>S.F.</p> <p>_____</p> <p>Fees</p> <p>_____ \$ <u>285.00</u></p> <p>_____ \$ <u>20.00</u></p> <p>_____ \$ _____</p> <p>_____ \$ _____</p> <p>Total</p> <p>\$ <u>305.00</u></p>
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[Signature] 11-30-10 Project # 1008519  
 Planner signature / date

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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

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

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

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

**Amended preliminary plat approval expires after one year**

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


  
 Applicant name (print)  
  
 Applicant signature / date

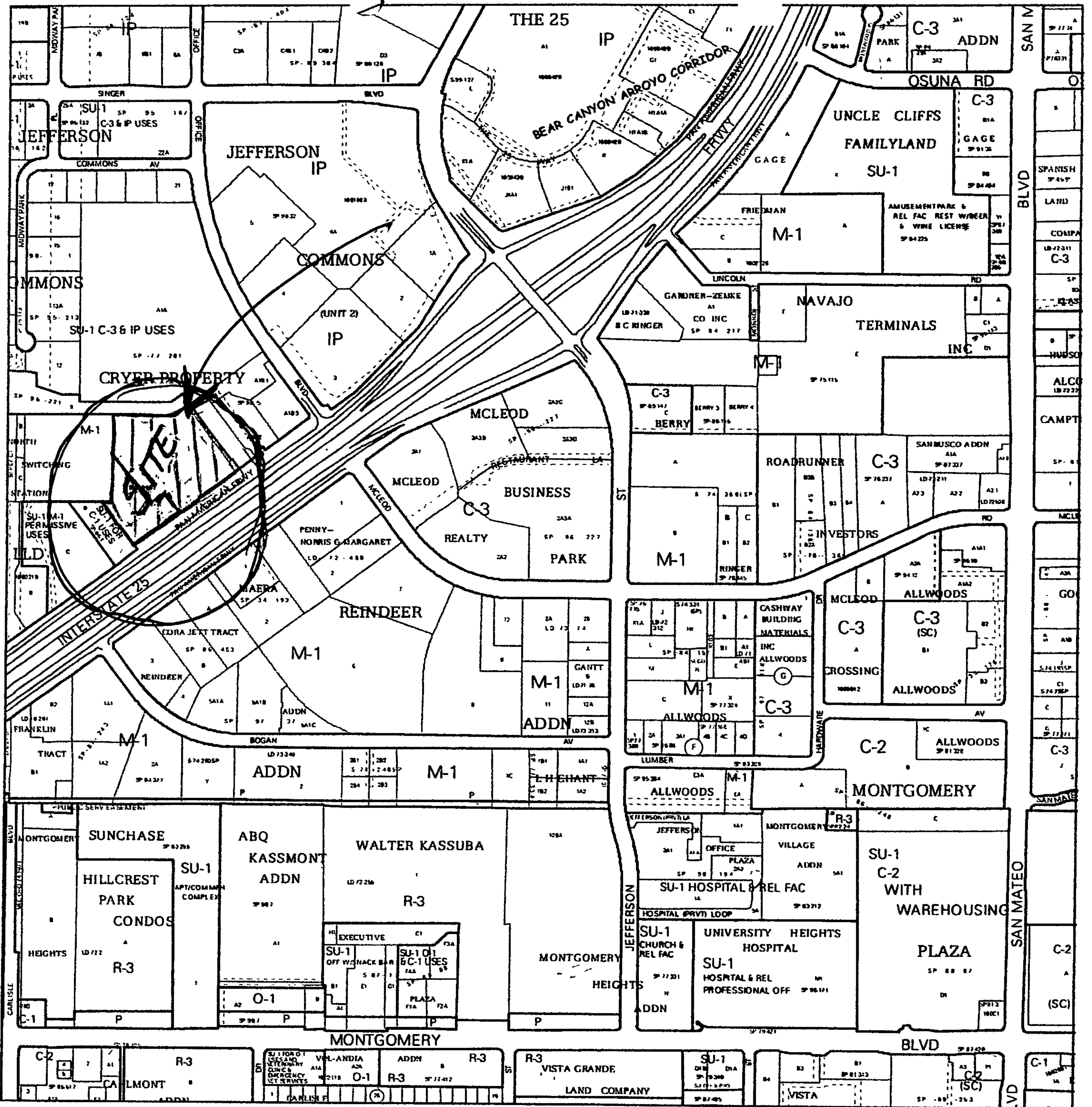


Form revised October 2007

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

Application case numbers  
 10DRB - \_\_\_\_\_ - 70341  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

  
 Planner signature / date  
 Project # 1006519



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

Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-17-Z**

Selected Symbols

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

0 750 1,500 Feet

**G.P.S. LLC**  
333 Lomas Blvd., NE  
Albuquerque, New Mexico 87102  
(505) 417-4855 [sargib@gmail.com](mailto:sargib@gmail.com)

November 30, 2010

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: PROJECT #100<sup>8519</sup>~~1039~~ – TRACTS A-1-C-1-A & A-1-C-2-A, CRYER PROPERTY

