

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 #: 100871dp Application #: 11DRB-70212
Project Name: Del Norte Plaza
Agent: Modulus Architects Inc. Phone #:

****Your request was approved on 1-11-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION: Dr comments / easements

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Dr comments / easements

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.

2-13-12

This is the BLUE SHEET, AJS

3. **Project# 1008766**
11DRB-70198- SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

11DRB-70212 - SITE DEVELOPMENT
PLAN FOR SUBDIVISION
11DRB-70337 MINOR -
PRELIMINARY/FINAL PLAT
APPROVAL

MODULUS ARCHITECTS INC & PRECISION SURVEYS INC agent(s) for JOHN SEDBERRY request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4, **DEL NORTE PLAZA**, zoned IP/ SU-2/ NC, located on the north side of PASEO DEL NORTE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE, containing approximately 1.4445 acre(s). (C-18) [Deferred from 8-24-11, 9/14/11, 10/5/11, 10/26/11, 11/9/11, 11/30/11, 12/7/11, 1/4/12] **THE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT AND SUBDIVISION WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION AND PLANNING FOR COMMENTS/EASEMENTS. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND PLANNING FOR COMMENTS/EASEMENTS.**

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

4. **Project# 1001206**
12DRB-70002 MINOR - SDP FOR
BUILDING PERMIT

TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK FIELD RANCH** zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**

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

5. **Project# 1002588**
11DRB-70363 SIDEWALK WAIVER
11DRB-70364 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

STEVE HALE agent(s) for JAMES IDEN request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 1 & 2, **MANCHESTER PLACE ADDITION** zoned RA-2, located on MANCHESTER BETWEEN CANDELARIA AND HEADINGLY containing approximately 1.523 acre(s). (G-13) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**

6. **Project# 1003125**
11DRB-70368 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SANTIAGO ROMERO JR & ASSOC. INC agent(s) for CITY OF ALBUQUERQUE AVIATION DEPT request(s) the above action(s) for all or a portion of Tract(s) D-1-A-1 & D-1-A-2, **AEROSPACE TECHNOLOGY PARK @ DE II AIRPORT** zoned SU-1 AIRPORT & REL FAC, located on AEROSPACE PKWY NW AND SHOOTING RANGE ACCESS containing approximately 150 acre(s). (F-6) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR TITLE CLARIFICATION. BULK LAND LANGUAGE MUST BE REMOVED.**

2. **Project# 1008830**
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

GARCIA/ KRAEMER & ASSOC. agent(s) for S.M. QURAIISHI/ AFRA CONSTRUCTION request(s) the referned/ above action for Tract 3E, **TOWN OF ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9) [Deferred from 6/29/11, 7/20/11, 8/3/11, 9/14/11,10/12/11] **WITHDRAWN.**

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

MODULUS ARCHITECTS INC agent(s) for JOHN SEDBERRY request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4, **DEL NORTE PLAZA**, zoned IP/ SU-2/ NC, located on the north side of PASEO DEL NORTE NE bewteen SAN PEDRO BLVD NE and LOUISIANA BLVD NE, containing approximately 1.4445 acre(s). (C-18) [Deferred from 8-24-11, 9/14/11,10/5/11, 10/26/11]**DEFERRED TO 11/30/11 AT THE AGENT'S REQUEST.**

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

4. **Project# 1008042**
11DRB-70308 EPC APPROVED SDP
FOR BUILD PERMIT

SLAGLE HERR ARCHITECTS agent(s) for THE TANAGER CO. LLC request(s) the above action(s) for all or a portion of Lot(s) 6-10, Block(s) 17, **PARIS ADDITION** zoned M-2, located on 1ST ST BETWEEN KINLEY AND CONSTITUTION containing approximately .59 acre(s). (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING DEPARTMENT.**

5. **Project# 1003532**
11DRB-70280 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70281 EPC APPROVED SDP
FOR SUBDIVISION
11DRB-70307 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for RESOLUTION EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 10, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE BETWEEN WYOMING AND LOUISIANA containing approximately 1.4208 acre(s). (C-19) [Deferred from 10/12/11, 11/2/11] **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CASE PLANNER APPROVAL AND ACCEPTANCE OF VACATION BY CITY. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CASE PLANNER APPROVAL AND ACCEPTANCE OF VACATION BY CITY. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR SITE PLAN SIGN OFF.**

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 #: 100871de Application #: 11DRB-70212
Project Name: Del Norte Plaza
Agent: Modulus Architects Inc. Phone #:

Your request was approved on 1-11-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: comments / easements

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): comments / easements

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
December 7, 2011
DRB Comments**

ITEM # 2

PROJECT # 1008766

APPLICATION # 11-70198

RE: Tract 4, Del Norte Plaza

The Utility Plan and the Grading and Drainage Plan need to be consistent with the Site Plan and Landscape Plan.

Color elevations are required per the site plan checklist – color photos of the car wash are needed to compare with the proposed Chipotle elevations. Chipotle elevations need to be accurately scaled.

Per Design Regulations 4.2 of the North I-25 Sector Development Plan, only two building mounted signs are permitted per building (Building/ Signage Regulations e) 1) – Building sign letters may only be 18 inches in height e) 5 – Company logos shall not be larger than a rectangle of 8 square feet e) 7.

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

HEATING DATE: 12-7-11 (Pif)





CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2011

Project# 1008766

11DRB-70198- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

11DRB-70212 - SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

AMAFCA No comments
COG No comments
TRANSIT No comments
ZONING ENFORCEMENT These are small buildings but they should be in compliance with the façade treatment section 2 on page 36 of the North I25 sector development plan. The facades facing Paseo Del Norte should have the façade wrap specified. There are 2 monument signs shown on this site. The zoning limits the no. of free standing signs to 1. Wall signs should be shown to be in compliance with the sector plan on page 38. Letters are limited to 18" and 2 signs per tenant.
NEIGHBORHOOD COORDINATION West La Cueva NA (R)
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC No adverse comment.
NMGCO No comments
COMCAST No comments

QWEST

Concerning the subject case number(s), CenturyLink has no adverse comments at this time provided all utility easement rights are maintained. Per the engineer, CenturyLink will service one building/lot at our cost. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments

M.R.G.C.D

No comments

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

Site Plan for Building Permit

Hydrology has no objection.

When submitting for Building Permit, please depress the parking islands and landscape areas not adjacent to the building(s), where possible.

Site Plan for Subdivision

The subdivision line should be more apparent.

Please verify the Total Acreage for each site.

TRANSPORTATION DEVELOPMENT

Site Plan for Subdivision:

Define all easements and provide recording information.

Site Plan for Building Permit:

- Define all easements and provide recording information.
- Call out the width of all sidewalk.
- Define all radii.
- The previously approved site plan showed pedestrian interconnectivity between Pad E and Pad C. However, the proposed changes appear to remove the ADA pathway from Pad E to the roadway. This connection must be maintained.
- Clearly define the location of the delivery window for the proposed Panda Express. The stacking length defined appears to be longer than shown.
- For drive throughs, please note that "Minimum lane widths are 12 feet minimum with a 25-foot minimum radius (inside edge) for all turns. (A 15-foot radius can be used with an increase in lane width to 14 feet)." See the *Development Process Manual*, Chapter 23, Section 7, Part E for further information.
- Detail 16 (Sheet A1.1) does not define the maximum slope of the ramp.
- Detail 12 (Sheet A1.1) does not define the maximum slope of the ramp.

PARKS AND RECREATION

No comments

ABCWUA

No comments

PLANNING DEPARTMENT

Zoning Enforcement review and approval will be required prior to final sign off.

Proposed amendment conflicts with the approved site plan and the North I-25 Sector Plan (Public Open Space – to be focal point shared by adjoining buildings, and Building Placement – arrange in cluster to define outdoor spaces). Please correct lot size unit from acres to square feet. Clearly indicate proposed lot lines with bold or unique line type.

Motorcycle parking does not meet code requirements: two for each building, and must be visible from entrance.

Pedestrian connection from Paseo del Norte path to the western parking aisle must be provided for Pad E per approved site plan. This and the pedestrian connection between buildings needs to be textured concrete also.

Landscaping needs to better approximate approved site plan –more trees and shrubs for pads and parking aisles.

Building design need to present a cohesive visual relationship per the sector plan; refer to brick/stone wainscott with stucco for McDonald's and Chick-fil-A. Building elevations for Chipolte need to note material and color and must be dimensioned; roof mounted equipment must be screened, and only two building mounted signs are permitted. Any building mounted signage for Panda Express must be shown on elevatons.

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

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008766

AGENDA ITEM NO: 8

SUBJECT:

SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Site Plan for Subdivision:

The access easement referred to on the plan has a recorded date of 03-05-2008; however, the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* has a recorded date of 05-20-2009. Please revise.

The access easement shown on the site plan does not match the pathway defined as the “Circulation Drive” within the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* (recorded 05-20-2009).

The Site Plan for Subdivision also has a notation defining the plan as the “Site Plan for Building Permit.” This notation must be removed.

The vicinity map does not clearly indicate the site location.

Site Plan for Building Permit:

- The access easement referred to on the plan has a recorded date of 03-05-2008; however, the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* has a recorded date of 05-20-2009. Please revise.
- The access easement shown on the site plan does not match the pathway defined as the “Circulation Drive” within the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* (recorded 05-20-2009).
- Call out the width of all sidewalk.
- The vicinity map does not clearly indicate the site location.
- Provide appropriate “Do Not Enter” signing and striping at the exit of the drive through.
- Detail 12 (Sheet A1.1) does not define the maximum slope of the ramp.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: NOVEMBER 30, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008766

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for Building Permit

Site Plan for Subdivision

ENGINEERING COMMENTS:

Hydrology has no objection.

Hydrology has no objection.

PO Box 1293

RESOLUTION/COMMENTS:

Albuquerque

NM 87103

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 11-30-11

8766

DXF Electronic Approval Form

DRB Project Case #: 1008766

Subdivision Name: DEL NORTE PLAZA

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information: 856-5700

DXF Received: 2/13/2012

Hard Copy Received: 2/13/2012

Coordinate System: NMSP Grid (NAD 83)


Approved

2-13-2012
Date

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

AGIS Use Only
Copied fc8766 to agiscov on 2/13/2012 Contact person notified on 2/13/2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/22/2011 Issued By: E08375 129428

Category Code **910**
2011 070 337

Application Number: 11DRB-70337, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: HOLLY BETWEEN SAN PEDRO NE AND LOUISIANA NE

Project Number: 1008766

Applicant

BELL CAPITAL, LLC

4700 MONTGOMERY BLVD NE SUITE 200
ALBUQUERQUE NM 87109
855-7650

Agent / Contact

PRECISION SURVEYS INC
LARRY MEDRANO
4900 ALAMEDA BLVD NE SUITE A
ALBUQUERQUE NM 87113

LARRY@PRESURV.COM

POB 90634
87199

Application Fees

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

City Of Albuquerque
Treasury Division

11/22/2011 3:06PM LDC: ANNX
WSH 007 TRANS# 0042
RECEIPT# 00151544-00151544
PERMIT# 2011070337 TRSYLB
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

Project# 1008766

11DRB-70198– SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
11DRB-70212 - SITE DEVELOPMENT
PLAN FOR SUBDIVISION

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

Zoning Enforcement review and approval will be required prior to final sign off.

Proposed amendment conflicts with the approved site plan and the North I-25 Sector Plan (Public Open Space – to be focal point shared by adjoining buildings, and Building Placement – arrange in cluster to define outdoor spaces). Please correct lot size unit from acres to square feet. Clearly indicate proposed lot lines with bold or unique line type.

Motorcycle parking does not meet code requirements: two for each building, and must be visible from entrance.

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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys, Inc. PHONE: 856-5700
 ADDRESS: PO Box 90636 FAX: 856-7900
 CITY: Albq. STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Bell Capital, LLC PHONE: 855-7650
 ADDRESS: 4700 Montgomery Blvd NE Suite 200 FAX: _____
 CITY: ABQ STATE _____ ZIP 87109 E-MAIL: john@sedbarrynm.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Subdivide existing one lot into two new lots

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. 4A Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Del Norte Plaza
 Existing Zoning: SU-2 IP Proposed zoning: SU-2 IP MRGCD Map No N/A
 Zone Atlas page(s): C-18 UPC Code: 101806434801640106

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-94-99, DRB-97-31, AX-82-11, 1006644, 1008766, 1002868

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 1.4430
 LOCATION OF PROPERTY BY STREETS: On or Near: Holly
 Between: San Pedro Street NE and Louisiana Blvd NE

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

SIGNATURE Andrey M. Herrera DATE 11/22/11
 (Print) Andrey Herrera Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	UDRB - 70332	PBF		\$ 285.00
<input checked="" type="checkbox"/> All fees have been collected		CMF		\$ 20.00
<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>December 7, 2011</u>			Total \$ <u>305.00</u>

[Signature] 11-22-11 Project # 1008766
 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.

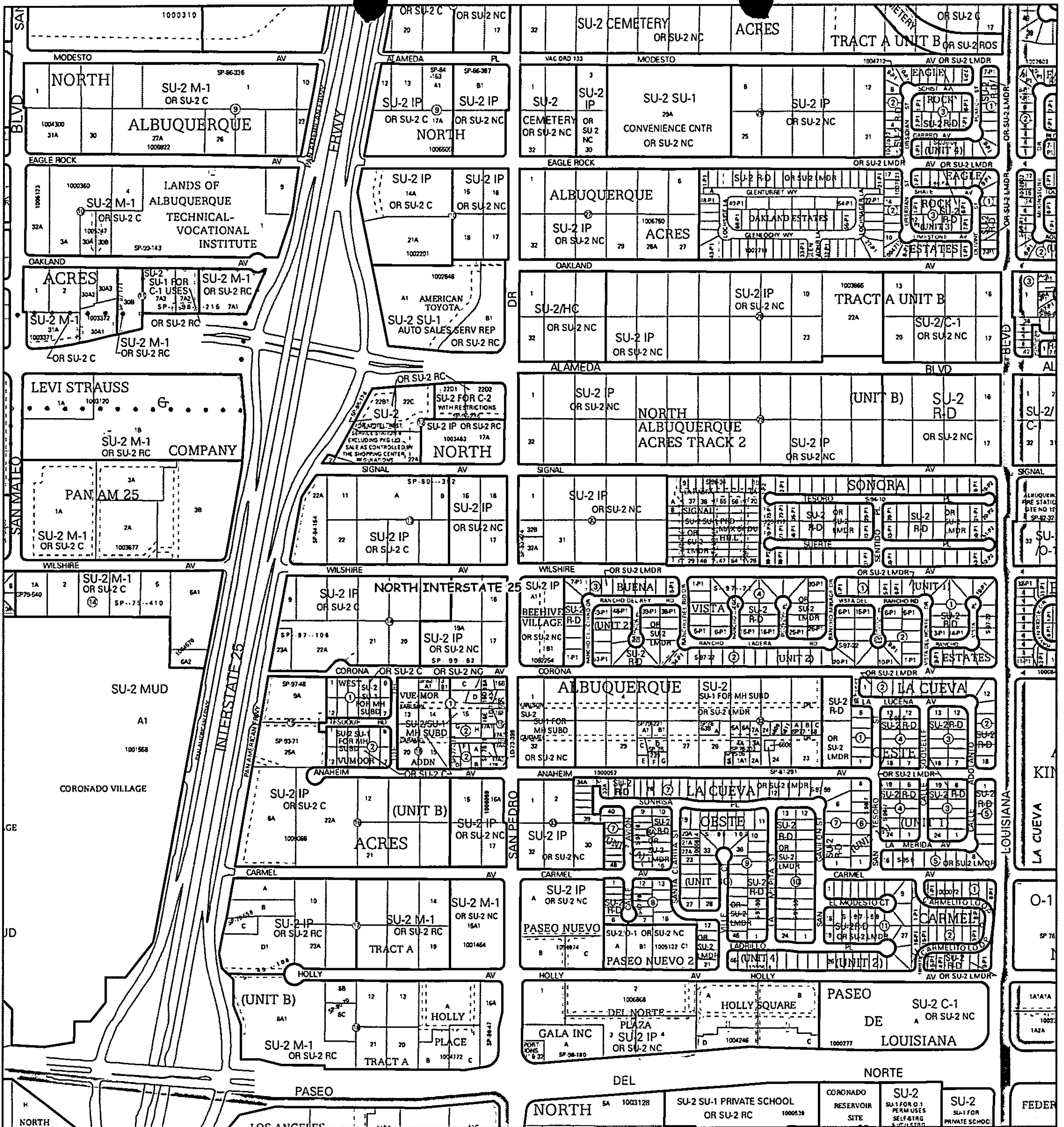
Audrey Herrera
Applicant name (print)
Audrey M. Herrera 11/22/11
Applicant signature / date