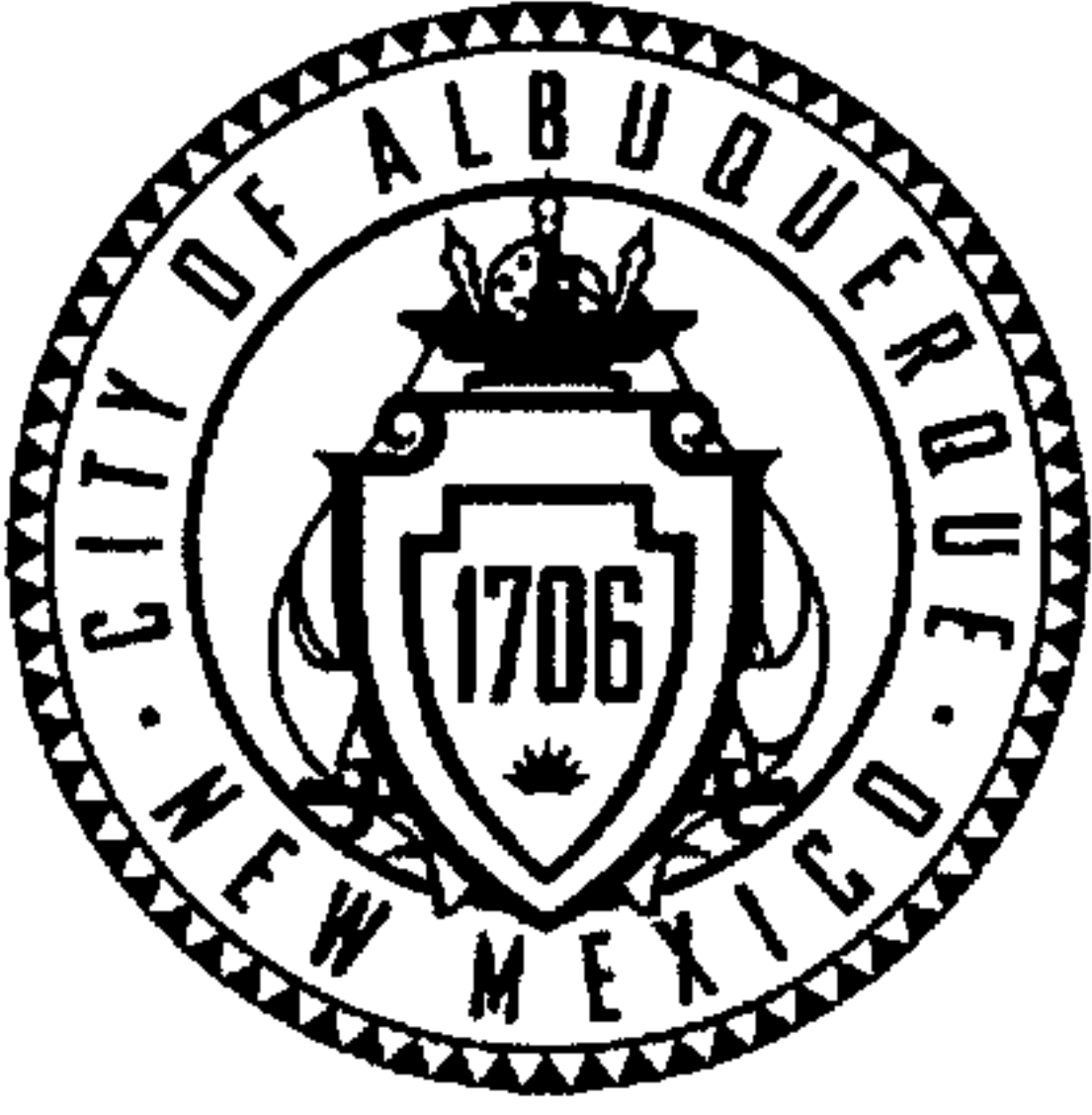
Dear Board Members,

G.P.S. LLC is requesting preliminary / final plat sign off for the above referenced property. The purpose of the plat is to adjust the lot line from Two (2) existing tracts, creating Two (2) new Tracts.

Tract A-1-C-1 is currently developed with CU Auto Sales and Tract A-1-C-2 is developed with a Fuddrucker's. The property has existing curb and gutter (see attached).

If you have any questions please feel free to contact me.

Sincerely,  
  
Sarah Gibson



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Deborah Stover, Director

**Richard J. Berry, Mayor**  
**CAO**  
September 13, 2010

**David S. Campbell,**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance**

**Documentation**

**Project Number(s):** Not received yet

**Case Number(s):**

**Agent:** G.P.S. LLC

**Applicant:** Comain Properties

**Legal Description:** Tracts A-1-C-1 & A-1-C-2, Cryer Property

**Zoning:** SU-1 for C-3 & IP Uses

**Acreage:** 7.94 acres

**Zone Atlas Page:** F-17-Z

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

**TREATMENT PLAN REVIEW:**

**DISCOVERY:**

**SUPPORTING DOCUMENTATION:**

**SITE VISIT:** n/a

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D 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 2<sup>nd</sup> 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): G.P.S. LLC PHONE: 417-4855  
 ADDRESS: 333 LOMAS BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: SARGIB2GMAIL.COM

APPLICANT: Comain Properties PHONE: \_\_\_\_\_  
 ADDRESS: 2500 LOUISIANA BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: Motorplex Real Estate LTD Co.

DESCRIPTION OF REQUEST: TO RECEIVE COMMENTS ON A LOT LINE ADJUSTMENT PLAT - TWO EXISTING TRACTS INTO TWO NEW TRACTS.

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. TRACTS A-1-C-1 & A-1-C-2 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: Cruyer Property  
 Existing Zoning: SU-1 For C-3 & IP USES Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): F-17.2 UPC Code: 1.017.061.060.276.20114  
1.017.061.083.309.20112

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Z 75-29, 275-29-1, DEB 98-7, 298-10, Proj# 1007989

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 7.9352 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: 4855 & 4865 PAN AMERICAN  
 Between: \_\_\_\_\_ and \_\_\_\_\_

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

SIGNATURE Sarah Gibson DATE 9.13.10  
 (Print) SARAH GIBSON Applicant:  Agent:

**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  
 10DRB - 20272

Action SK S.F. Fees \$ 0

Hearing date Sept. 27, 2010

Total \$ 0

[Signature] 9-14-10  
 Planner signature / date

Project # 1008519

Form revised 4/07

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

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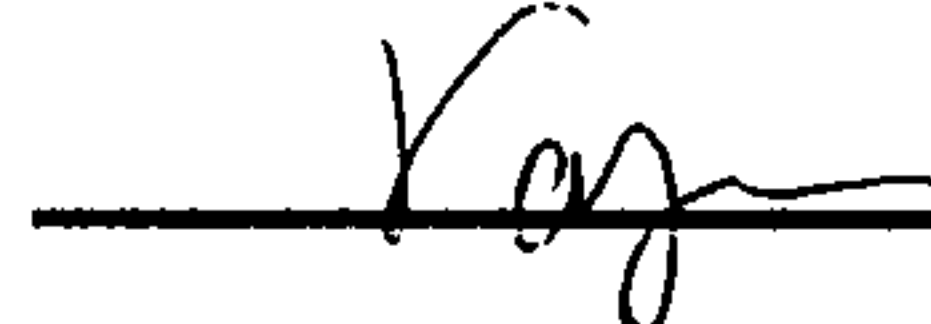
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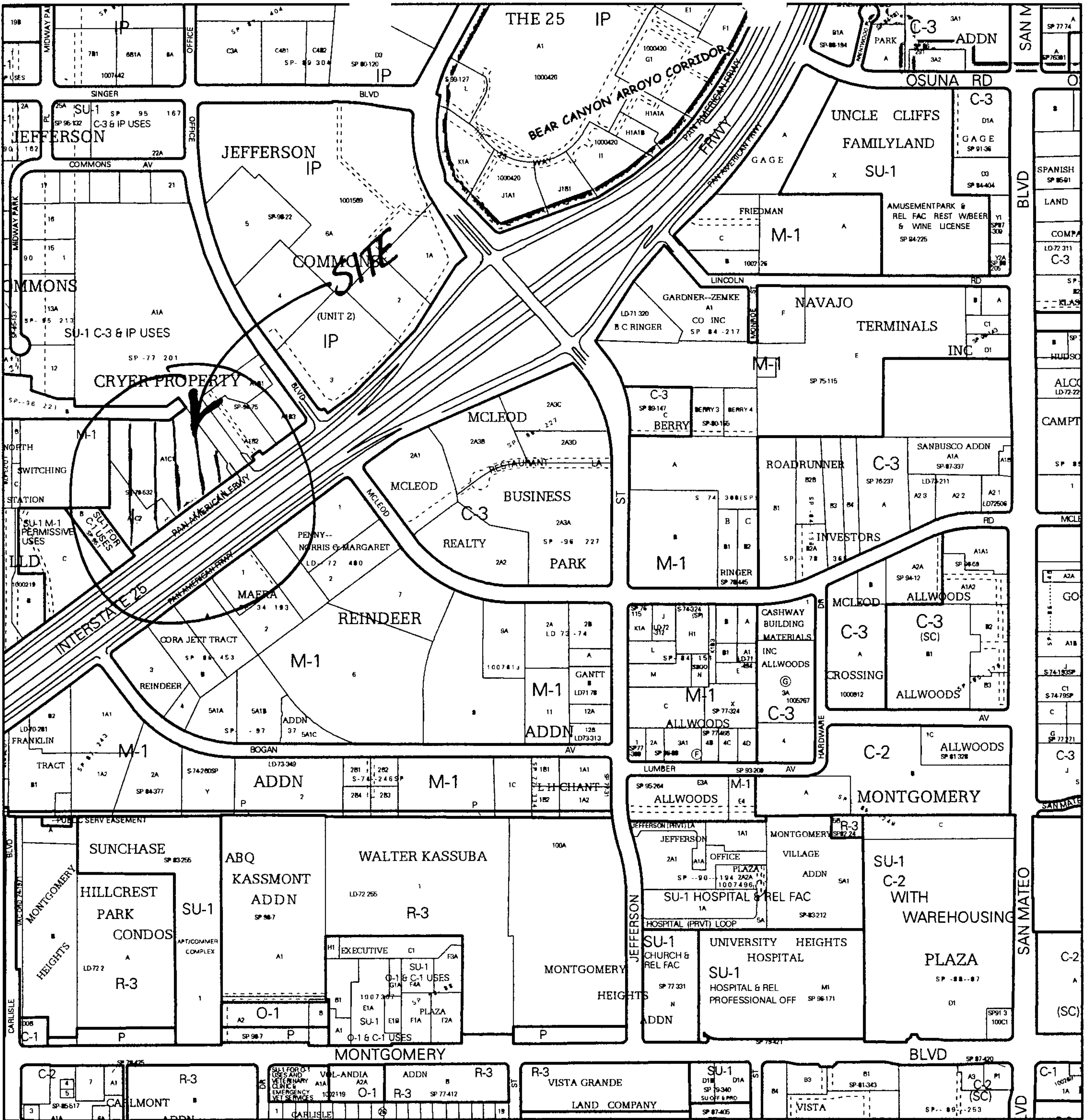
  
 Applicant name (print)  
 Sarah Gibson 9-13-10  
 Applicant signature / date



Form revised October 2007

- Checklists complete
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  - Case #s assigned
  - Related #s listed
- Application case numbers  
 10DRB- \_\_\_\_\_ - 70272  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

 9-14-10  
 Planner signature / date  
 Project # 1008519



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-17-Z**

Selected Symbols

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

0 750 1,500 Feet



**G.P.S. LLC**  
**333 Lomas Blvd., NE**  
**Albuquerque, New Mexico 87102**  
**(505) 417-4855      sargib@gmail.com**

September 13, 2010

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: PROPOSED TRACTS A-1-C-1-A & A-1-C-2-A, CRYER PROPERTY

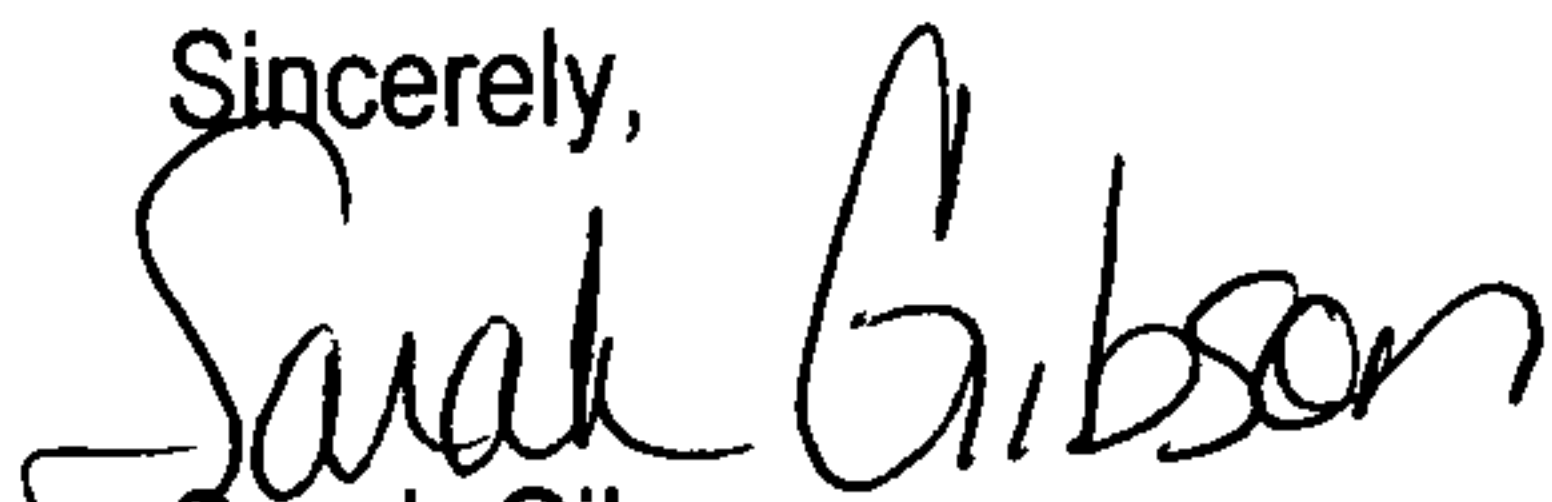
Dear Board Members:

This letter is to request sketch plat review to receive comments for the above referenced property.

The purpose of the plat is to adjust the lot line from Two (2) existing tracts into Two (2) new tracts. Tract A-1-C-1 is currently developed with *CU Auto Sales* and Tract A-1-C-2 is developed with a Fuddrucker's. The property has existing curb and gutter (see attached).

If you have any questions please feel free to call or email me.