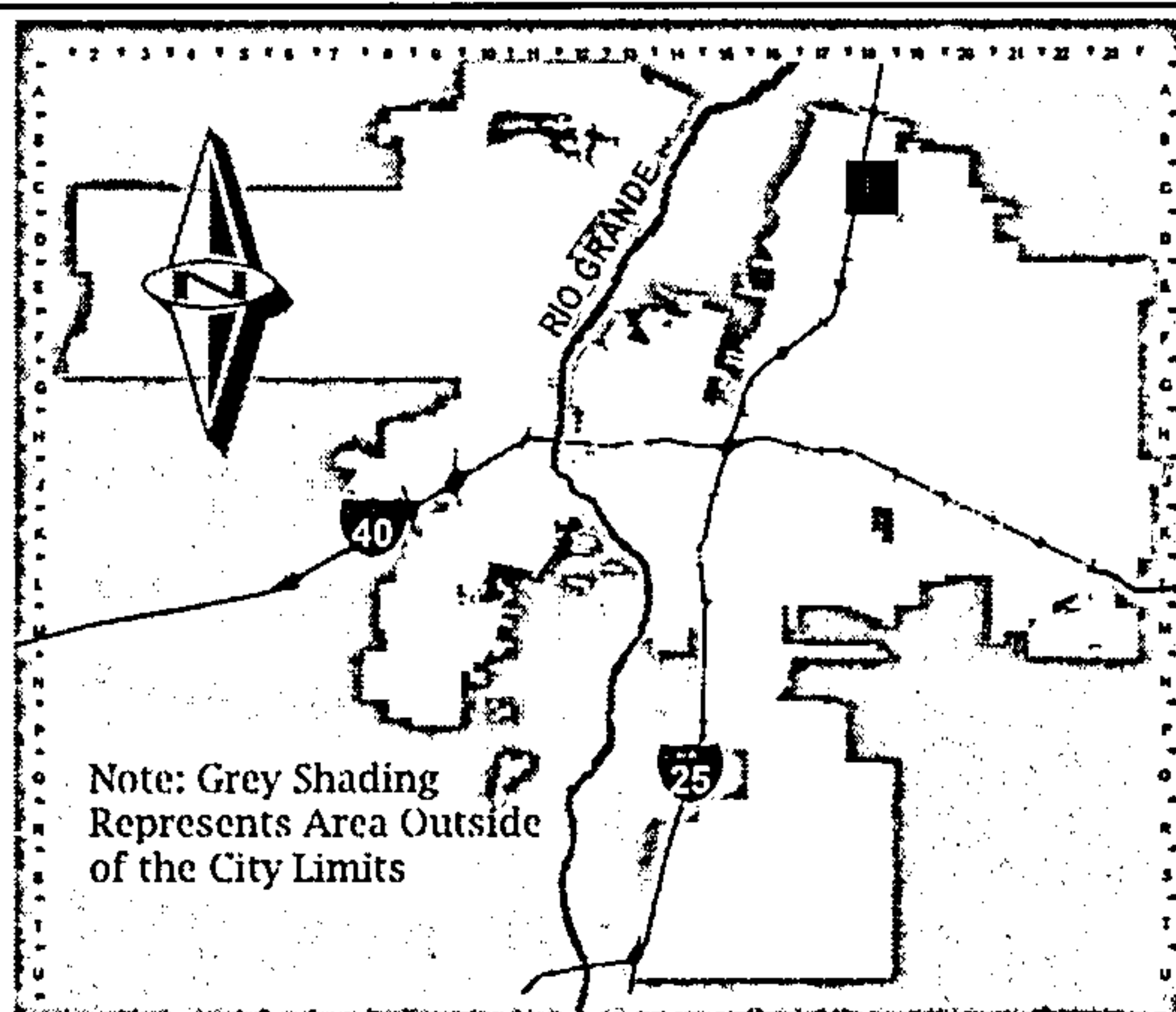
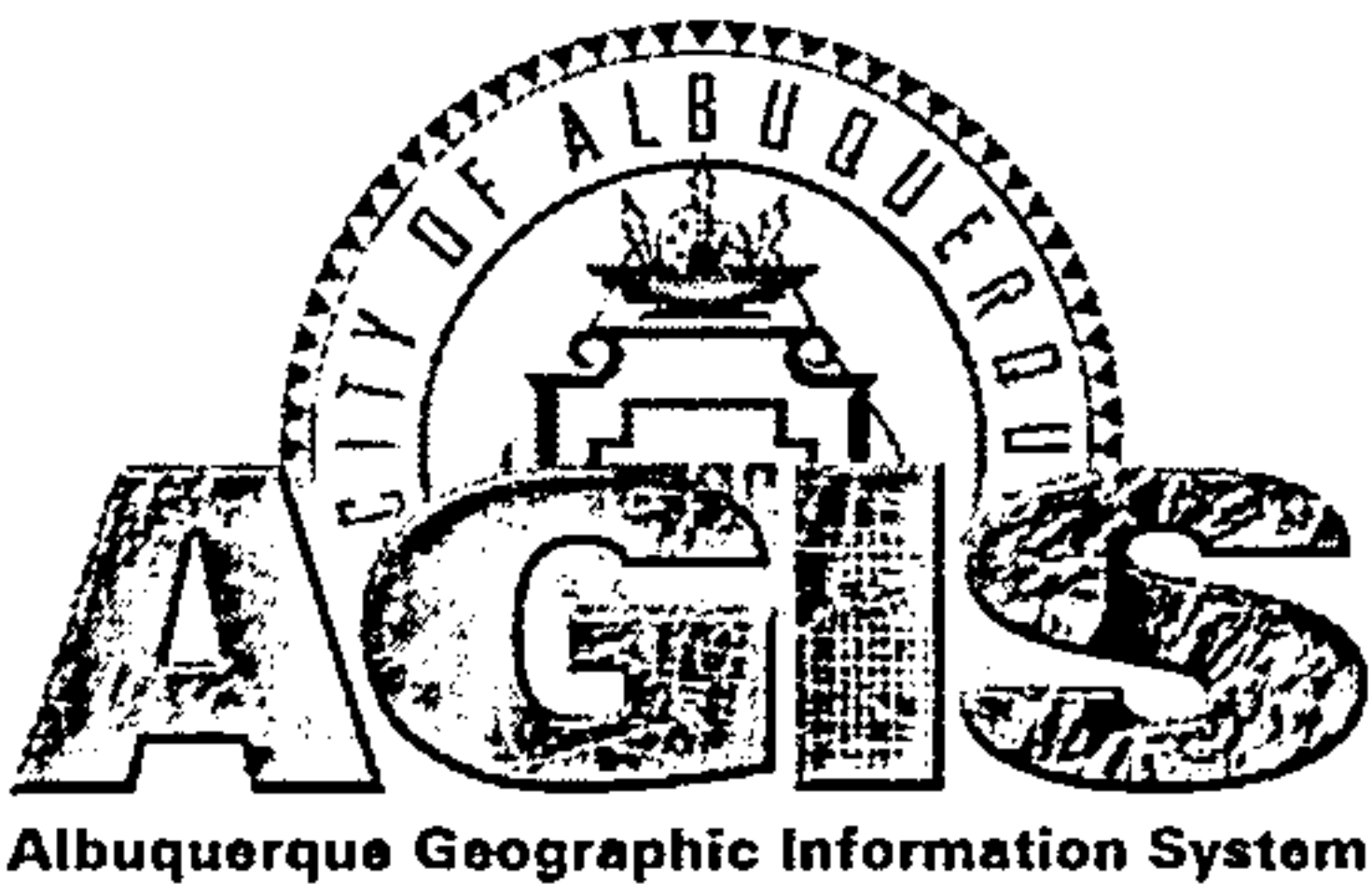
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB - 70337

[Signature] 11-22-11
Planner signature / date
Project # 1008764



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

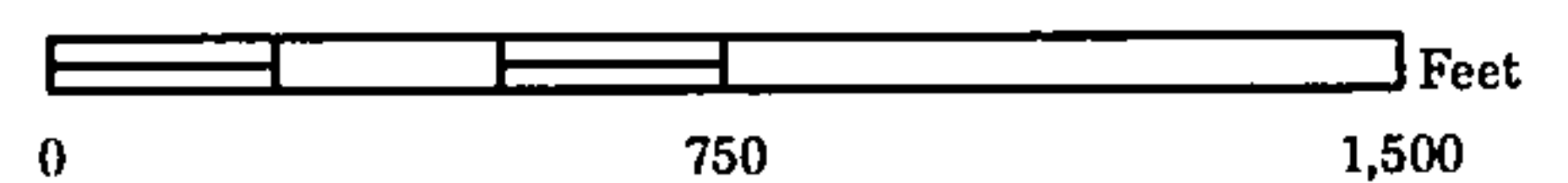


Zone Atlas Page:

C-18-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





OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

November 22, 2011

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST FOR APPROVAL OF MINOR SUBDIVISION TO SUBDIVIDE LOT 4-A INTO TWO NEW LOTS.

Dear Mr. Cloud:

On behalf of our client, Bell Capital, LLC., we are submitting an application for Minor Subdivision of the referenced lot.

Enclosed are the required submittals. If you have any questions or need additional information, please do not hesitate to contact me at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over the typed name.

Larry W. Medrano

**SEDBERRY
& ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

A MEMBER OF

 **CHAINLINKS**
RETAIL ADVISORS

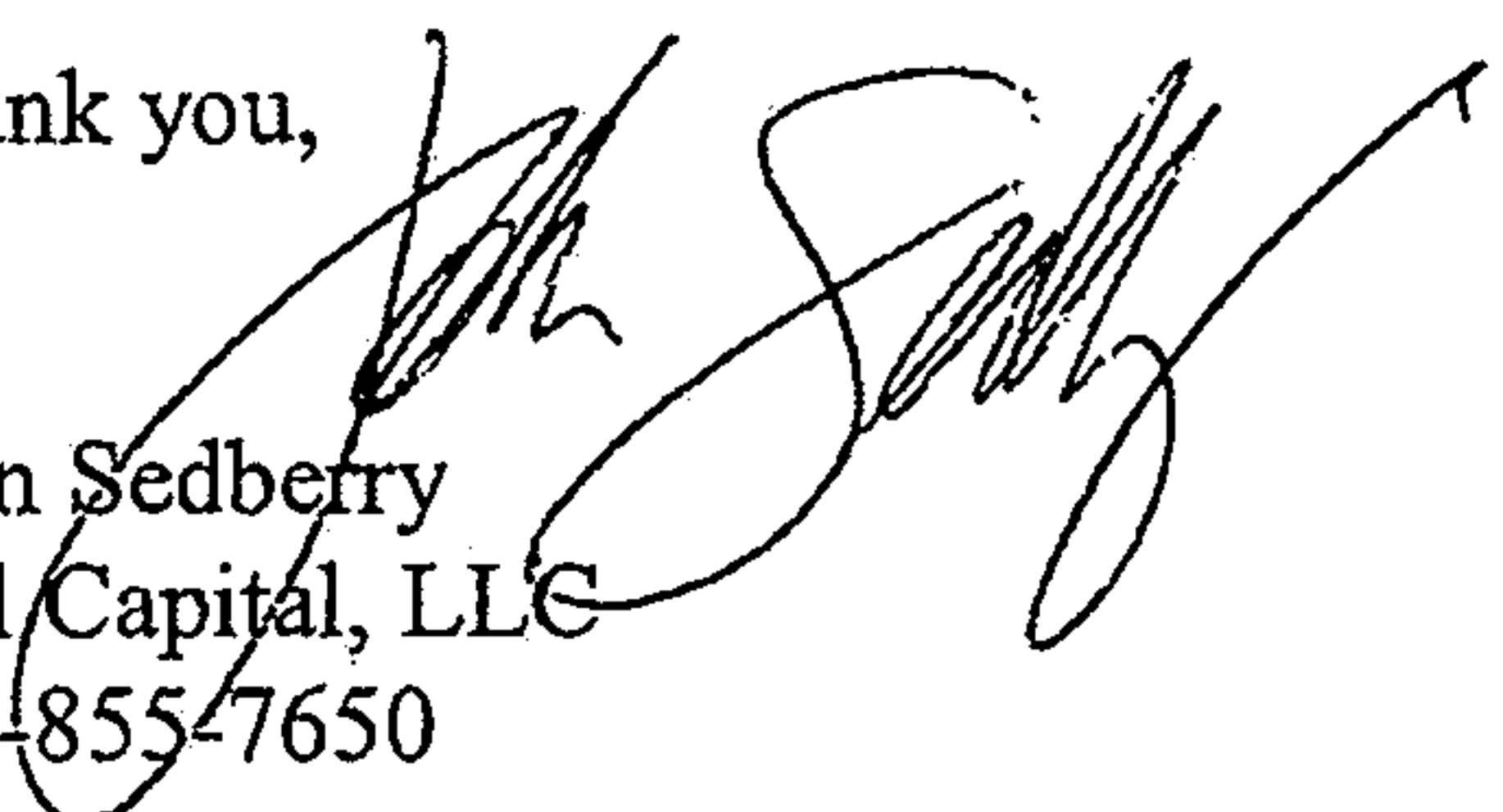
November 22, 2011

Re: Letter of Authorization
Lot 4-A Re-Plat Del Norte Plaza

To whom this may concern,

Please note that Precision Survey is authorized to submit the Lot 4-A Re-plat on behalf of the owner, Bell Capital, LLC.

Thank you,


John Sedberry
Bell Capital, LLC
505-855-7650

4700 Montgomery Blvd Suite 200
Albuquerque, NM 87109
505-855-7650

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008766

AGENDA ITEM NO: 3

SUBJECT:

SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Site Plan for Subdivision:

The access easement referred to on the plan has a recorded date of 03-05-2008; however, the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* has a recorded date of 05-20-2009. Please revise.

The access easement shown on the site plan does not match the pathway defined as the “Circulation Drive” within the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* (recorded 05-20-2009).

The Site Plan for Subdivision also has a notation defining the plan as the “Site Plan for Building Permit.” This notation must be removed.

The vicinity map does not clearly indicate the site location.

Site Plan for Building Permit:

- The access easement referred to on the plan has a recorded date of 03-05-2008; however, the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* has a recorded date of 05-20-2009. Please revise.
- The access easement shown on the site plan does not match the pathway defined as the “Circulation Drive” within the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* (recorded 05-20-2009).
- Call out the width of all sidewalk.
- The vicinity map does not clearly indicate the site location.
- Provide appropriate “Do Not Enter” signing and striping at the exit of the drive through.
- Detail 12 (Sheet A1.1) does not define the maximum slope of the ramp.

RESOLUTION:

10-05-11

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: SEPTEMBER 14, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008766

AGENDA ITEM NO: 5

SUBJECT:

ENGINEERING COMMENTS:

Site Plan for Building Permit

The Total Acreage value should be corrected (approx. 30,000 acres).

Site Plan for Subdivision

The Total Acreage value should be corrected (approx. 30,000 acres).

PO Box 1293

Albuquerque

NM 87103

RESOLUTION/COMMENTS:

www.cabq.gov

SIGNED:

DATE: 10-26-11

Curtis Cheme
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008766

AGENDA ITEM NO: 5

SUBJECT:

SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Site Plan for Subdivision:

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- The access easement shown on the site plan does not match the pathway defined as the “Circulation Drive” within the *Common Operation and Reciprocal Easement Agreement for Pacific Paseo* (recorded 05-20-2009).
- Call out the width of all sidewalk.
- The vicinity map does not clearly indicate the site location.
- Provide appropriate “Do Not Enter” signing and striping at the exit of the drive through.
- Detail 12 (Sheet A1.1) does not define the maximum slope of the ramp.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro
Transportation Development

DATE: OCTOBER 26, 2011
505-924-3991

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/26/2011 Issued By: E08375 117077

Category Code **910**
2011 070 212

Application Number: 11DRB-70212, Major - Sdp For Subdivision

Address:

Location Description: NE CORNER OF SAN PEDRO AND PASEO DEL NORTE

Project Number: 1008766

Applicant

JOHN SEDBERRY

4700 MONTGOMERY NW
ALBUQUERQUE NM 87110

Agent / Contact

MODULUS ARCHITECTS INC

2325 SAN PEDRO NE STE 2B
ALBUQUERQUE NM
505-338-1499

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	\$385.00
TOTAL:		\$385.00

City Of Albuquerque
Treasury Division

7/26/2011 12:06PM LOC: ANNX
WS# 007 TRANS# 0027
RECEIPT# 00146396-00146397
PERMIT# 2011070212 TRSASR
Trans Amt \$865.00
DRB Actions \$385.00
VI \$865.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/26/2011 Issued By: BLDAVM 116203

Category Code **910**
2011 070 198

Application Number: 11DRB-70198, Major - Sdp For Building Permit

Address:

Location Description: NE CORNER OF SAN PEDRO AND PASEO DEL NORTE

Project Number: 1008766

Applicant

JOHN SEDBERRY

4700 MONTGOMERY NW
ALBUQUERQUE NM 87110

Agent / Contact

MODULUS ARCHITECTS INC

2325 SAN PEDRO NE STE 2B
ALBUQUERQUE NM
505-338-1499

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$385.00
TOTAL:		\$480.00

City Of Albuquerque
Treasury Division

7/26/2011 12:05PM LOC: ANNX
WS# 007 TRANSH 0027
RECEIPT# 00146396-00146396
PERMIT# 2011070198 TRSASR
Trans Amt \$865.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00

Thank You



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008766

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: 12/7/11

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: PLAN RESUBMITTAL

CONTACT NAME: STEPHEN DUNBAR

TELEPHONE: 505-1499x125 EMAIL: _____

Nov 1, 2011

**City of Albuquerque
Development Review Board**

Project #:

Site plan for building permit-subdivision Del Norte Plaza – Tract-4

Mr. Cloud::

Below, we have outlined our response to design characteristic regulations contained within the north I-25 sector plan design regulations within chapter four of the plan.

1. Site design regulations.

a. Views

1. The proposed project layout has provided for enhanced views from the public right of way to scenic natural features (mountains) by providing view corridors from the right of way to the mountains by separating the buildings in a manner consistent with the established surrounding design character.

b. Outdoor public spaces

1. The proposed project layout has provided for outdoor public space adjacent to each proposed building and within the eastern parking field. In addition, the provision of outdoor public space, the western structure has also implemented a partial building overhang of the public space making it covered as well. Each outdoor space is also connected with each of the other proposed outdoor spaces, and connected to the future buildings previously approved to the north of the proposed development.

c. and d Building placement

1. The proposed buildings have been arranged on site to fit within the existing character of the area. In addition the structures are in compliance with orientation requirements regarding customer orientation relative to the street of right of way, and provision of four sided architecture for facades facing the northern street by providing similar building elements on each façade.

e. Pedestrian and Bicycle circulation:

1. The proposed site has provided pedestrian linkages to each of the proposed structures and the right of way. Each of the proposed paths provides for direct access to each buildings main façade. In addition, the pedestrian connections have been modified in material type at each intersection with vehicular traffic with the use of distinguished markings and material type eight feet in width.

g. Site lighting:

1. the proposed site has provided for site lighting in conformance with the new Mexico night sky act, and in a design character consistent with the existing adjacent onsite and building mounted lighting devices.

Building principles:

The proposed building structures have provided for design elements which are in appropriate human scale in both overall scale (height), and materiality (materials such as stone). In addition both structures are scaled appropriately to each other, and adjacent buildings previously built within the surrounding development. Façade entry elements have been properly massed and designed to provide for easily recognizable points of entry to the building. Each building has also provided for screening of roof mounted equipment making such roof mounted elements indiscernible from street frontages.

Signage:

The proposed monument and building mounted signage will be in a character in keeping with the proposed building architecture and size as restricted by the signage regulations within chapter four of the north I-25 design regulations.

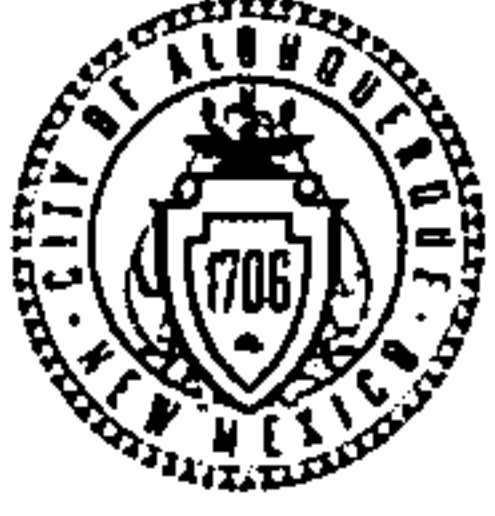
Sincerely,



Stephen A. Dunbar, AIA

Modulus Architects

DAK
11-7-11



#2

DRB CASE ACTION LOG (Site plan - Subdivision)

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.: <u>11DRB-70212</u>	Project # <u>1008766</u>
Project Name: <u>DEL NORTE PLAZA</u>	
Agent: <u>MODULUS ARCHITECTS</u>	Phone No.:

Your request was approved on _____ 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.**



#2

DRB CASE ACTION LOG (Site Plan - Building Permit)

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.: <u>11DRB-70198</u>	Project # <u>1008766</u>
Project Name: <u>DEL NORTE PLAZA</u>	
Agent: <u>MODULUS ARCHITECTS</u>	Phone No.:

Your request was approved on _____ 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): _____

6 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.**



Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): MODULUS ARCHITECTS PHONE: 338-1499 x106
 ADDRESS: 2325 SAN PEDRO N.E STE 2B FAX: _____
 CITY: Abq STATE NM ZIP 87110 E-MAIL: _____

APPLICANT: John Sudderby PHONE: _____
 ADDRESS: 4700 MONTGOMERY FAX: _____
 CITY: Abq STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: AA FOR BP & SD ON TRACT 4 OF DEL NORTE PLAZA.

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. 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: DEL NORTE PLAZA
 Existing Zoning: SUZ-IP Proposed zoning: " " MRGCD Map No 8
 Zone Atlas page(s): C-18 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): ± 32,000 SF
 LOCATION OF PROPERTY BY STREETS: On or Near: N.E.C of SAN PEDRO & PASES
 Between: SAN PEDRO and LOUISIANA

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

SIGNATURE Stephan A Durbin DATE 7/20/11
 (Print Name) STEPHEN A DURBIN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>110RB - 70198</u>	<u>SBP</u>		<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMP</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>110RB - 70212</u>	<u>SPS</u>		<u>\$ 385.00</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 865.00</u>

Hearing date Aug 24, 2011

7-26-11
Staff signature & Date

Project # 1008766

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - ~~N/A~~ Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - ~~N/A~~ 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- ~~N/A~~ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

STEPHEN A. DUMBAR
 Applicant name (print)
Stephen A. Dumbar 7/26/11
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB - 70198
11DRB - 70212

Form revised October 2007
[Signature]
 Planner signature / date
 Project # 1008766 7-26-11



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 19, 2011

Stephen Dunbar
Modulus Architects
2325 San Pedro Dr. NE, Suite 213/87110
Phone: 338-1499

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Stephen:

Thank you for your inquiry of July 19, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT 4, DEL NORTE PLAZA, LOCATED ON PASEO DEL NORTE NE BETWEEN SAN PEDRO DRIVE NE AND LOUISIANA BOULEVARD NE** Zone Map: **C-18**.

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

WEST LA CUEVA N.A. (WLC) "R"

*Peggy Neff

8305 Calle Sequelle NE/87113 823-1041 (h)

Lee Hanson

6909 La Lucena Ave. NE/87113 822-6372 (h)

* denotes president of association

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

planningrnaform(05/22/08)

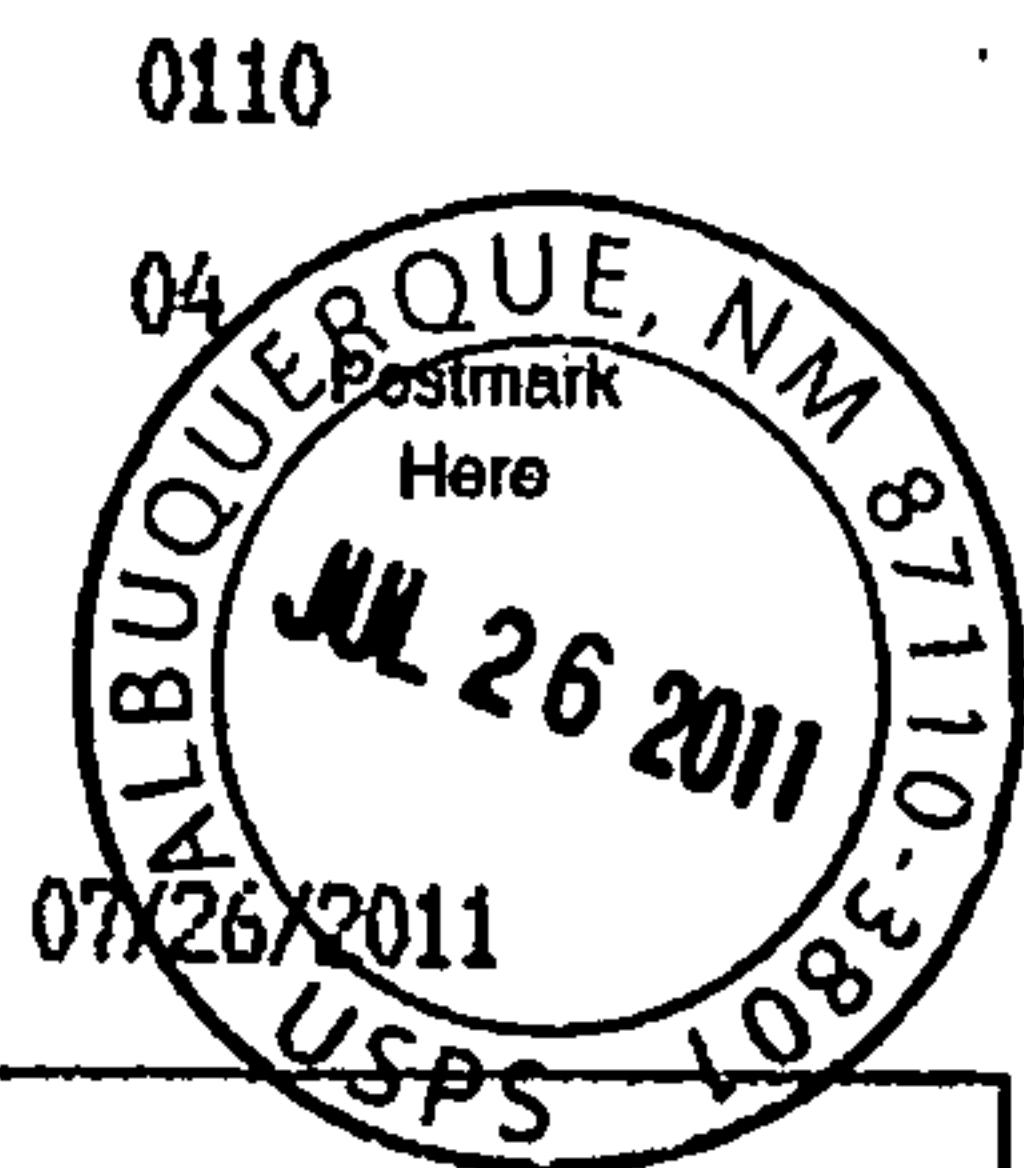
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 10.35



Sent To: **PEGGY NEFF**
 Street, Apt. No., or PO Box No.: **3355 CALLE SEQUOIA NE**
 City, State, ZIP+4: **ALBUQUERQUE NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions

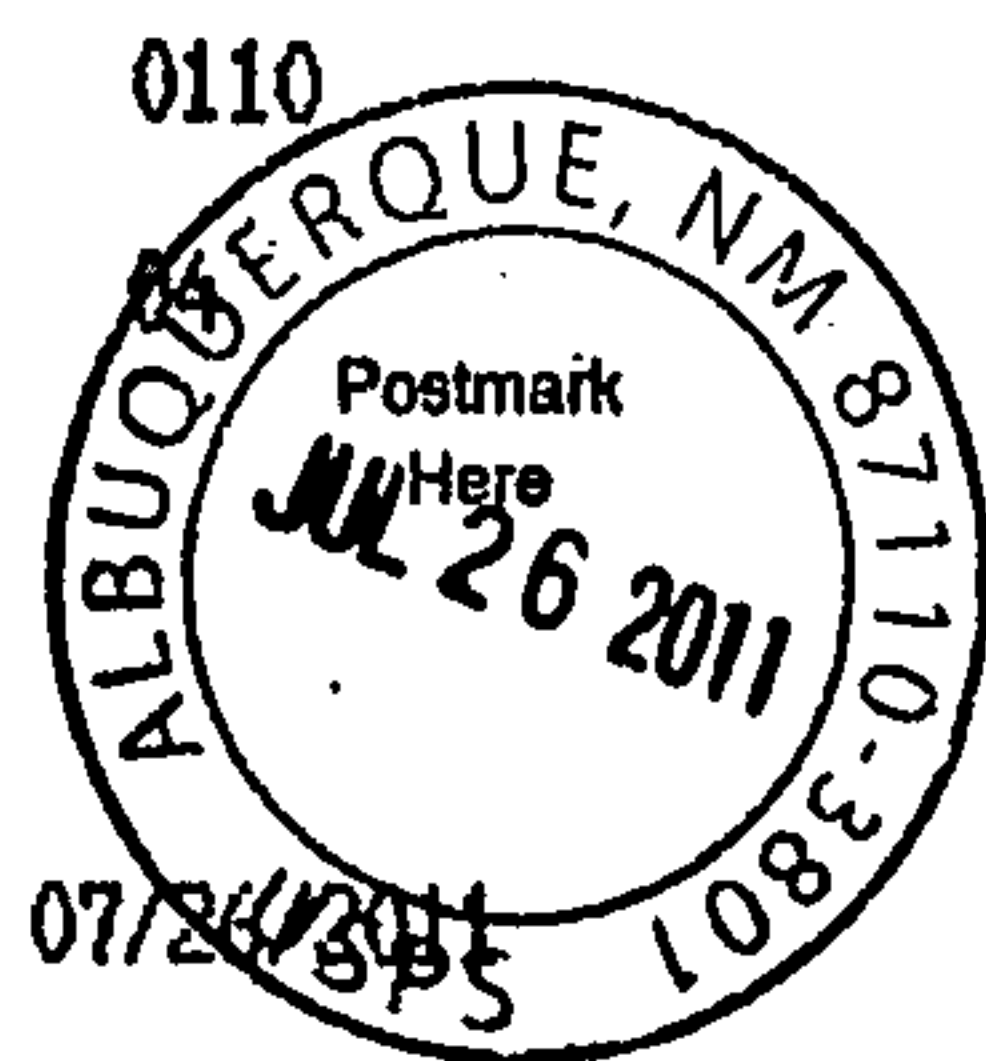
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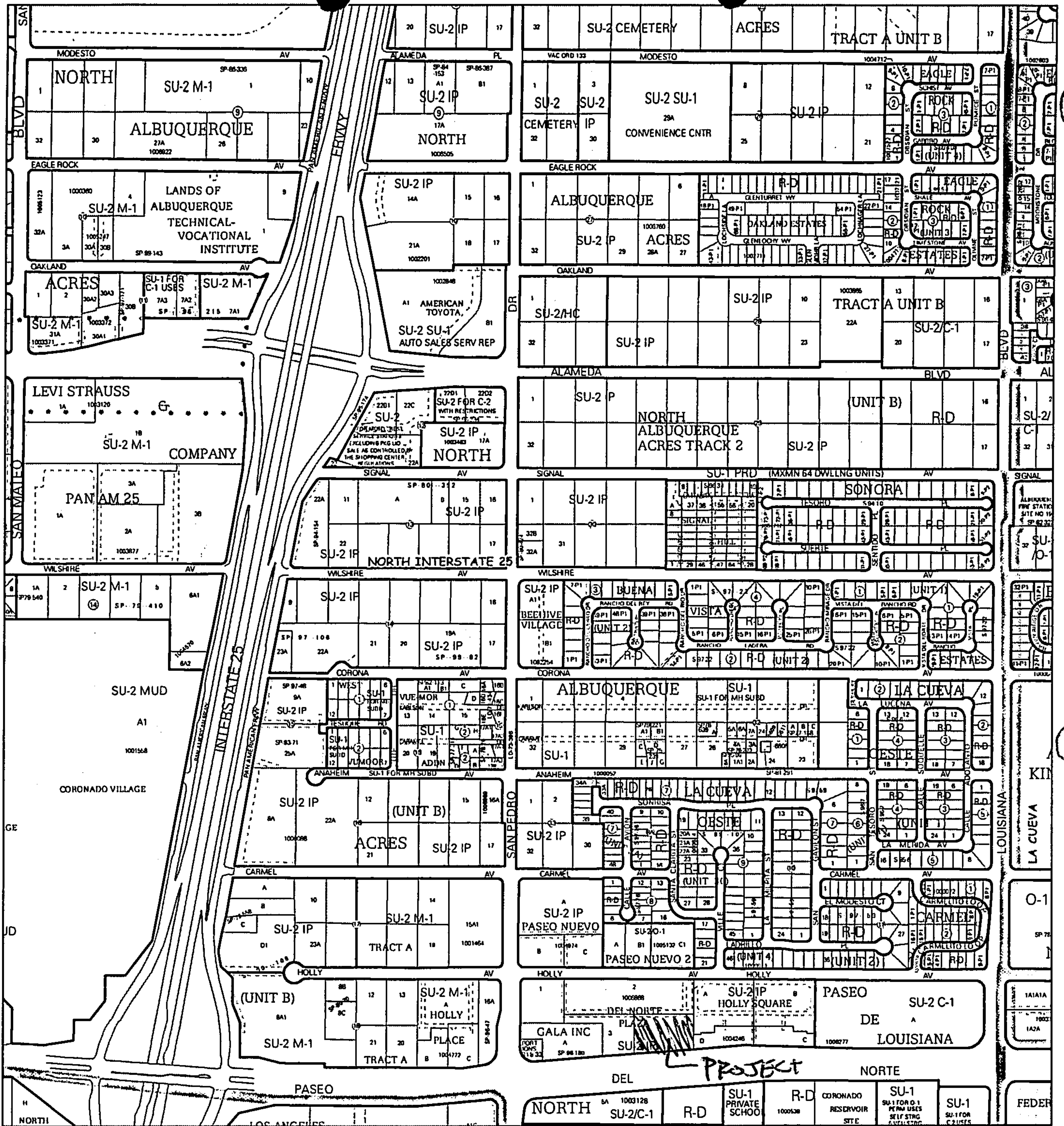
ALBUQUERQUE, NM 87113 OFFICIAL USE