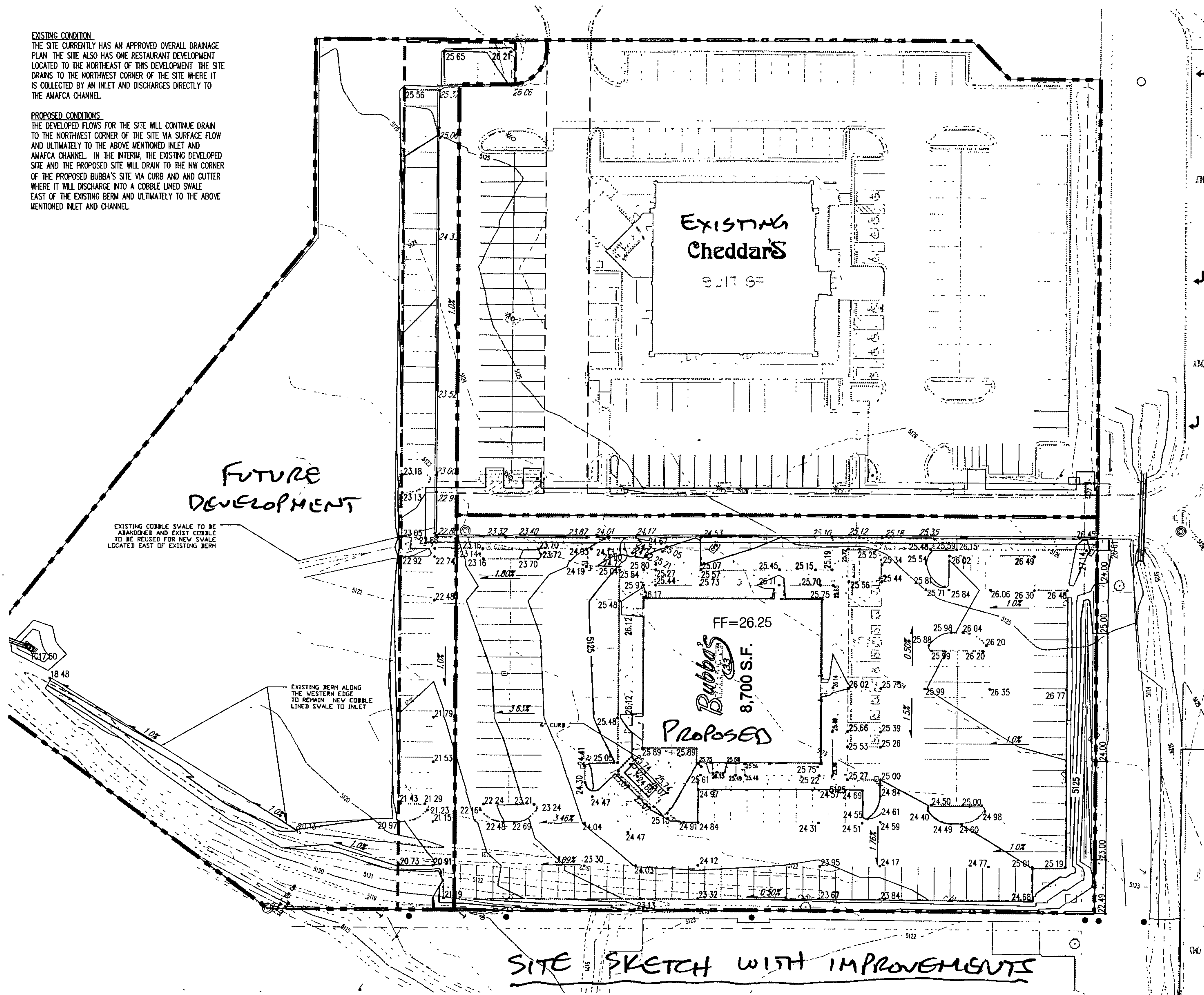
Sincerely,

  
Sarah Gibson

**PROJECT #: 1008519**  
**DATE: 5-21-14**

**EXISTING CONDITION**  
 THE SITE CURRENTLY HAS AN APPROVED OVERALL DRAINAGE PLAN. THE SITE ALSO HAS ONE RESTAURANT DEVELOPMENT LOCATED TO THE NORTHEAST OF THIS DEVELOPMENT. THE SITE DRAINS TO THE NORTHEAST CORNER OF THE SITE WHERE IT IS COLLECTED BY AN INLET AND DISCHARGES DIRECTLY TO THE AMAFCA CHANNEL.

**PROPOSED CONDITIONS**  
 THE DEVELOPED FLOWS FOR THE SITE WILL CONTINUE DRAIN TO THE NORTHEAST CORNER OF THE SITE VIA SURFACE FLOW AND ULTIMATELY TO THE ABOVE MENTIONED INLET AND AMAFCA CHANNEL. IN THE INTERIM, THE EXISTING DEVELOPED SITE AND THE PROPOSED SITE WILL DRAIN TO THE NW CORNER OF THE PROPOSED BUBBA'S SITE VIA CURB AND GUTTER WHERE IT WILL DISCHARGE INTO A COBBLE LINED SWALE EAST OF THE EXISTING BERM AND ULTIMATELY TO THE ABOVE MENTIONED INLET AND CHANNEL.



**GRADING KEYED NOTES**

- 1 2' WIDE CURB OPENING PER DETAIL THIS SHEET
- 2 EXISTING INLET TO REMAIN
- 3 SWALE
- 4 DEPRESSED WATER HARVESTING AREA
- 5 30' SCREENING BERM
- 6 EXISTING 24" CULVERT
- 7 TEMPORARY DRAINAGE DIVERSION BERM

**GENERAL NOTES**

- 1 ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- 2 THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- 3 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 4 TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- 5 ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- 6 THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- 7 CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- 8 OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- 9 THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADE, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.)
- 10 ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- 11 THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- 12 ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- 13 THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
- 14 THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

**GRADING NOTES**

- 1 EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- 2 THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 3 ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- 4 EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 5 IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- 6 THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- 7 A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- 8 PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- 9 ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- 10 VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

**PROJECT NOTES**

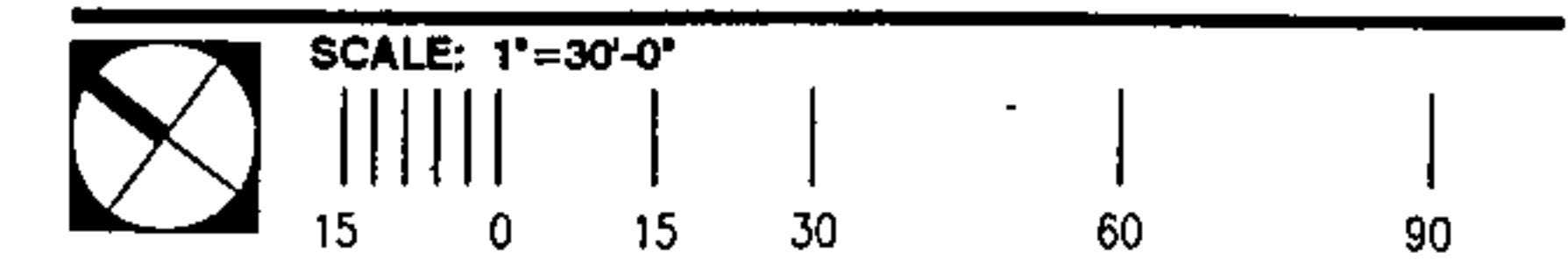
- 1 THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- 2 THIS SITE PLAN IS BASED ON A CAD FILE FOR ADJACENT PARCEL AND PDF FILE OF CRYER PROPERTY REPEAT, DATED OCTOBER 2013, BOTH PROVIDED BY CLIENT.

DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
04/14/14	DRB SUBMITTAL	YPM