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Certified Fee	\$2.85
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 10.35




Sent To: **LEE HANSON**
 Street, Apt. No., or PO Box No.: **6501 LA LUCENAY BLVD NE**
 City, State, ZIP+4: **ALBUQUERQUE NM 87113**

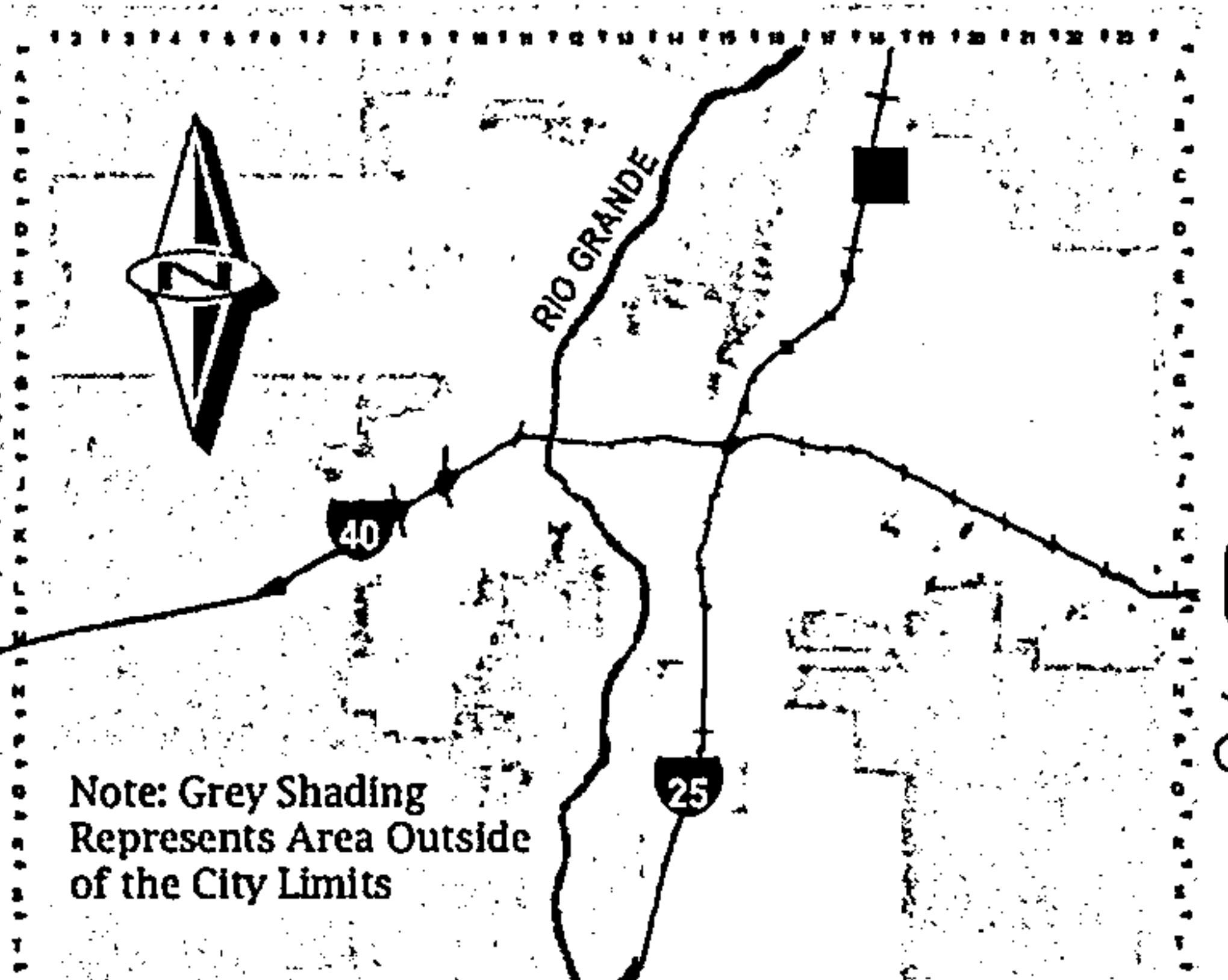
PS Form 3800, August 2006 See Reverse for Instructions



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



Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-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.	

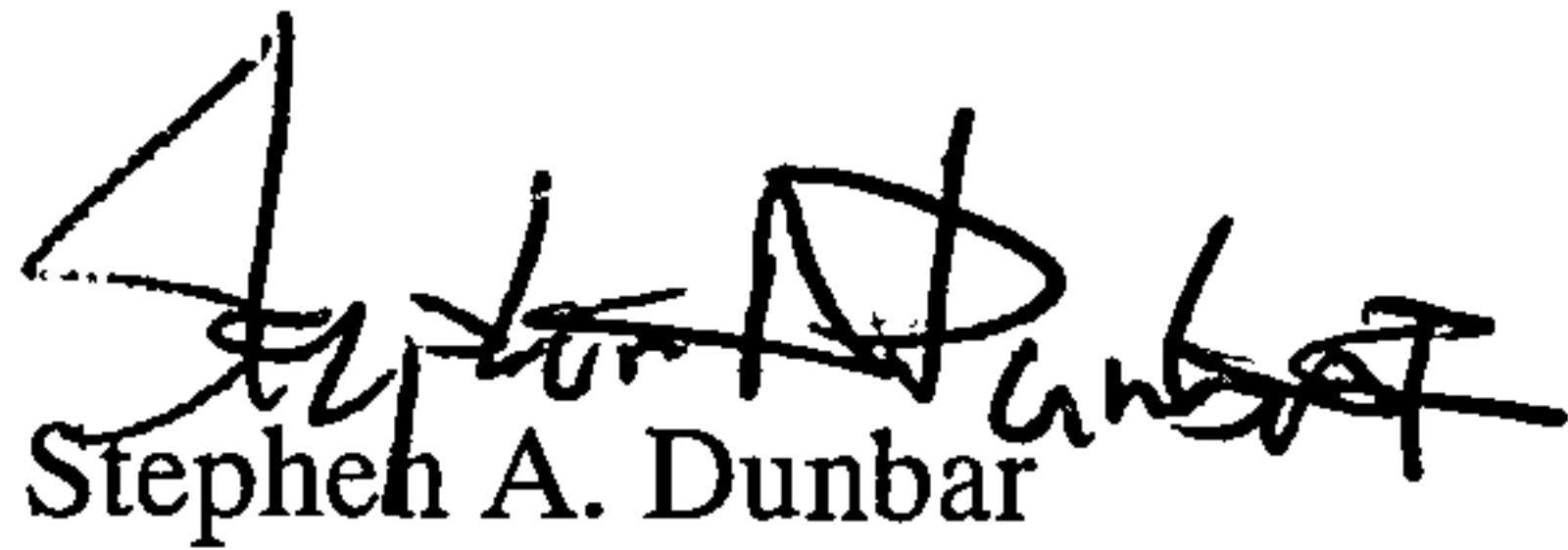
0 750 1,500 Feet

City of Albuquerque
Development Review Board

To Mr. Cloud

Proposed is a site plan for building permit and subdivision for a proposed fast casual food diner (Chipotle) and drive thru food facility (Panda Express). The buildings sit within previously approved site plan area of lot 4 of Del Norte Plaza. The proposed buildings are roughly 2100 and 2500 square feet each with 42 provided parks within each lot area of roughly 32,000 square feet each. The building architecture, site design and landscaping are consistent with the previously approved site plan for building permit.

Thank you,


Stephen A. Dunbar



2325 San Pedro NE, Suite 2b
Albuquerque, New Mexico 87110
p 505.338.1499 f 505.338.1498
toll free: 1-866-224-2161



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1006868

07DRB-70302 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s).

At the November 28, 2007 Development Review Board meeting with the signing of the infrastructure list dated 11/28/07 and with an approved grading and drainage plan engineer stamp dated 11/1/06, the Preliminary Plat was approved.

07DRB-70389 MINOR - SDP FOR SUBDIVISION

07DRB-70390 MINOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18)

With the signing of the infrastructure list dated 11/28/07 the Site Development plan for Building Permit was approved with final sign-off delegated to the City Engineer for the SIA and Transportation comments and to Planning for 3 copies. The Site Development Plan for Subdivision was approved with final sign-off delegated to the City Engineer for the SIA and to Planning for 3 copies.

If you wish to appeal this decision, you must do so by December 13, 2007 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.)


Andrew Garcia, Planner

Cc: Pacific Paseo Development, LLC – 5243 West Hidden Spring Dr – Boise, ID
83714

Cc: George Rainhart & Associates – 2325 San Pedro NE Ste 2B – Albuquerque,
NM 87110

Marilyn Maldonado
File

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: STEPHEN DUNBAR DATE OF REQUEST: 7/19/11 ZONE ATLAS PAGE(S): C-13

CURRENT:

ZONING SU2-1P
PARCEL SIZE (AC/SQ. FT.) 32,000±

LEGAL DESCRIPTION:

LOT OR TRACT # 4 BLOCK # _____
SUBDIVISION NAME DEL NORTE PLAZA

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT
BUILDING PERMIT ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 2 1 - 2200
BUILDING SIZE: ± 4600 (sq. ft.) 1 - 2400

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Stephen A. Dunbar DATE 7/19/11
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

Notes: PROVIDE TRIP GENERATION COMPARISON.

DEL NORTE PLAZA TIS (2007)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony J. J.
TRAFFIC ENGINEER

7-26-11
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

Stephen D. Dunbar

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

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

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

Accompanying Material

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

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

SHEET #1 - SITE PLAN

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

1. Structural

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

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 30 EA provided: 42 EN
Handicapped spaces (included in required total) required: 1 provided: 2
Motorcycle spaces (in addition to required total) required: 2 provided: 3
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4 provided: 10
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

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

SHEET #2 LANDSCAPING PLAN

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

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

SHEET # 3 PRELIMINARY GRADING PLAN

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

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

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

B. Grading Information

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

SHEET #4 UTILITY PLAN

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle facade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

1. Scale: at least 1" = 100'
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. The Site (property lines)
6. Proposed Use(s) and List of Applicable Plans
7. Pedestrian Ingress and Egress (Access)
8. Vehicular Ingress and Egress (Access)
9. Any Internal Circulation Requirements
10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional but STRONGLY recommended)

Note: If applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

Site Design

- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- Sustainable techniques such as permeable paving and other "green" features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – location and type of trees

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

- Context
- Architectural theme or style
- Building height, scale, massing, materials, colors, and articulation

Signage

- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 9, 2011 To August 24, 2011

5. REMOVAL

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

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

Stephen Durbin _____ (Date)
(Applicant or Agent)

I issued 1 signs for this application, 7-26-11 _____ (Date)
(Staff Member)

DRB PROJECT NUMBER: 1008766

City of Albuquerque
Planning Department
600 2nd St. N.W
Albuquerque NM 87103

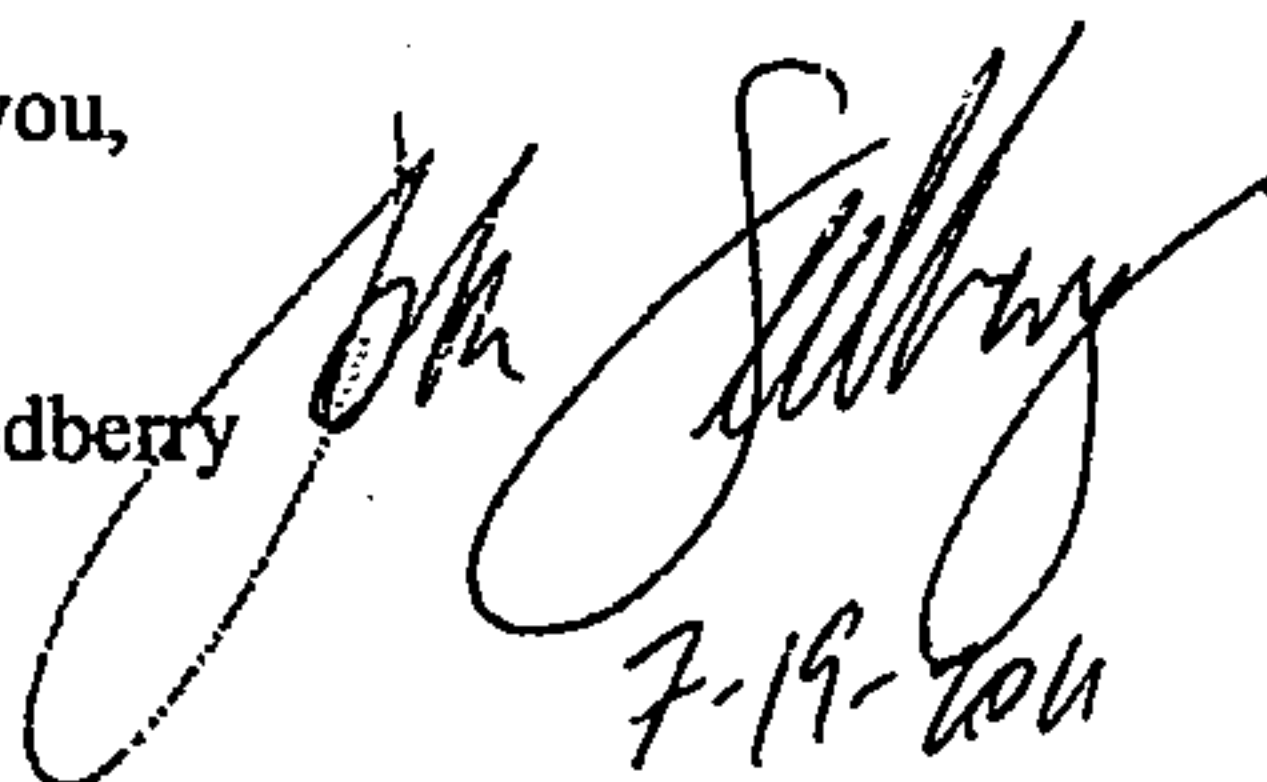
**Re: AGENT RELEASE LOT 4 OF DEL NORTE PLAZA, LOCATED ON THE N.E.C
OF PASEO DEL NORTE AND SAN PEDRO N.E**

Albuquerque planning department:

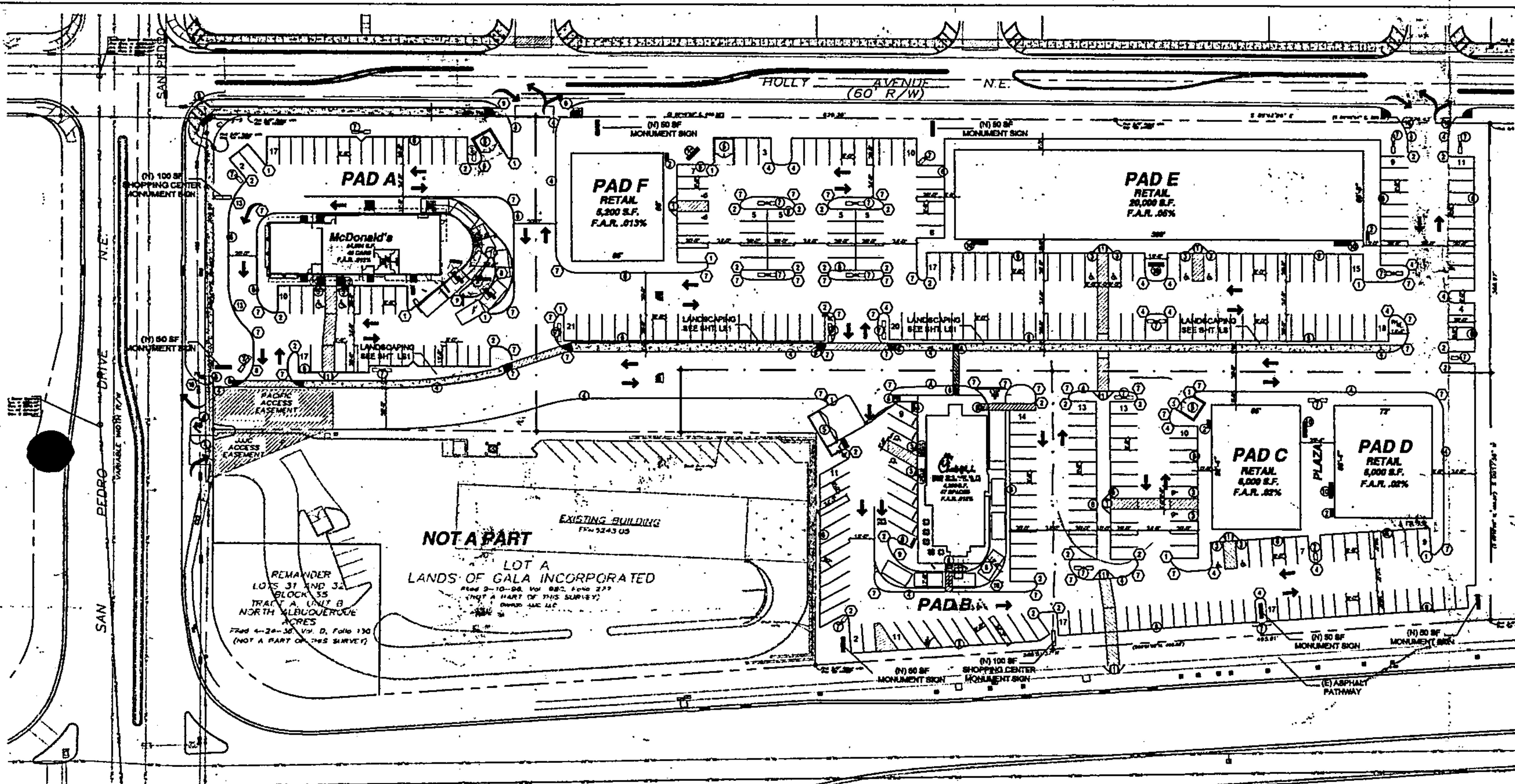
This letter will act as a release, allowing Modulus Architects to perform all required planning actions within Lot 4 of Del Norte Plaza