**BUBBA'S 33**  
**ALBUQUERQUE, NM**  
 NEQ INTERSTATE 25 & OFFICE BOULEVARD NE

**GF PROJECT NUMBER 20130836.0**  
**GF SITE PLAN NUMBER**

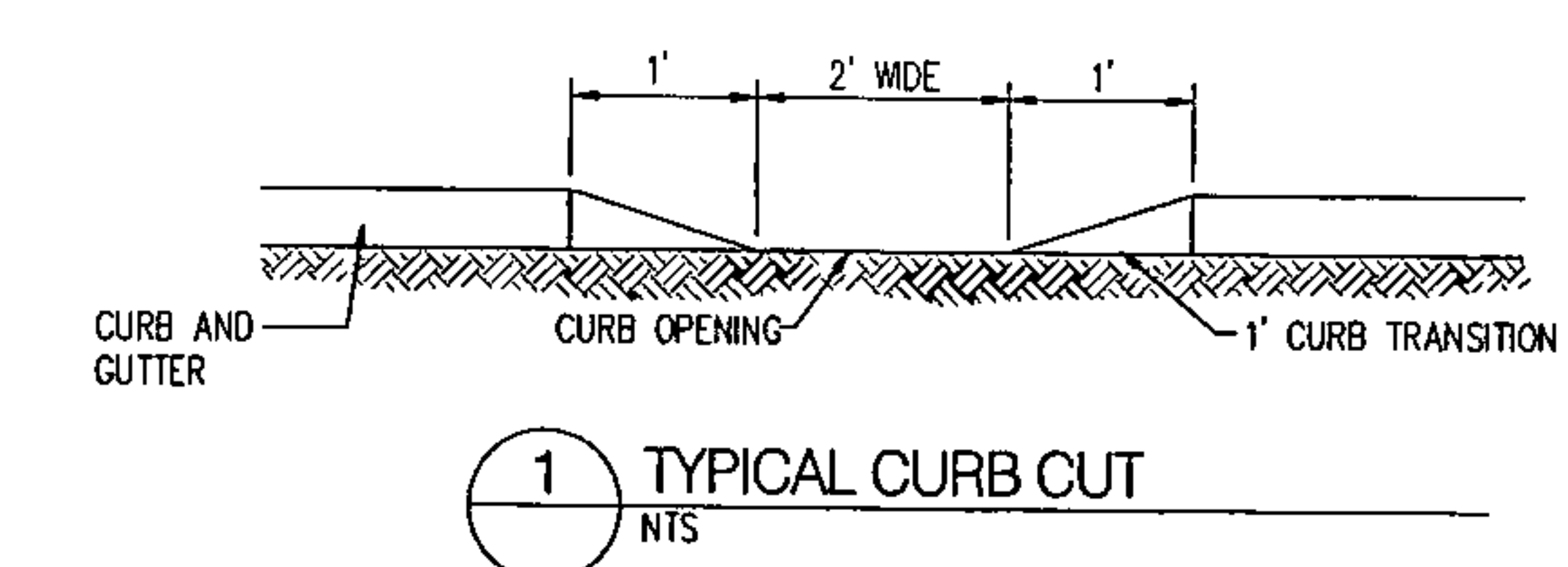


**GRADING PLAN**

**SHEET 2**

**LEGEND**

- |     |                            |     |                           |
|-----|----------------------------|-----|---------------------------|
| --- | PROPERTY LINE              | --- | PROPOSED RETAINING WALL   |
| --- | EXISTING CONTOURS          | --- | PROPOSED INDEX CONTOURS   |
| --- | PROPOSED SPOT ELEVATION    | --- | PROPOSED INTER CONTOURS   |
| --- | PROPOSED DIRECTION OF FLOW | --- | PROPOSED CURB & GUTTER    |
| --- | WATER BLOCK                | --- | EASEMENT                  |
|     |                            | --- | PROPOSED LIGHTING         |
|     |                            | --- | PROPOSED STORM DRAIN LINE |





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008519

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

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 3/27/13

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: COMPLETE SET OF SITE DEVELOPMENT PLAN FOR  
BUILDING PERMIT SET, WITH CHANGES TO SHEETS AS REQUIRED BY  
DRB MEMBERS.

CONTACT NAME: PAUL WYMER

TELEPHONE: 823-1000 EMAIL: PWYMER@BHNZ.COM

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
[www.bhinc.com](http://www.bhinc.com)  
voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

To: Jack Cloud  
DRB Chair

Requested by: Brian Patterson

Date: 3-29-13

Time Due:  This A.M.  
 This P.M.  
 Rush \_\_\_\_\_  
 By Tomorrow \_\_\_\_\_

Phone: 924-3880

Job No.:

Job Name: Cheddars

### DELIVERY VIA

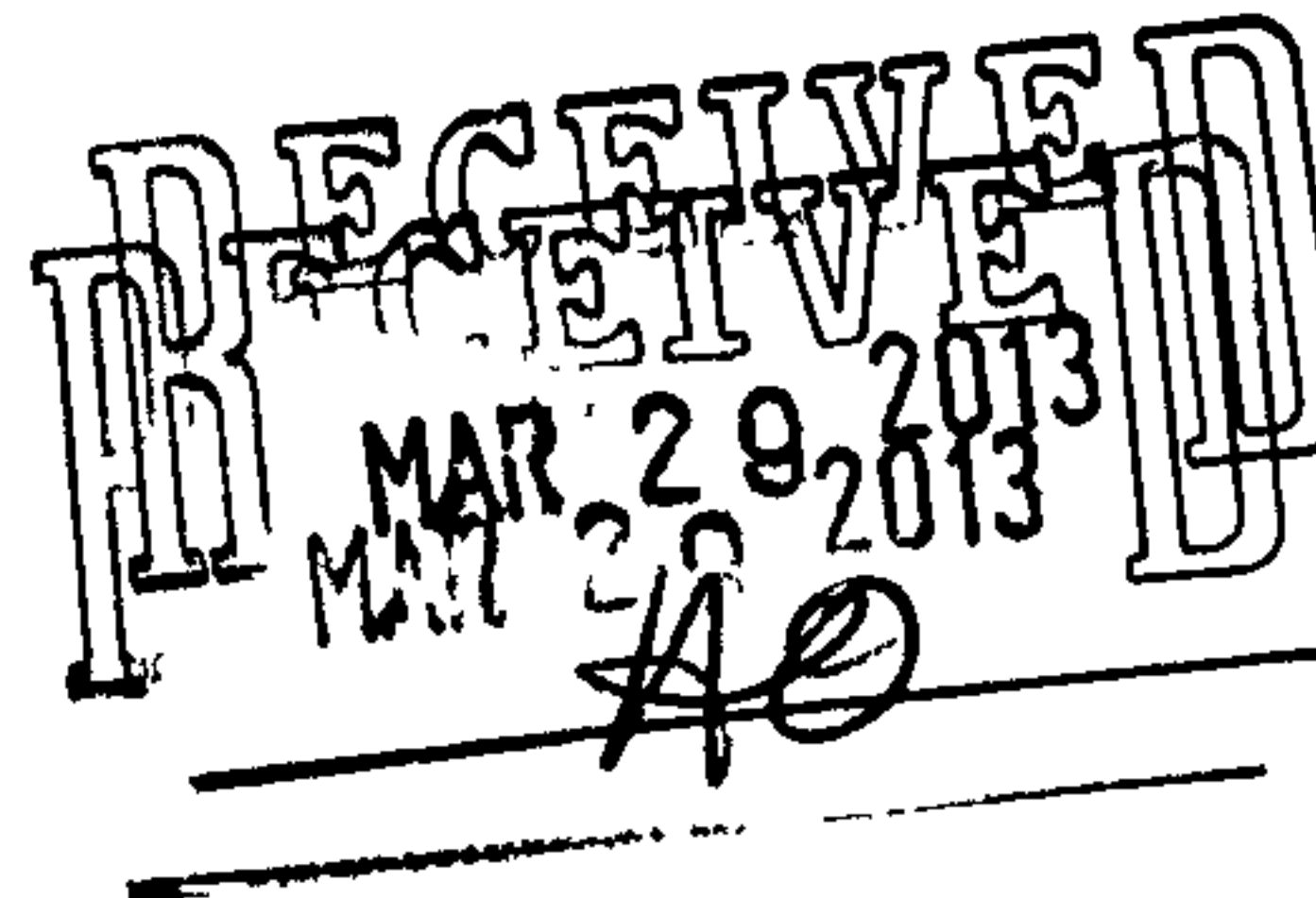
- Courier  Federal Express  
 Mail  UPS  
 Other