Thank you,

John Sedberry



7-19-2011



PARKING NOTES:
 TYPICAL PARKING SPACES: 47' x 20'
 TYPICAL SMALL CAR SPACES: 24' x 10'
 TYPICAL WHEELCHAIR SPACES: 47' x 20'
 TYPICAL BIKE SPACES: 47' x 20'
 * ALL SPACES ARE SHOWN SEE LAYOUT OVERLAYS

- RADIUS:**
- ① RADIUS = 2'-0"
 - ② RADIUS = 3'-0"
 - ③ RADIUS = 4'-0"
 - ④ RADIUS = 5'-0"
 - ⑤ RADIUS = 6'-0"
 - ⑥ RADIUS = 7'-0"
 - ⑦ RADIUS = 8'-0"
 - ⑧ RADIUS = 9'-0"
 - ⑨ RADIUS = 10'-0"
 - ⑩ RADIUS = 11'-0"
 - ⑪ RADIUS = 12'-0"
 - ⑫ RADIUS = 13'-0"
 - ⑬ RADIUS = 14'-0"
 - ⑭ RADIUS = 15'-0"
 - ⑮ RADIUS = 16'-0"
 - ⑯ RADIUS = 17'-0"
 - ⑰ RADIUS = 18'-0"
 - ⑱ RADIUS = 19'-0"
 - ⑲ RADIUS = 20'-0"

CODE REFERENCES

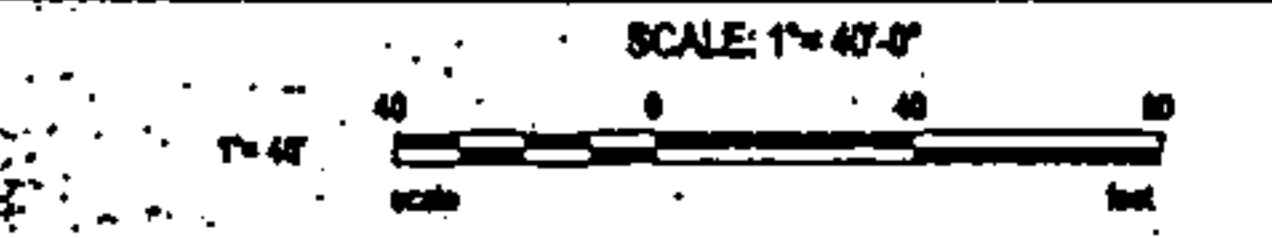
BUILDING CODE: IRC 2006
 MECHANICAL CODE: IMC 2006
 PLUMBING CODE: UPC 2006
 ELECTRICAL CODE: NEC 2006
 ACCESSIBILITY CODE: ADA 2006
 FIRE CODE: IFC 2006

CODE DATA

ADDRESS: NE CORNER OF PASO DEL NORTE & SAN PEDRO DRIVE
 ZONING: B-2.5P
 OCCUPANCY: A-1.1
 BUILDING TYPE: TYPE III
 SEISMIC ZONE: 2B
 # OF STORES: ONE
 FIRE PROTECTION:
 MCDONALD'S: UN-SPRINKLED (4,300 SF)
 CHECK-FIL-A: UN-SPRINKLED (4,300 SF)
 FUTURE PHASE:
 PAD C: UN-SPRINKLED (4,000 SF)
 PAD D: UN-SPRINKLED (4,000 SF)
 PAD E: SPRINKLED (20,000 SF)
 PAD F: UN-SPRINKLED (5,200 SF)

NOT A PART
 LOT A
 LANDS OF GALA INCORPORATED
 REMAINDER LOTS 31 AND 32 BLOCK 15 TRACT A UNIT B NORTH ALBUQUERQUE NORTH 1/4 ACRES Tract 4-24-30 Vol. D, Folio 130 (NOT A PART OF THIS SURVEY)

SITE PLAN FOR BUILDING PERMIT



- SITE LEGEND:**
- EXISTING PROPERTY LINE
 - PROPOSED CURB
 - PROPOSED SIDEWALK
 - ▨ PROPOSED CROSSWALK
 - ⊕ PROPOSED FIRE HYDRANT
 - PROPOSED BIKE RACK
 - PROPOSED PARKING LOT LIGHTING
 - ▭ PROPOSED OUTDOOR SEATING EA. BENCH SEATS FOUR (4)
 - ↔ VEHICLE INGRESS/EGRESS

SITE DATA:

PROPOSED USAGE: C-2 USE
 LOT AREA: 374,864 SF (8.6 ACRES)
 LANDSCAPE REQUIRED: 6.5%
 OCCUPANT LOAD:
 MCDONALD'S - 4,322 SF/15 = 288 PERSONS
 CHECK-FIL-A - 4,300 SF/15 = 287 PERSONS
 FUTURE PHASE (PROPOSED RETAIL)
 PAD C - 4,000 SF/20 = 200 PERSONS
 PAD D - 4,000 SF/20 = 200 PERSONS
 PAD E - 20,000 SF/20 = 1,000 PERSONS
 PAD F - 5,200 SF/20 = 260 PERSONS

PARKING DATA:

SITE DATA	BUILDING AREA	PARKING REQ.	PARKING PROVIDED
PAD A	4,984 S.F.	36	46
PAD B	4,300 S.F.	22	47
PAD C	4,000 S.F.	30	44
PAD D	4,000 S.F.	30	44
PAD E	20,000 S.F.	80	90
PAD F	5,200 S.F.	26	51

PARKING DATA CONT:

MCDONALD'S - H.C. PRONG, REQ. 1 SPACE - PROVIDED 2 SPACES
 MOTORCYCLE PRONG, REQ. 1 SPACE - PROVIDED 1 SPACE
 BICYCLE SPACES REQ. 2 SPACES - PROVIDED 5 SPACES
 CHECK-FIL-A - H.C. PRONG, REQ. 1 SPACE - PROVIDED 1 SPACE
 MOTORCYCLE PRONG, REQ. 1 SPACE - PROVIDED 1 SPACE
 BICYCLE SPACES REQ. 2 SPACES - PROVIDED 5 SPACES
 FUTURE PHASE (PROPOSED RETAIL)
 PAD C - H.C. PRONG, REQ. 2 SPACES - PROVIDED 2 SPACES
 MOTORCYCLE PRONG, REQ. 1 SPACE - PROVIDED 1 SPACE
 BICYCLE SPACES REQ. 2 SPACES - PROVIDED 5 SPACES
 SITTING SPACES 4 SEATS - PROVIDED 1 BENCH (SEATS 4)
 PAD D - H.C. PRONG, REQ. 2 SPACES - PROVIDED 2 SPACES
 MOTORCYCLE PRONG, REQ. 1 SPACE - PROVIDED 1 SPACE
 BICYCLE SPACES REQ. 2 SPACES - PROVIDED 5 SPACES
 SITTING SPACES 4 SEATS - PROVIDED 1 BENCH (SEATS 4)
 PAD E - H.C. PRONG, REQ. 4 SPACES - PROVIDED 4 SPACES
 MOTORCYCLE PRONG, REQ. 3 SPACES - PROVIDED 3 SPACES
 BICYCLE SPACES REQ. 4 SPACES - PROVIDED 5 SPACES
 SITTING SPACES 12 SEATS - PROVIDED 3 BENCHES (12 SEATS 4)
 PAD F - H.C. PRONG, REQ. 2 SPACES - PROVIDED 2 SPACES
 MOTORCYCLE PRONG, REQ. 3 SPACES - PROVIDED 3 SPACES
 BICYCLE SPACES REQ. 2 SPACES - PROVIDED 5 SPACES
 SITTING SPACES 4 SEATS - PROVIDED 1 BENCH (SEATS 4)

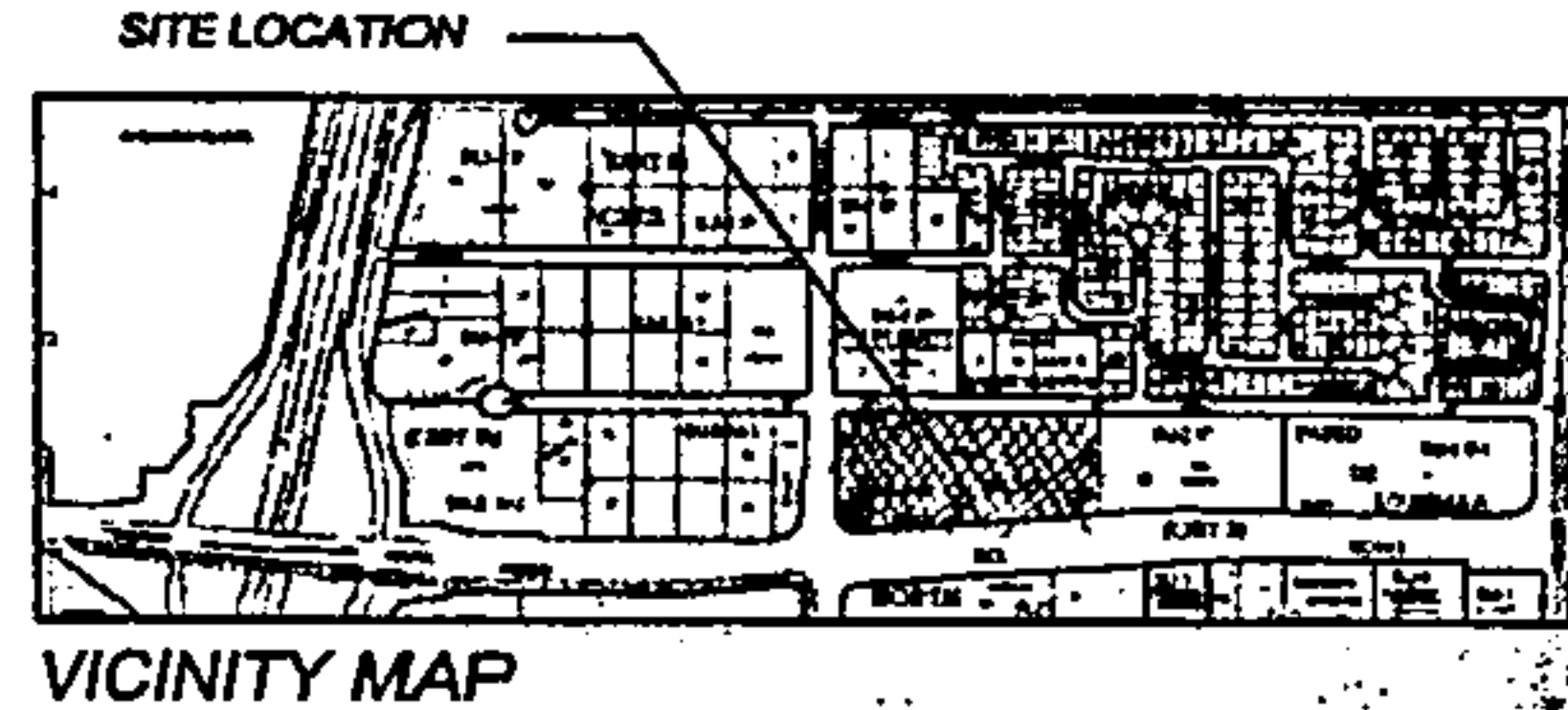
○ DENOTES A SITE DETAIL, REFER TO SHEET ASS

PROJECT NUMBER: 1006809
 APPLICATION NUMBER: 01DEB-76390

DRB SITE DEVELOPMENT PLAN SIGN-OFF APPROVAL:

Travis Engineering, Transportation Division	Date: 11-28-07
Richard [Signature]	Date: 11-28-07
Christina [Signature]	Date: 11/28/07
Bradley [Signature]	Date: 3/21/08
Environmental Health Department	Date: 11/27/07
Michael [Signature]	Date: 11/27/07
City Engineer	Date: 3/21/08

Environmental Health, if necessary



REVISION

REV	DATE	BY
1		
2		
3		
4		
5		

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT TITLE: DEL NORTE PLAZA
 SAN PEDRO & PASO DEL NORTE
 ALBUQUERQUE, NEW MEXICO

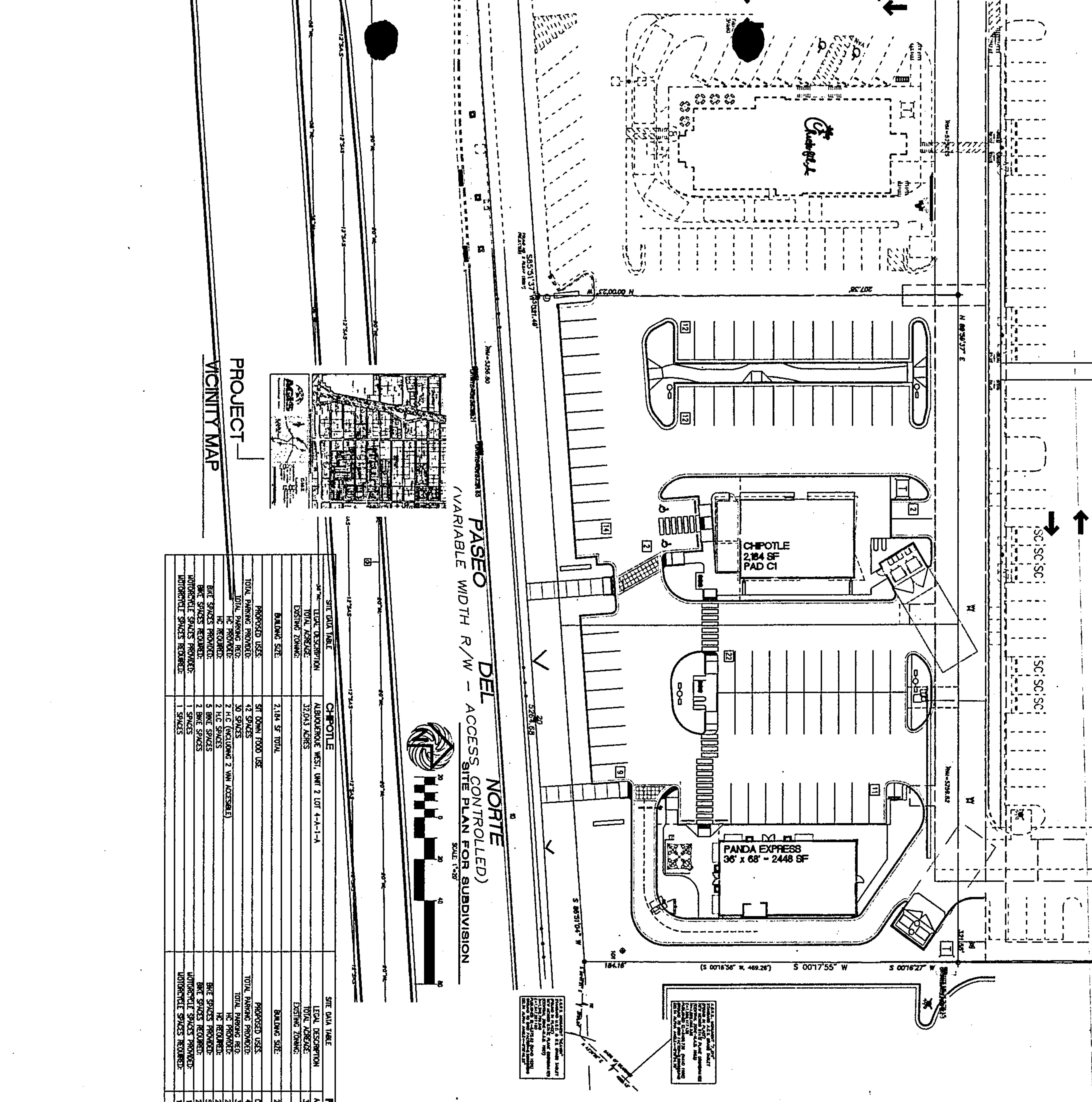
PROJECT MANAGER: [Signature]

DRAWN BY: [Signature]

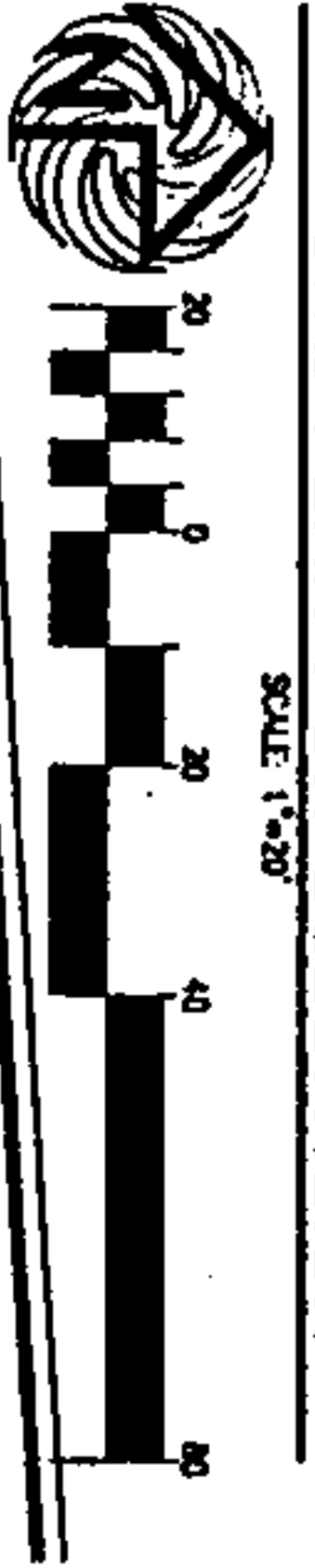
SHEET TITLE: SITE PLAN FOR BLDG. PERMIT

DATE: 11.28.2007
 SCALE: 1"=40'-0"
 SHEET: AS1

DRB SUBMITTAL



PASEO DEL NORTE
 VARIABLE WIDTH R/W - ACCESS SITE PLAN FOR SUBDIVISION



SITE DATA TABLE		SITE DATA TABLE	
LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A	LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A
TOTAL ACRES	37.043 ACRES	TOTAL ACRES	30.801 ACRES
EXISTING ZONING		EXISTING ZONING	
BUILDING SIZE	2,184 SF TOTAL	BUILDING SIZE	2,448 SF TOTAL
PROPOSED USES	ST DOWN FOOD USE	PROPOSED USES	DRIVE THRU FOOD USE
TOTAL PARKING PROVIDED	42 SPACES	TOTAL PARKING PROVIDED	42 SPACES
HC PROVIDED	2 HIC (INCLUDING 2 VAN ACCESSIBLE)	HC PROVIDED	2 HIC (INCLUDING 2 VAN ACCESSIBLE)
Bike Spaces Provided	3 BIKE SPACES	Bike Spaces Provided	3 BIKE SPACES
Motorcycle Spaces Provided	1 SPACE	Motorcycle Spaces Provided	1 SPACE
Landscaping Spaces Required	1 SPACE	Landscaping Spaces Required	1 SPACE

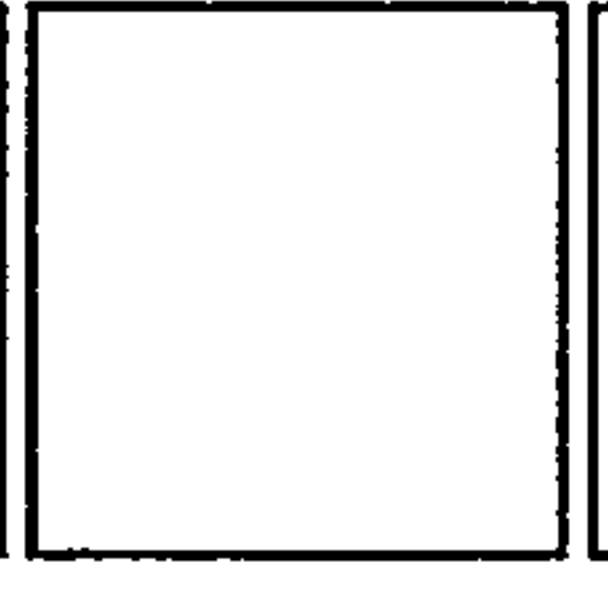
PROJECT NUMBER	
APPLICATION NUMBER	
To be submitted with number () YES () NO () NO if you have a set of approved DDC plan with a work order is required for any construction with Public Right-of-Way or for construction of Public Improvements DDC SITE DEVELOPMENT PLAN SHEET APPROVAL	
Traffic Engineering, Transportation Division	DATE
DRM TECHNICAL DIVISION	DATE
Traffic and Navigation Department	DATE
City Engineer	DATE
Environmental Health Department	DATE
Soil Tests Department	DATE
DRM Operations, Planning Department	DATE
* Environmental Health, if necessary	

PROJECT FILE
CHIPOTLE
 N.E.C OF SAN PEDRO AND PASEO DEL NORTE
 ALBUQUERQUE N.M.

PROJECT NUMBER **JOB NO.** **DRAWN BY:**
 STEPHEN DUNBAR, AA MSW

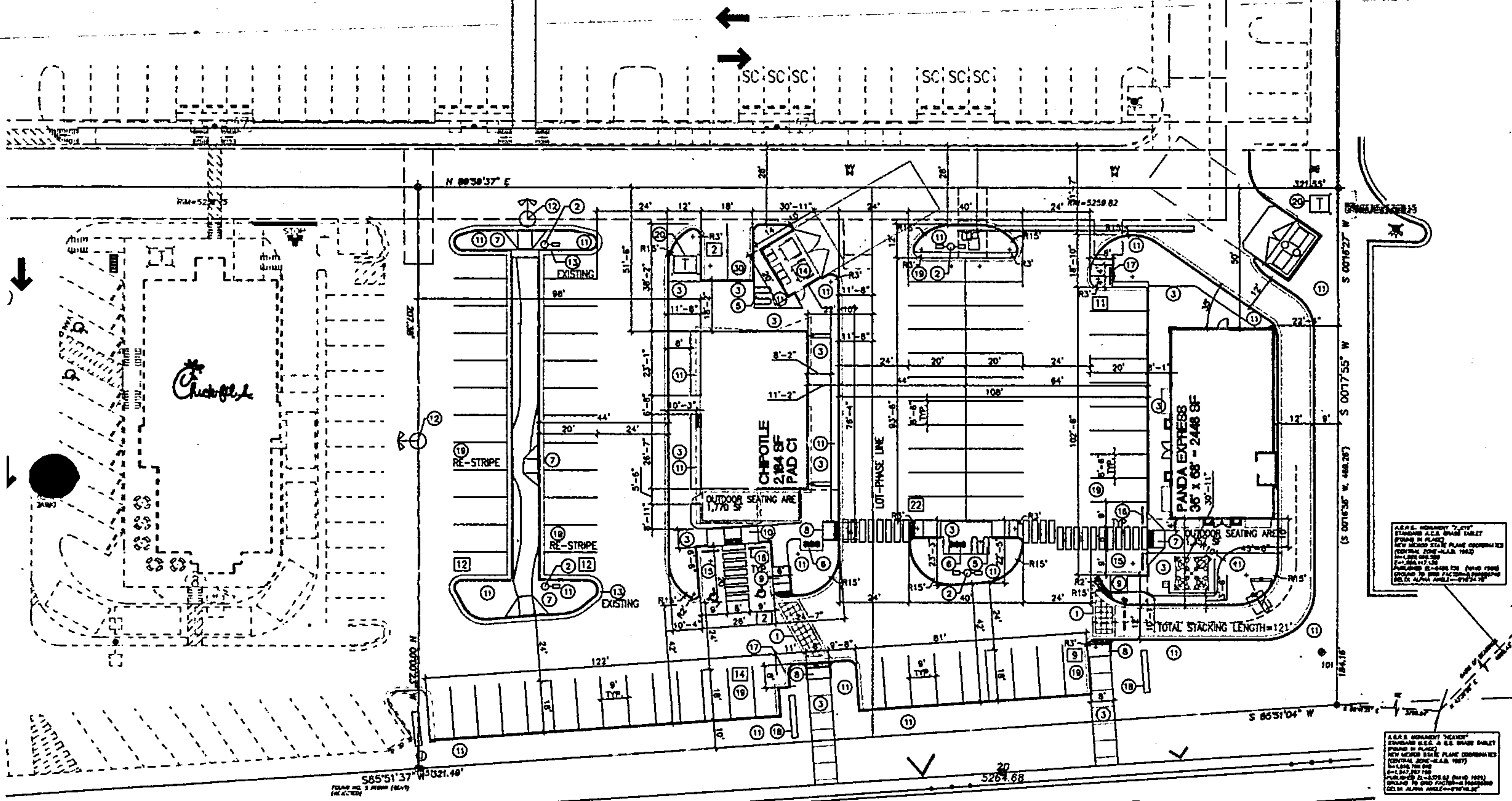
SHEET FILE
SITE PLAN FOR SUBDIVISION

DATE **AS NOTED**
 SP1



MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161

REV	DATE	BY	REVISION
1			
2			
3			
4			



PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

Is an Introduction of Light required? () YES () NO If yes, then a set of approved DDC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

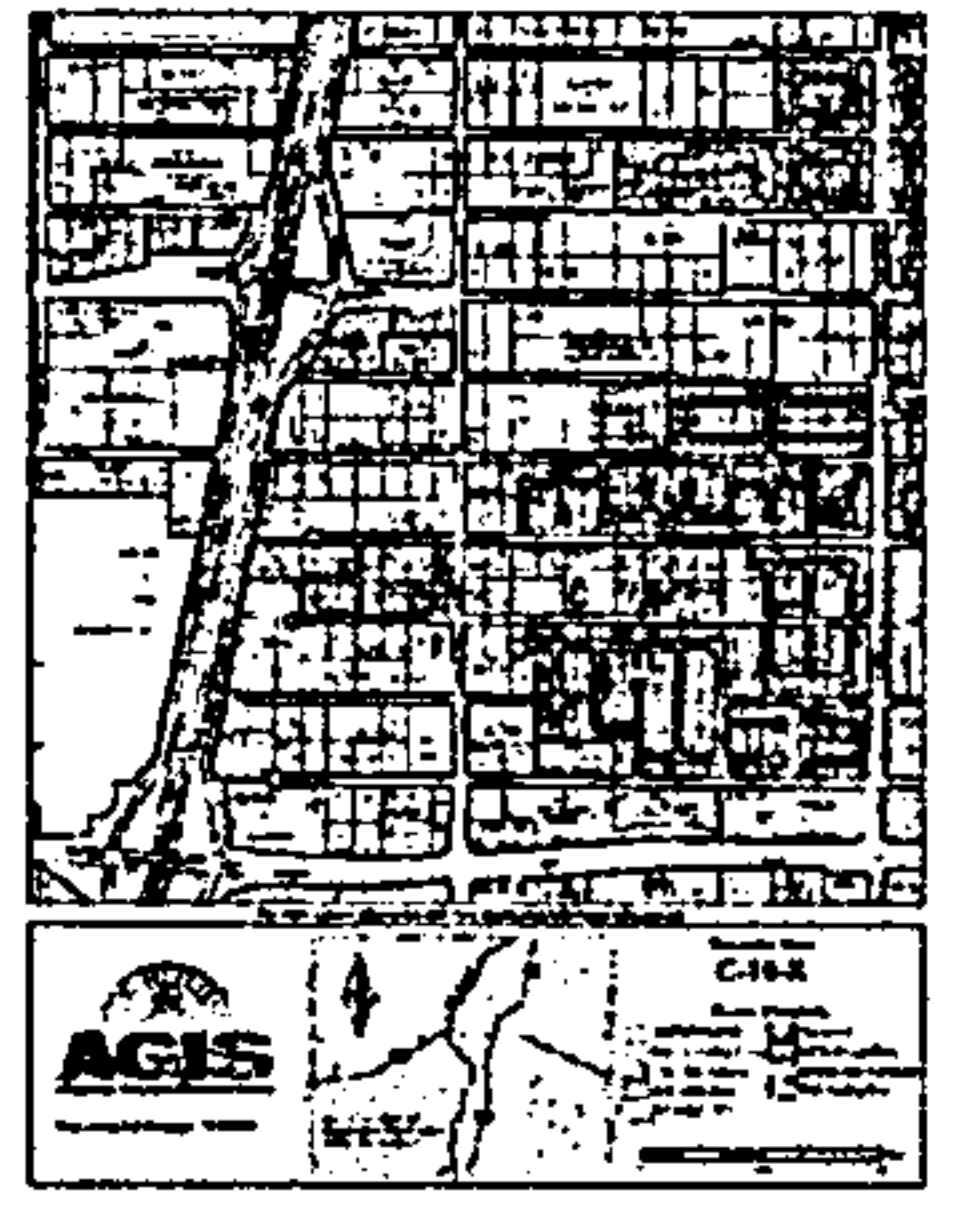
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
DRB AEROMA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

- KEYED NOTE:**
- ① 8" INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A1.1
 - ② LIGHT POLE LOCATION RE: DETAIL 3/A1.1
 - ③ CONC. SIDEWALK RE: DET 14/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
 - ④ HANDICAP RAMP RE: CIVIL FOR COA STD DETAIL
 - ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A1.2
 - ⑥ BENCH LOCATION RE: DETAIL 3/A1.2
 - ⑦ HANDICAP RAMP RE: 15/A1.1
 - ⑧ HANDICAP RAMP RE: 16/A1.1
 - ⑨ HANDICAP RAMP RE: 12/A1.1
 - ⑩ HANDICAP RAMP RE: 17/A1.1
 - ⑪ INDICATES LANDSCAPE PLANTING AREA C.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL RE: LANDSCAPE PLAN FOR INFO
 - ⑫ NOT A PART
 - ⑬ 8" HIGH CONC. ISLAND RE: DET 4/A1.1 RE: SITE GRADING PLAN FOR INFO
 - ⑭ REFUSE ENCLOSURE RE: DET 4/A1.3
 - ⑮ H.C. PARKING STALL RE: DET 8/A1.2
 - ⑯ WHEELSTOP RE: DET 5/A1.2
 - ⑰ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2
 - ⑱ PROPOSED 50SF MONUMENT SIGN LOCATION
 - ⑲ PAINTED STRIPPING/SIGNING AS INDICATED WITHIN SITEPLAN
 - ⑳ PROPOSED TRANSFORMER LOCATION

PASEO DEL NORTE
 (VARIABLE WIDTH R/W - ACCESS CONTROLLED)
SITE PLAN FOR BUILDING PERMIT
 SCALE: 1"=20'



PROJECT VICINITY MAP

SITE DATA TABLE		CHIPOTLE		SITE DATA TABLE		PANDA EXPRESS	
LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A	LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A	LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A	LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A
TOTAL ACREAGE:	32.043 ACRES	TOTAL ACREAGE:	32.043 ACRES	TOTAL ACREAGE:	30.881 ACRES	TOTAL ACREAGE:	30.881 ACRES
EXISTING ZONING:		EXISTING ZONING:		EXISTING ZONING:		EXISTING ZONING:	
BUILDING SIZE:	2,184 SF TOTAL	BUILDING SIZE:	2,184 SF TOTAL	BUILDING SIZE:	2,448 SF TOTAL	BUILDING SIZE:	2,448 SF TOTAL
PROPOSED USES:	SIY DOWN FOOD USE	PROPOSED USES:	SIY DOWN FOOD USE	PROPOSED USES:	DRIVE THRU FOOD USE	PROPOSED USES:	DRIVE THRU FOOD USE
TOTAL PARKING PROVIDED:	42 SPACES	TOTAL PARKING PROVIDED:	42 SPACES	TOTAL PARKING PROVIDED:	42 SPACES	TOTAL PARKING PROVIDED:	42 SPACES
TOTAL PARKING REQ:	30 SPACES	TOTAL PARKING REQ:	30 SPACES	TOTAL PARKING REQ:	30 SPACES	TOTAL PARKING REQ:	30 SPACES
H.C. PROVIDED:	2 H.C. (INCLUDING 2 VAN ACCESSIBLE)	H.C. PROVIDED:	2 H.C. (INCLUDING 2 VAN ACCESSIBLE)	H.C. PROVIDED:	2 H.C. (INCLUDING 2 VAN ACCESSIBLE)	H.C. PROVIDED:	2 H.C. (INCLUDING 2 VAN ACCESSIBLE)
H.C. REQUIRED:	2 H.C. SPACES	H.C. REQUIRED:	2 H.C. SPACES	H.C. REQUIRED:	2 H.C. SPACES	H.C. REQUIRED:	2 H.C. SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	BIKE SPACES PROVIDED:	5 BIKE SPACES	BIKE SPACES PROVIDED:	5 BIKE SPACES	BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	BIKE SPACES REQUIRED:	2 BIKE SPACES	BIKE SPACES REQUIRED:	2 BIKE SPACES	BIKE SPACES REQUIRED:	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	1 SPACES	MOTORCYCLE SPACES PROVIDED:	1 SPACES	MOTORCYCLE SPACES PROVIDED:	1 SPACES	MOTORCYCLE SPACES PROVIDED:	1 SPACES
MOTORCYCLE SPACES REQUIRED:	1 SPACES	MOTORCYCLE SPACES REQUIRED:	1 SPACES	MOTORCYCLE SPACES REQUIRED:	1 SPACES	MOTORCYCLE SPACES REQUIRED:	1 SPACES