### PICK UP

Item: \_\_\_\_\_

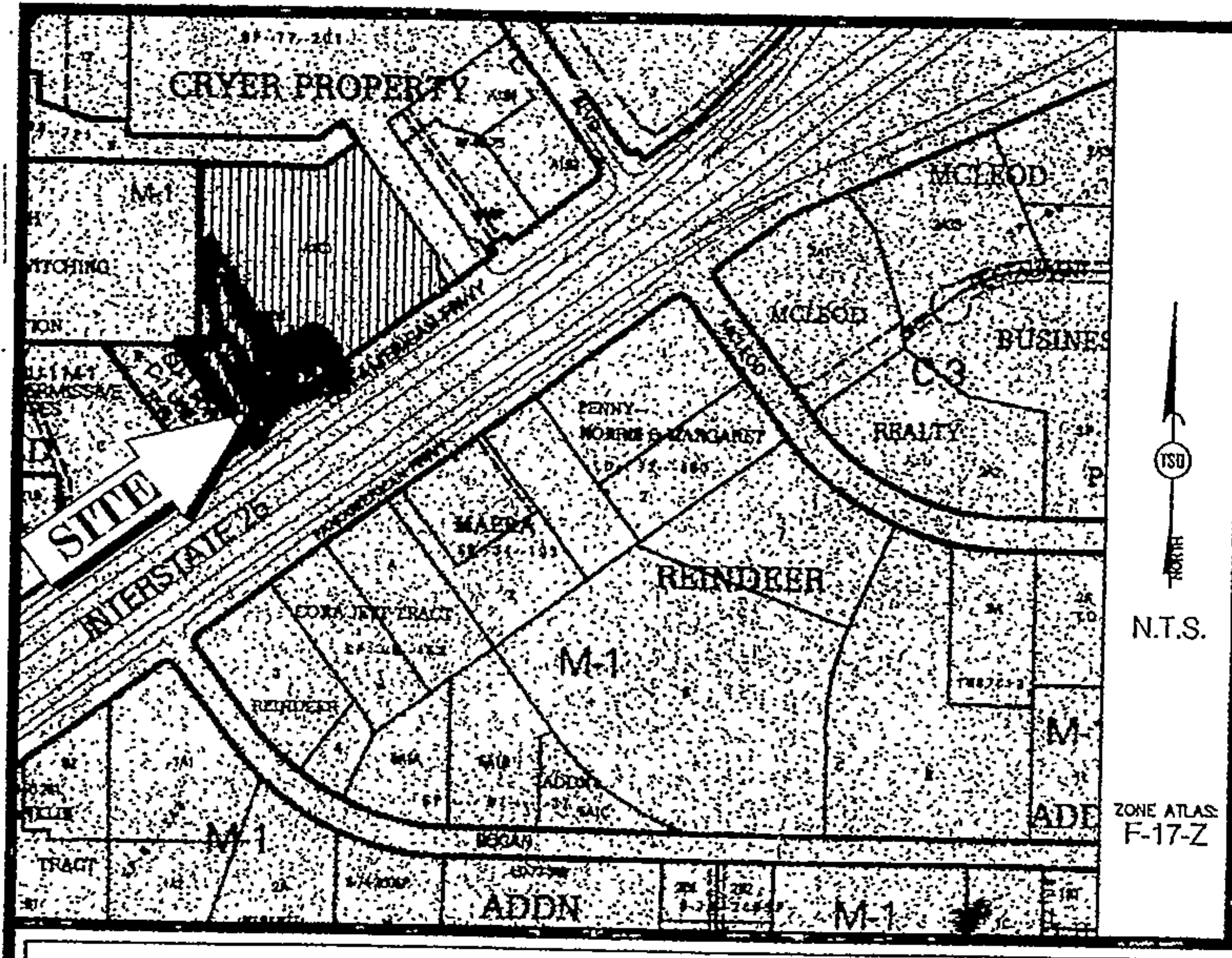
<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	DRB Supplemental Form
2	1	Set of Revised DRB Plans

### COMMENTS / INSTRUCTIONS



REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

PROJECT #: 1008519  
DATE: 12-18-13



Vicinity Map

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY ON 08-08-10.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83, AND ARE BASED ON ACS CONTROL MONUMENT L\_25\_18, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE REPLAT OF TRACT A-1-C-CRYER PROPERTY, FILED 08-28-79, VOL. B16, FOLIO 188
6. GROSS AREA: 7.0951 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 2
9. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
10. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS DRAINAGE AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS A-1-C-1-A AND A-1-C-2-A. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.

**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 SERVICES.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, 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 STRUCTURES 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 WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

**LEGAL DESCRIPTION**

TRACTS LETTERED A-1-C-1 AND A-1-C-2 OF THE REPLAT OF TRACT A-1-C, OF CRYER PROPERTY, WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 28, 1979, IN VOLUME B-16, FOLIO 188, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LANDS WHENCE CITY OF ALBUQUERQUE CONTROL STATION "L\_25\_18", BEING A BRASS CAP STAMPED "NMSHC L\_25\_18", HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1505668.336 AND E=1535672.415 BEARS S80°56'19"E, A DISTANCE OF 502.44 FEET; THENCE N36°23'07"W, A DISTANCE OF 282.50 FEET TO A POINT; THENCE N89°43'29"E, A DISTANCE OF 55.77 FEET TO A POINT; THENCE N00°07'19"E, A DISTANCE OF 466.02 FEET TO A POINT; THENCE N00°13'02"E, A DISTANCE OF 2.50 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S87°47'00"E, A DISTANCE OF 310.96 FEET TO A POINT; THENCE N53°27'35"E, A DISTANCE OF 189.44 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S36°33'43"E, A DISTANCE OF 362.51 FEET TO A POINT; THENCE S08°36'53"W, A DISTANCE OF 28.28 FEET TO A POINT; THENCE S36°23'07"E, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF I-25 FRONTAGE ROAD (PAN AMERICAN FREEWAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S53°36'53"W, A DISTANCE OF 657.37 FEET TO THE POINT OF BEGINNING CONTAINING 7.0951 ACRES MORE OR LESS.