MODULUS ARCHITECTS
 2205 SAN PEDRO N.E. SUITE 2-3
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1489 FAX (505) 338-1488
 TOLL FREE 1-866-224-2161



PROJECT NAME	CHIPOTLE	DATE	
CLIENT	H.E.C. OF SAN PEDRO AND PASEO DEL NORTE	DRAWN BY	LSW
LOCATION	ALBUQUERQUE, N.M.	CHECKED BY	
PROJECT NUMBER	STEPHEN DUNBAR, AIA	JOB NO.	
DATE			
SITE PLAN FOR BUILDING PERMIT		SCALE	BP1
		AS NOTED	

PRELIMINARY CALCULATIONS

Based on Drainage Design Criteria for City of Montgomery Section 22.02M, V.G.1, dated Jan. 1993

Calculations: Del Norte Plaza - July 13, 2011

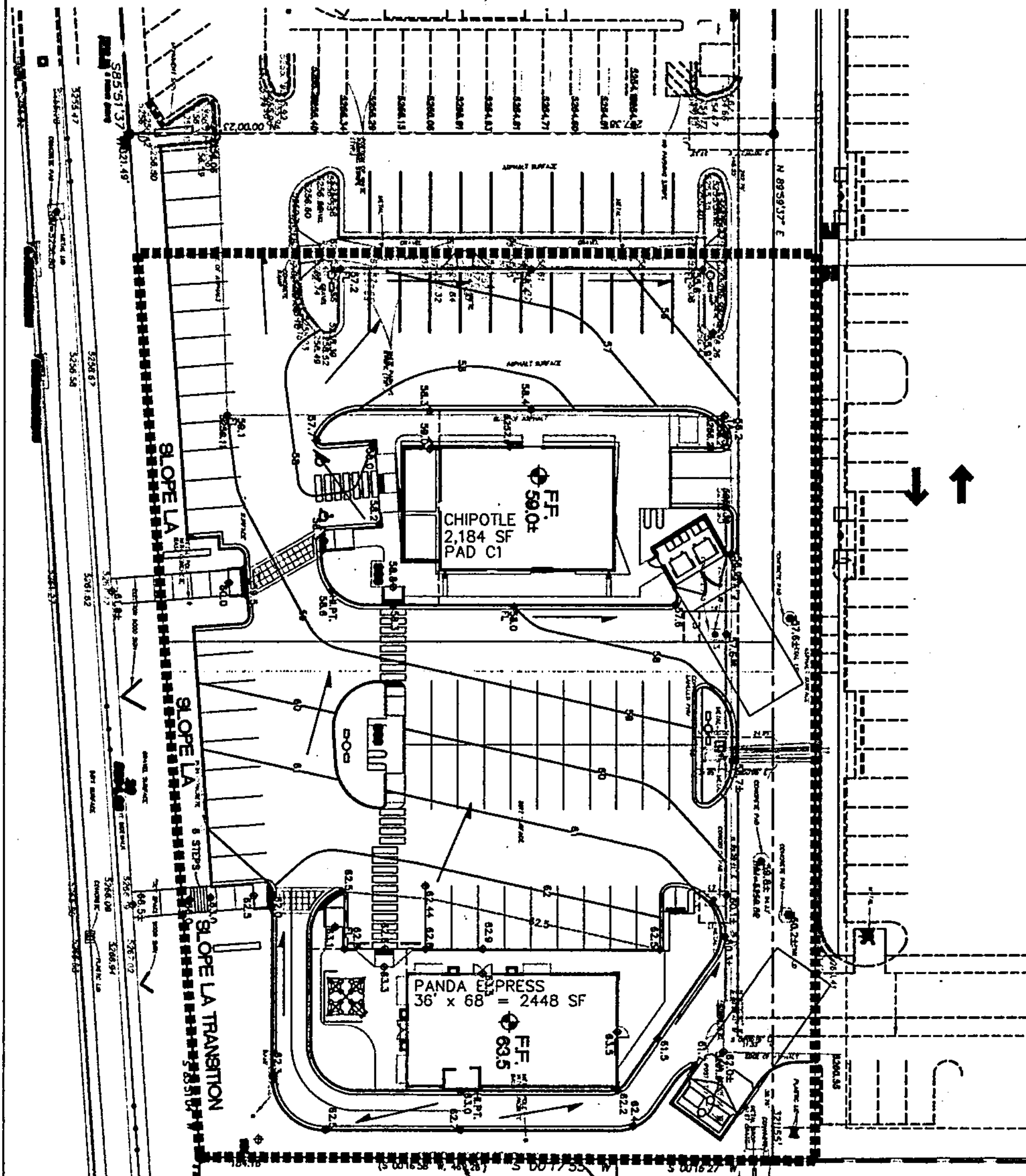
AREA OF SITE:	ON-SITE	1.4 AC.
DEVELOPED FLOWS:	100-year return period	
Area A	1831.87	1.3%
Area B	0	0%
Area C	4444.51	32%
Area D	5910.5	43%
Total Area	11786.89	86%

Excise Precip: 3
 Precip Zone: 1
 E₁ = 0.64
 E₂ = 0.92
 E₃ = 1.29
 E₄ = 2.34

On-Site Weighted Excise Precipitation (100-Year Return Period)
 Weighted E = $E_1A_1 + E_2A_2 + E_3A_3 + E_4A_4$
 = $0.64(1831.87) + 0(0) + 1.29(4444.51) + 2.34(5910.5)$
 = 1817.07

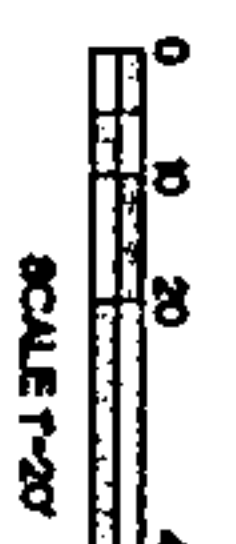
On-Site Value of Runoff Coefficient
 C = 0.54

On-Site Peak Discharge Rate: $Q_p = Q_{100} + Q_{50} + Q_{25} + Q_{10} + Q_5 + Q_2 + Q_1$
 For Precipitation Zone 1
 $Q_{100} = 1.87$
 $Q_{50} = 1.69$
 $Q_{25} = 3.15$
 $Q_{10} = 3.82$
 $Q_5 = 4.27$
 $Q_2 = 4.82$
 $Q_1 = 5.37$

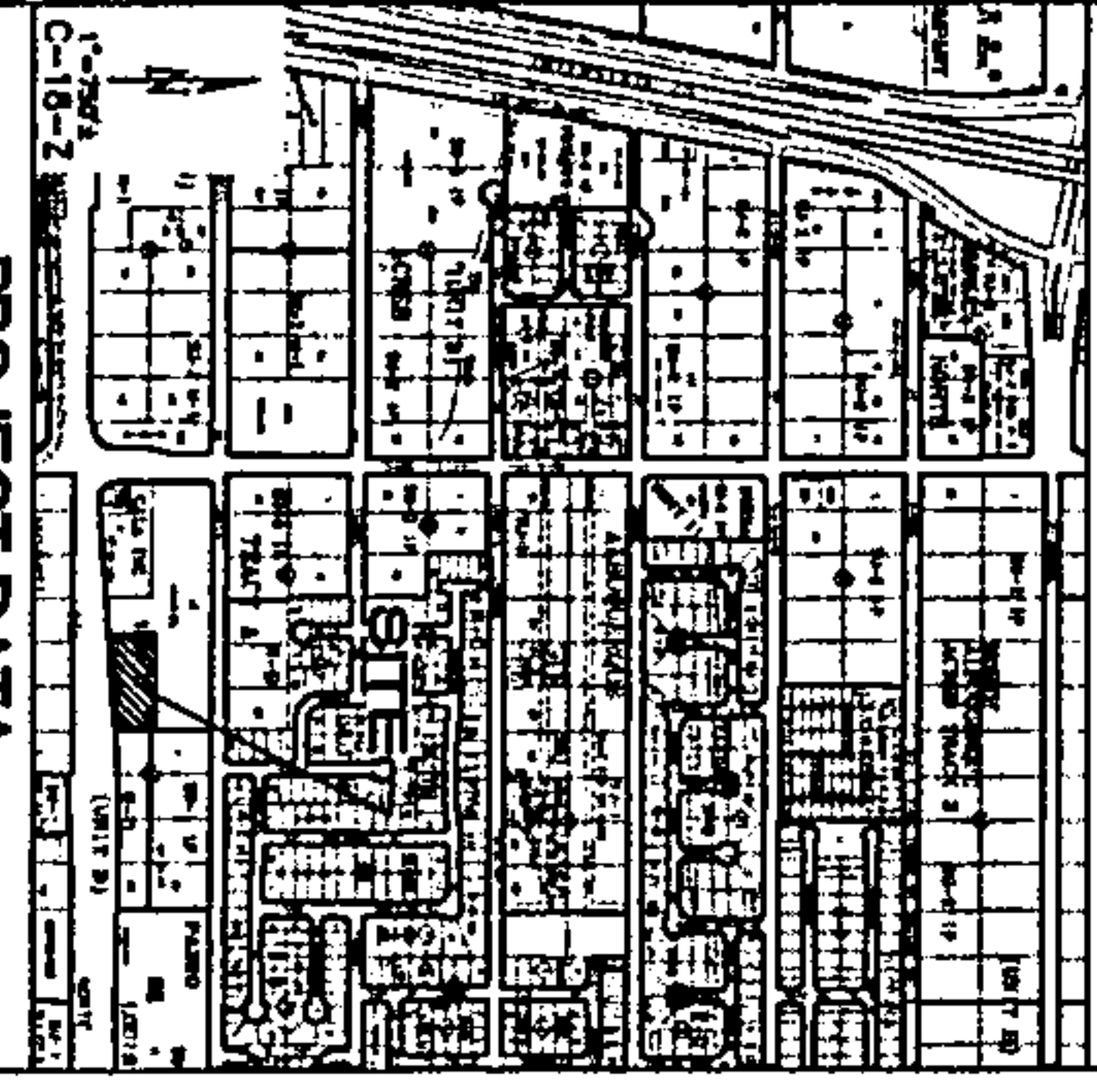


RETAINING WALL(S) MAY BE REQUIRED BASED ON UPDATED TOPOGRAPHIC SURVEY.

AREA INCLUDED IN CALCULATIONS



WICHTY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN IMPROVED COMMERCIAL PROPERTY LOCATED WITHIN C-1, MOUNTAIN VIEW C-1.8, THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL PROPERTY, TO THE WEST BY SAN PEDRO BLVD, TO THE NORTH HOLLY AVE, AND TO THE SOUTH BY PAVED DEL NORTE BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED DRIVEWAYS, PARKING AND LANDSCAPING.

LOCAL: A PORTION OF LOT 4, DEL NORTE PLAZA, ALBUQUERQUE, N.M.

RECORDING: TEMPORARY EASEMENTS: OFF-SITE, NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER SPENCER COUNTY FIRM MAP #173, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS MAP ALSO INDICATES A 15' ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN THE PAVED DEL NORTE STORM DRAIN SYSTEM ADJACENT TO THIS PROPERTY.

DRAINAGE PLAN CONCEPT: BASED ON THE REVISIONED DRAINAGE REPORT FOR PANDA EXPRESS (STATIONED ON THE WEST SIDE OF DEL NORTE BLVD, LOT 4, 4008 (STATIONED ON THE WEST SIDE OF DEL NORTE BLVD, LOT 4, 4008) WITHIN DELAWARE PLAZA, THIS DRAWING IS SUBMITTED AS A 1.58 ACRE PARCEL WHICH IS PERMITTED TO DISCHARGE 13,04 CFS (6.44 CFS/AC) TO HOLLY BLVD AT THE WEST END OF THE PANDA EXPRESS 1.38 ACRES TO THE ALLOWABLE FLOOD DISCHARGE IS (1.38 AC * 4.48 CFS/AC) = 6.18 CFS. THIS DISCHARGE WILL PASSES INTO THE HOLLY AVENUE / SAN PEDRO DRIVE STORM SEWER SYSTEM.

DESIGNER: FRED C. ARMBRUST, P.E.
 ISAACSON & ARMBRUST, P.A.
 128 MONROE ST. N.E., ALBUQUERQUE, NM 87108
 PHONE: (505) 248-8028

CLIENT: LARRY K. HEDRANO
 PRECISION SERVICES, INC.
 5671 MONROE PARK PLACE, N.E., ALBUQUERQUE, NM 87110
 PHONE: (505) 868-5700

LEGEND

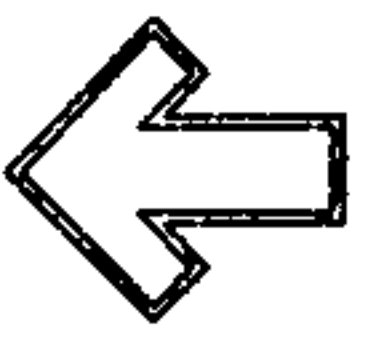
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 7.5' PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- AREA INCLUDED IN CALCULATIONS

ISAACSON & ARMBRUST, P.A.
 Consulting Engineering Associates
 128 Monroe St., N.E.
 Albuquerque, New Mexico 87108
 Telephone: (505) 248-8028
 Fax: (505) 248-8028

LOT 4
DEL NORTE PLAZA
MODULUS ARCHITECTS

CONCEPTUAL GRADING AND DRAINAGE PLAN

Date: 07/18/11
 Drawn By: RJB
 Check By: RJA
 Scale: 1"=20'
 Job No.: 1159
 Plan No.: CG-101
 Sheet No.: 01 OF 01



DATE: 7-15-11
 REVISION: 1
 DRAWN BY: [blank]
 CHECKED BY: [blank]



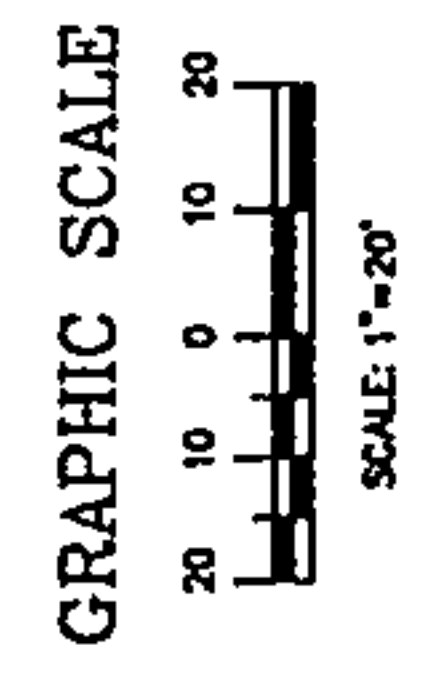
PASEO DEL NORTE & SAN PEDRO
 N.E. CORNER
 CHIPOTLE RESTAURANT & PANDA EXPRESS
 LANDSCAPE PLAN

THE HILLTOP
 LANDSCAPE ARCHITECTS & CONTRACTORS
 7909 EARL N. RD. #114
 DALLAS, TX 75248
 (214) 343-7737
 www.thehilltoplandscaping.com