**FREE CONSENT**

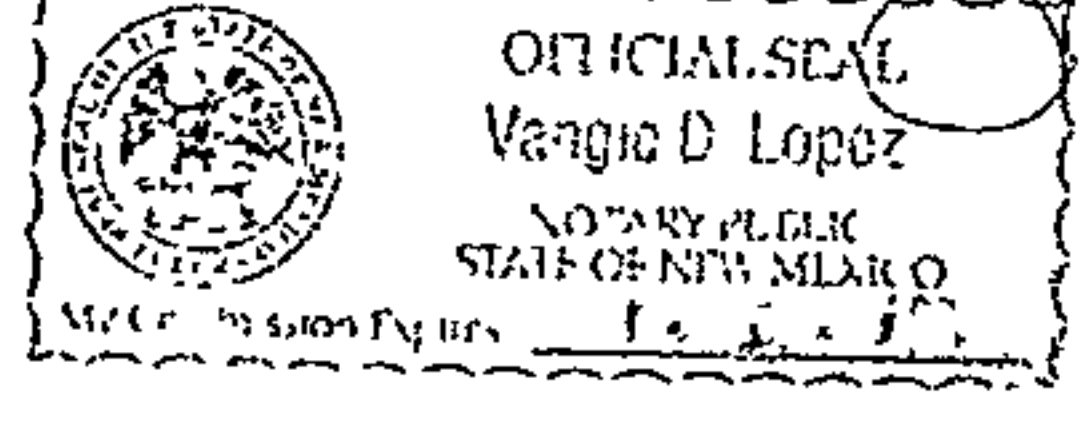
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: [Signature] DATE: 11-22-10  
 OWNER(S) PRINT NAME: Kevin Cummins  
 ADDRESS: 2520 Louisa Blvd #227 Albuq NM 87110 TRACT:  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2010.  
 BY: Kevin Cummins  
 MY COMMISSION EXPIRES: 1-12-13  
[Signature]  
 Vangie D Lopez  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO

OWNER(S) SIGNATURE: [Signature] DATE: 11/22/10  
 OWNER(S) PRINT NAME: Stephen J. Field  
 ADDRESS: 4615 Pan American Frewy NE Albuq NM 87109 TRACT:  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )

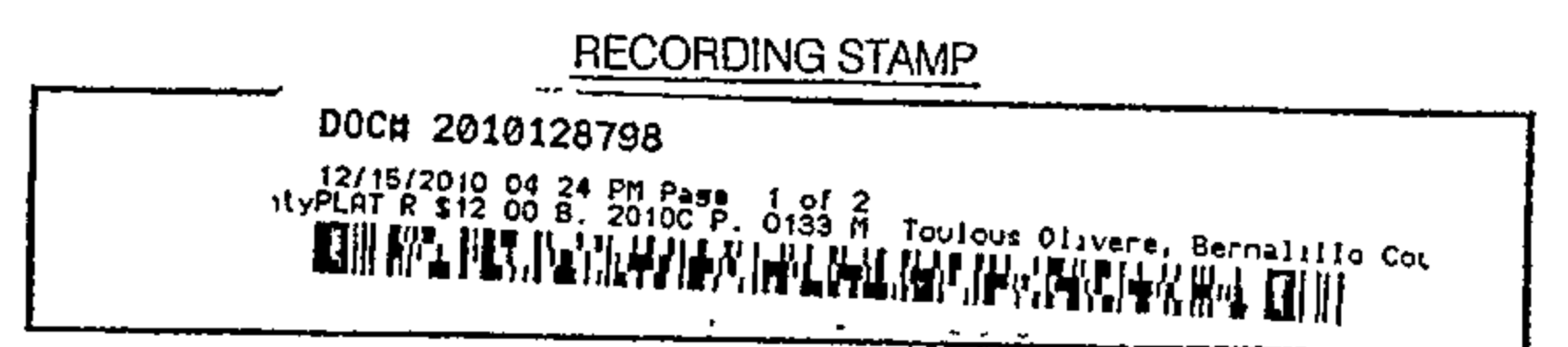
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2010.  
 BY: Stephen J. Field  
 MY COMMISSION EXPIRES: 1-12-13  
[Signature]  
 NOTARY PUBLIC  
 Vangie D Lopez  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 1011010330720112  
 PROPERTY OWNER OF RECORD:  
MARION REAL ESTATE LTD CO  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
[Signature] 12-14-10

PLAT OF  
 TRACTS A-1-C-1-A & A-1-C-2-A  
 CRYER PROPERTY  
 PROJECTED SECTION 35, T. 11 N., R. 3 E., N.M.P.M.  
 ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2010  
 SHEET 1 OF 2

2010C 133



**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO ADJUST A LOT LINE BETWEEN TWO (2) EXISTING TRACTS, CREATING TWO (2) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: 1008519 APPLICATION NO. 10028-70341	
<u>[Signature]</u> CITY SURVEYOR	11-30-10 DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	12-08-10 DATE
<u>[Signature]</u> PARKS & RECREATION DEPARTMENT	12/8/10 DATE
<u>[Signature]</u> A.B.C.W.U.A.	12-08-10 DATE
<u>[Signature]</u> A.M.A.F.C.A.	12-6-10 DATE
<u>[Signature]</u> CITY ENGINEER	12/8/10 DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	12-8-0- DATE
<b>APPROVALS</b>	
<u>[Signature]</u> PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	12-6-10 DATE
<u>[Signature]</u> QWEST COMMUNICATIONS	12-04-10 DATE
<u>[Signature]</u> COMCAST CABLE	 DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY (NMGC)	12-08-2010 DATE

**SURVEYOR'S CERTIFICATION**

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 11-23-10 DATE  
 ANTHONY L. HARRIS  
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

**THE SURVEY OFFICE, LLC**

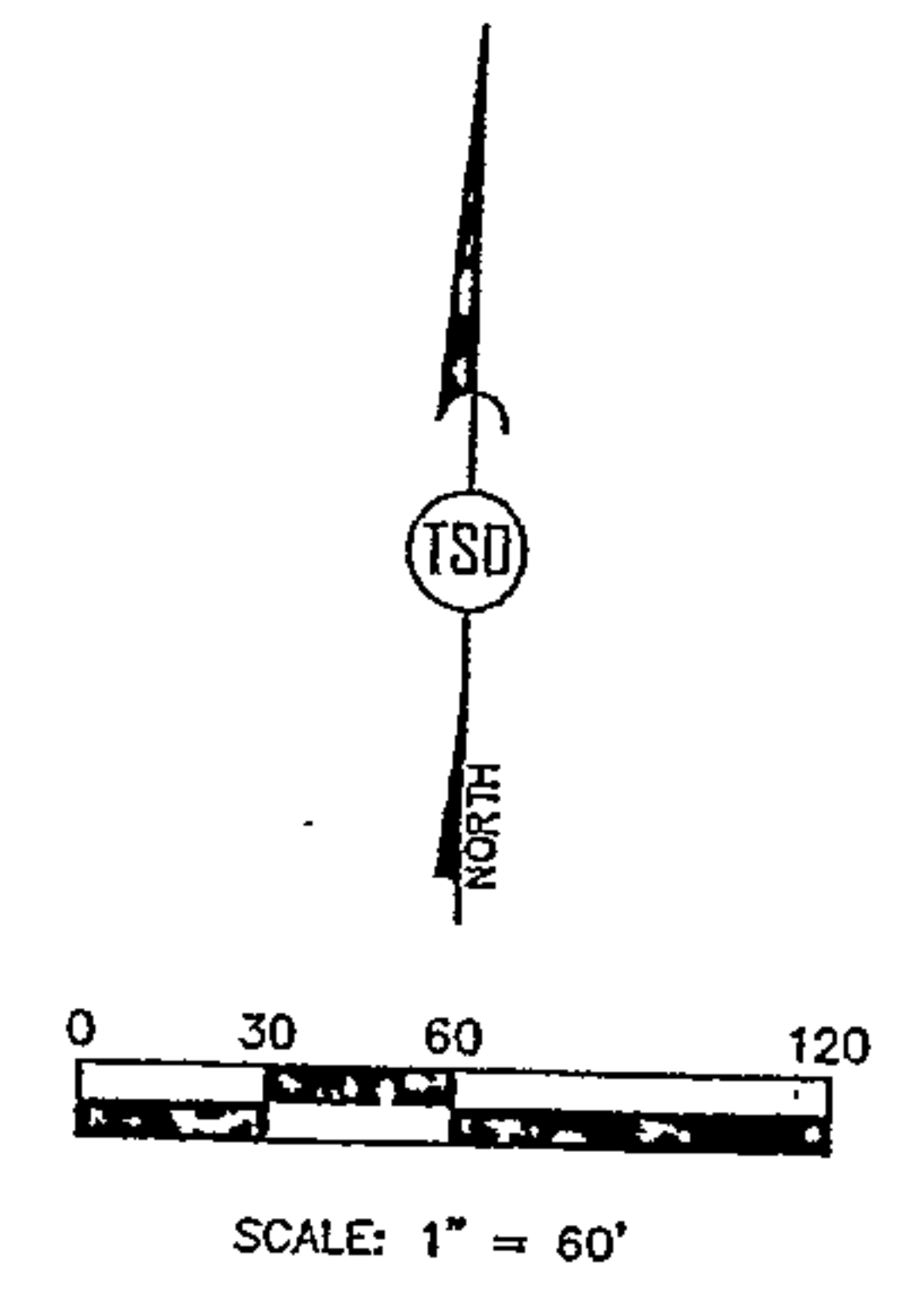
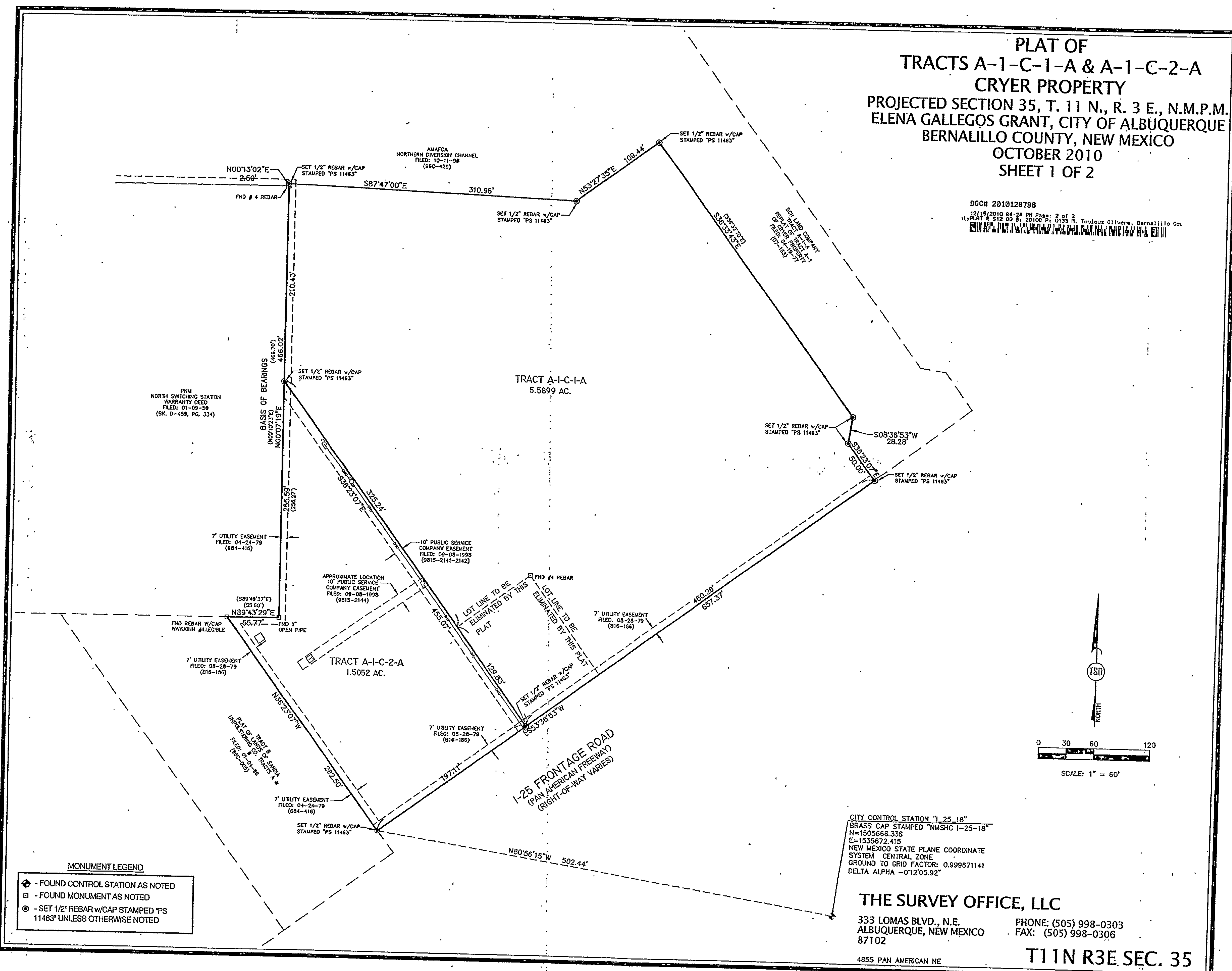
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

T11N R3E SEC. 35

4855 PAN AMERICAN NE

PLAT OF  
 TRACTS A-1-C-1-A & A-1-C-2-A  
 CRYER PROPERTY  
 PROJECTED SECTION 35, T. 11 N., R. 3 E., N.M.P.M.  
 ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2010  
 SHEET 1 OF 2

DOCR 2010128798  
 12/15/2010 04:24 PM Page: 2 of 2  
 MyPLAT # 312 00 8: 2010C P: 0133 M. Toulous Olivera, Bernalillo Co.  
 00-11-1988 (940-429)



**MONUMENT LEGEND**

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR w/CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

CITY CONTROL STATION "1\_25\_18"  
 BRASS CAP STAMPED "NMSHC 1-25-18"  
 N=1505666.336  
 E=1535672.415  
 NEW MEXICO STATE PLANE COORDINATE  
 SYSTEM CENTRAL ZONE  
 GROUND TO GRID FACTOR: 0.999671141  
 DELTA ALPHA -0'12'05.92"

**THE SURVEY OFFICE, LLC**  
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306  
 4855 PAN AMERICAN NE  
**T11N R3E SEC. 35**



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008519

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

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 4/3/13

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REVISED GRADING PLAN SHEETS TO REFLECT EXISTING

TREES TO BE RETAINED, AND GRADING ASSOCIATED WITHIN WATER

HARVESTING PONDING AREA. ADDITIONAL NOTES AND LINEWORK ALSO

ADDED TO DEMOLITION PLAN.

CONTACT NAME: PAUC WYMER

TELEPHONE: 823-1000 EMAIL: PWYMER@BHAMC.COM

# PROJECT #

1008519

*App #*

*Action*

*Date*

13-70439

SIP

2-13-13

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