SHEET 1
 L1 of L2

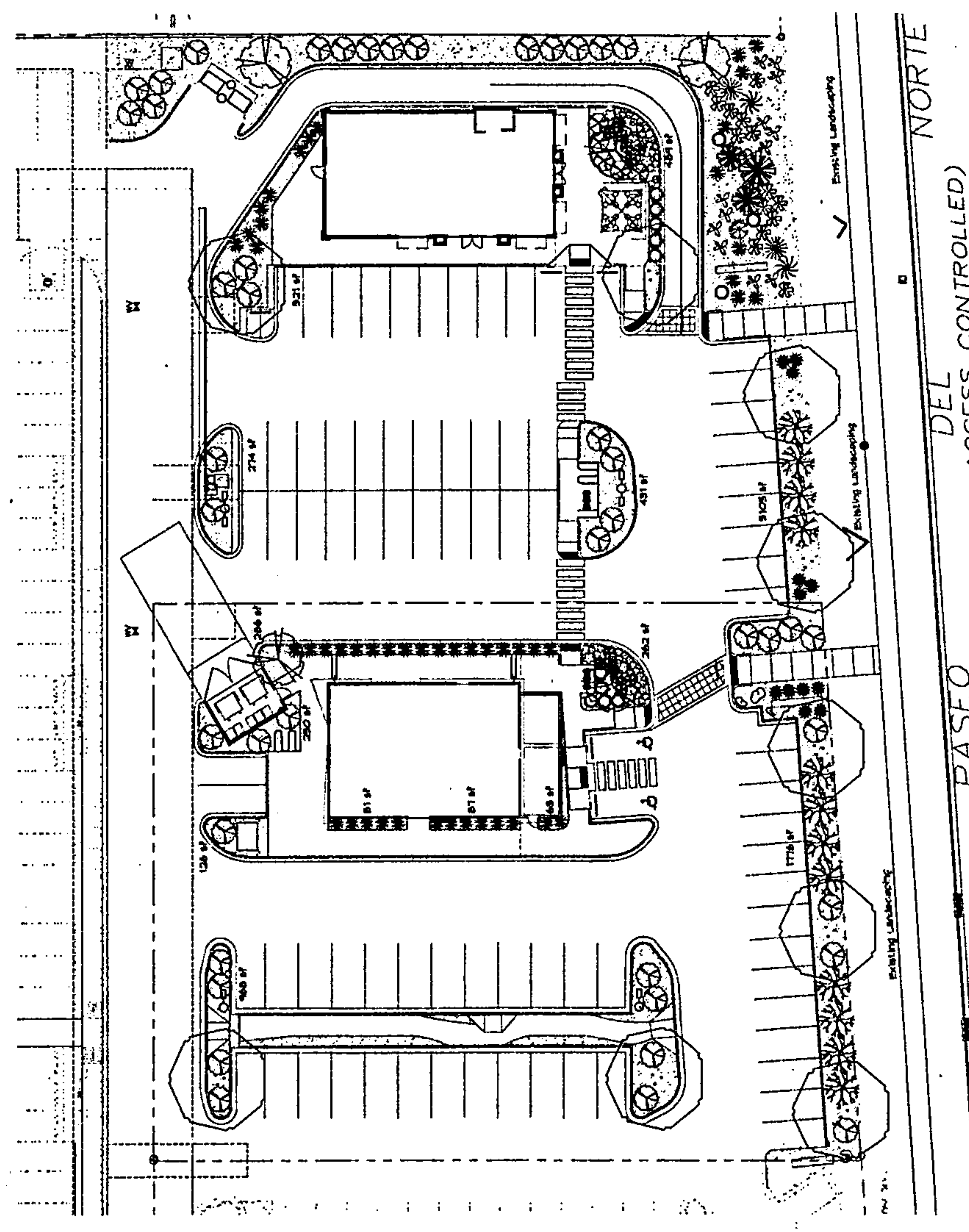
PANDA EXPRESS PLANT LEGEND
 All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been provided for rejuvenation, measurement should be by spread of roots rather than by the height of the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

- SHADE TREES**
- COMMON HACKBERRY 9
 2" Cal., 12-14" Hgt./10" x 40" maturity
 Meter (M) Altern (A) Off
- ORNAMENTAL TREES**
- CHITRALPA x GARGA
 2" Cal., 12-14" Hgt./30" x 50" maturity
 Meter (M) Altern (A) Off
- EMERIT ACCENTS**
- BLUE BOTTO 6
 Dwarf form upright
 18" Hgt./7.5" S. maturity
 Meter (M) Altern (A) Off
- SUBMERITACCENT GRASSES**
- SPANISH BROOM 6
 5' Cal., 2-3' Hgt./7' x 10" maturity
 Meter (M) Altern (A) Off
 - RED YUCCA
 18" Hgt./18" x 18" maturity
 Meter (M) Altern (A) Off
 - SCOTCH BROOM 9
 5' Cal., 3-5' Hgt./7' x 10" maturity
 Meter (M) Altern (A) Off
 - CALOUS SCOPARIUS
 5' Cal., 3-5' Hgt./7' x 10" maturity
 Meter (M) Altern (A) Off
- POTENTILLA**
- POTENTILLA FRUTICOSA
 1' Cal., 3-15" Hgt./7' x 9" maturity
 Meter (M) Altern (A) Off
 - WILD YUCCA 10
 1' Cal., 3-15" Hgt./varies at maturity
 Meter (M) Altern (A) Off
- GRASSCOVERS**
- HOUSTONVILLE 20
 1' Cal., 6-15" Hgt./7' x 12" maturity
 Meter (M) Altern (A) Off
 Hardscape-groundcover
- HARDSCAPES**
- OVERSIZED GRAVEL
 # 20/40
 - SANTA FE BROWN GRAVEL
 WITH FILTER FABRIC
 TO A MINIMUM 3" DEPTH
 - DENOTES EVERGREEN PLANT MATERIAL



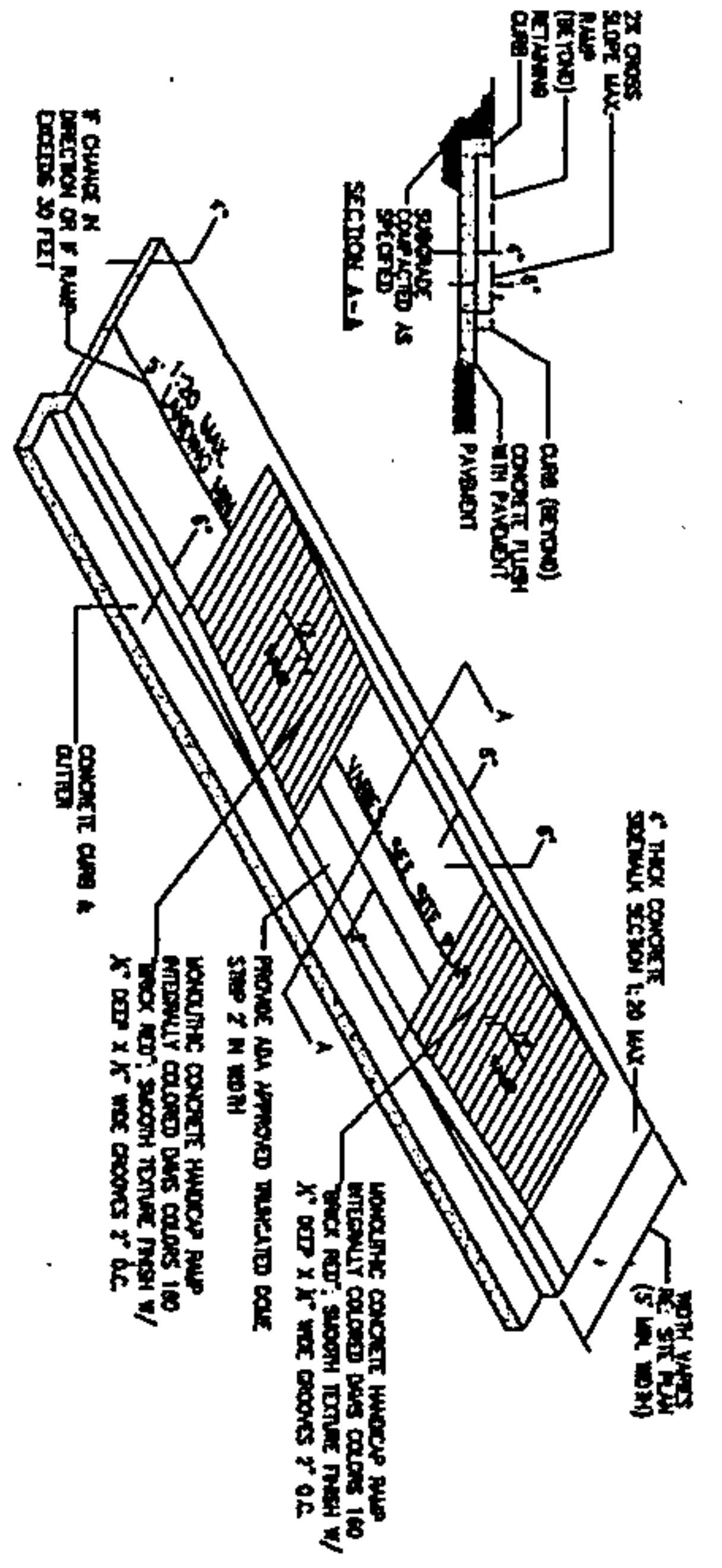
CHIPOTLE PLANT LEGEND
 All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been provided for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- SHADE TREES**
- COMMON HACKBERRY 4
 2" Cal., 12-14" Hgt./10" x 40" maturity
 Meter (M) Altern (A) Off
- ORNAMENTAL TREES**
- CHITRALPA x GARGA
 2" Cal., 12-14" Hgt./30" x 50" maturity
 Meter (M) Altern (A) Off
- EMERIT ACCENTS**
- PALM YUCCA 9
 18" Hgt./18" x 18" maturity
 Meter (M) Altern (A) Off
- SUBMERITACCENT GRASSES**
- SPANISH BROOM 4
 5' Cal., 2-3' Hgt./7' x 10" maturity
 Meter (M) Altern (A) Off
 - RED YUCCA 19
 18" Hgt./18" x 18" maturity
 Meter (M) Altern (A) Off
 - SCOTCH BROOM 5
 5' Cal., 3-5' Hgt./7' x 10" maturity
 Meter (M) Altern (A) Off
 - CALOUS SCOPARIUS
 5' Cal., 3-5' Hgt./7' x 10" maturity
 Meter (M) Altern (A) Off
 - WILD YUCCA 19
 1' Cal., 3-15" Hgt./varies at maturity
 Meter (M) Altern (A) Off
- GRASSCOVERS**
- HOUSTONVILLE 24
 1' Cal., 6-15" Hgt./7' x 12" maturity
 Meter (M) Altern (A) Off
 Hardscape-groundcover
- HARDSCAPES**
- OVERSIZED GRAVEL
 # 20/40
 - SANTA FE BROWN GRAVEL
 WITH FILTER FABRIC
 TO A MINIMUM 3" DEPTH
 - DENOTES EVERGREEN PLANT MATERIAL

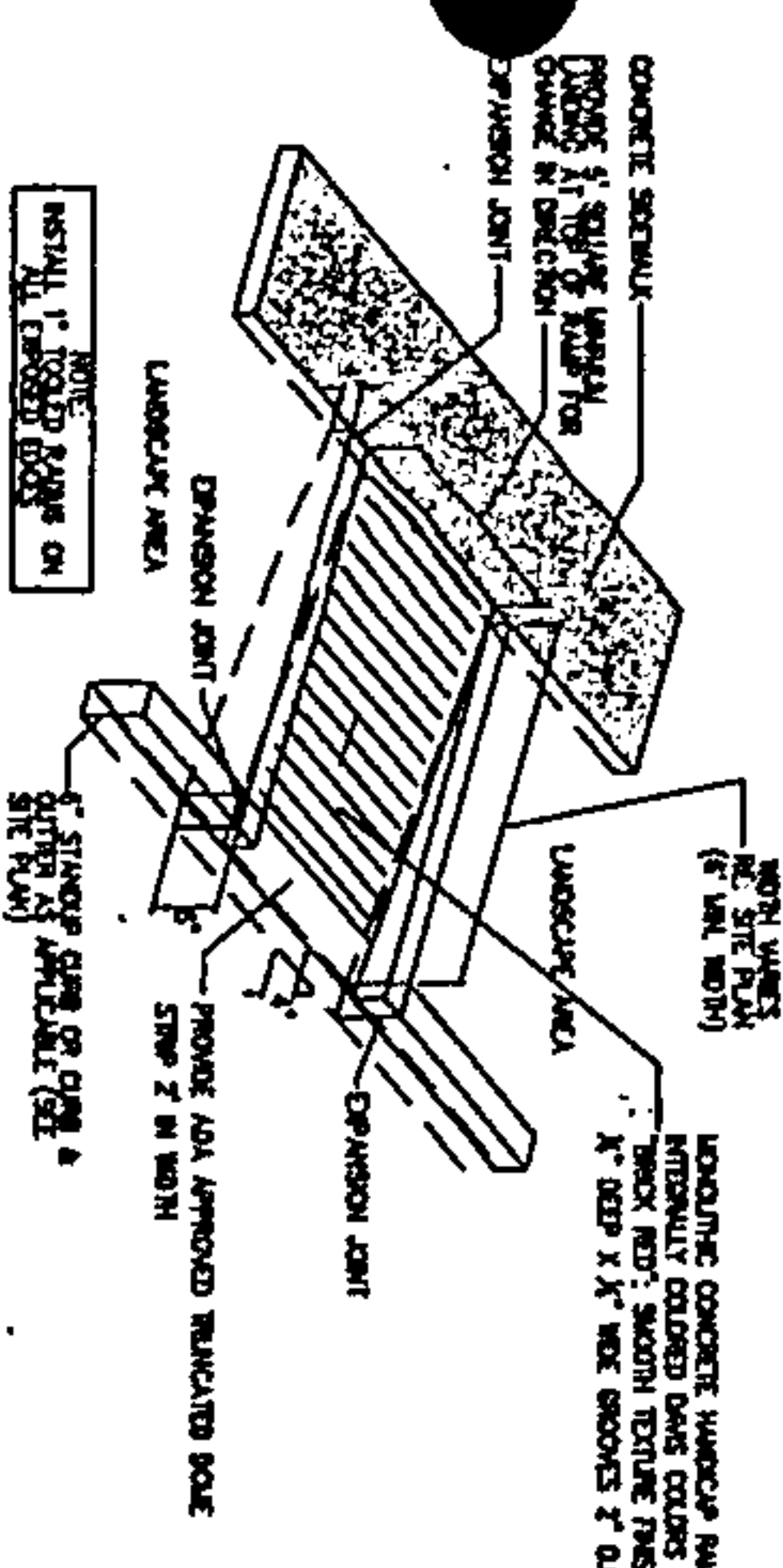


PASEO DEL NORTE - ACCESS CONTROLLED

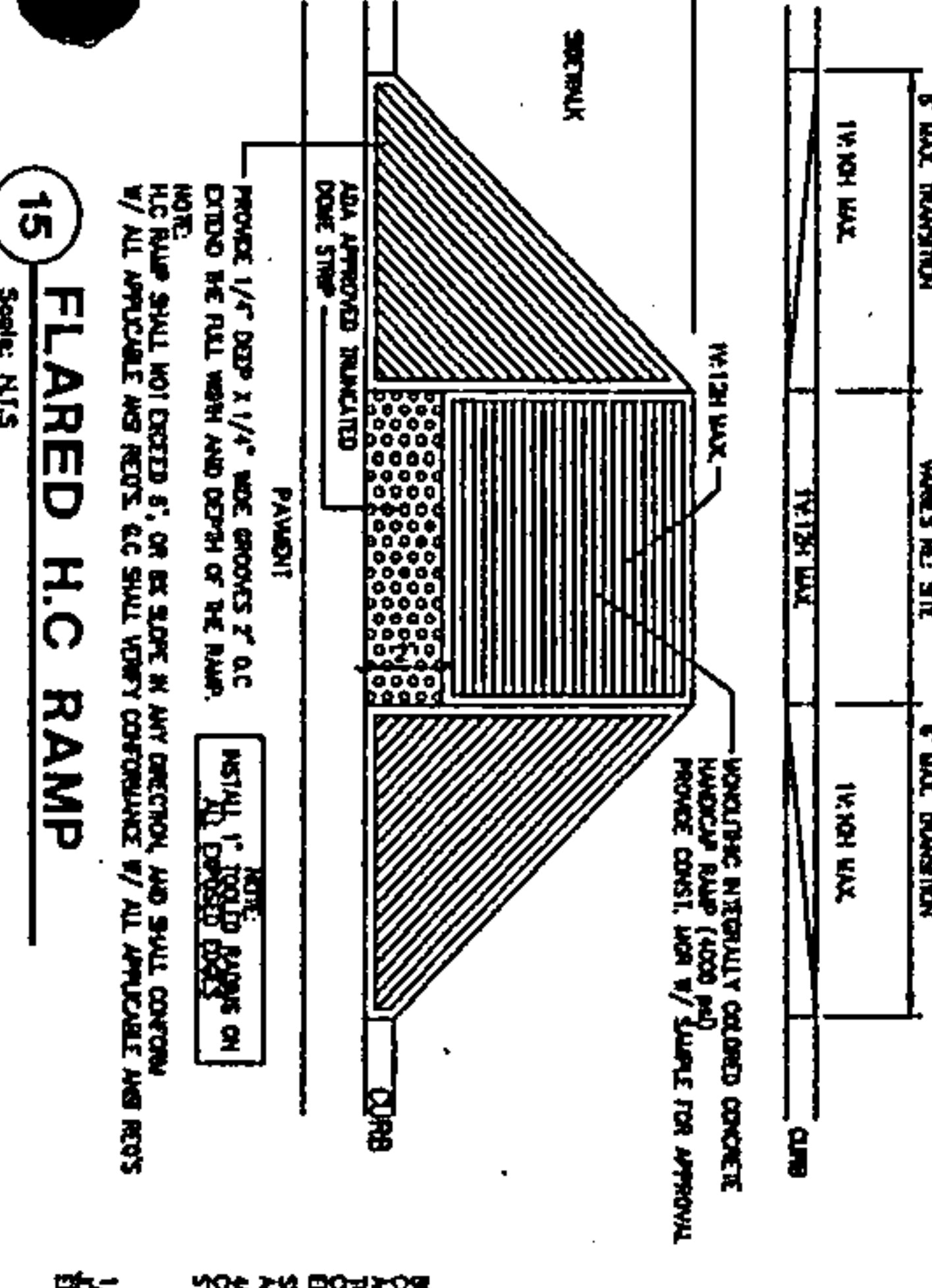
FOR CALCULATIONS, DETAILS AND NOTES, SEE SUBJECT L1



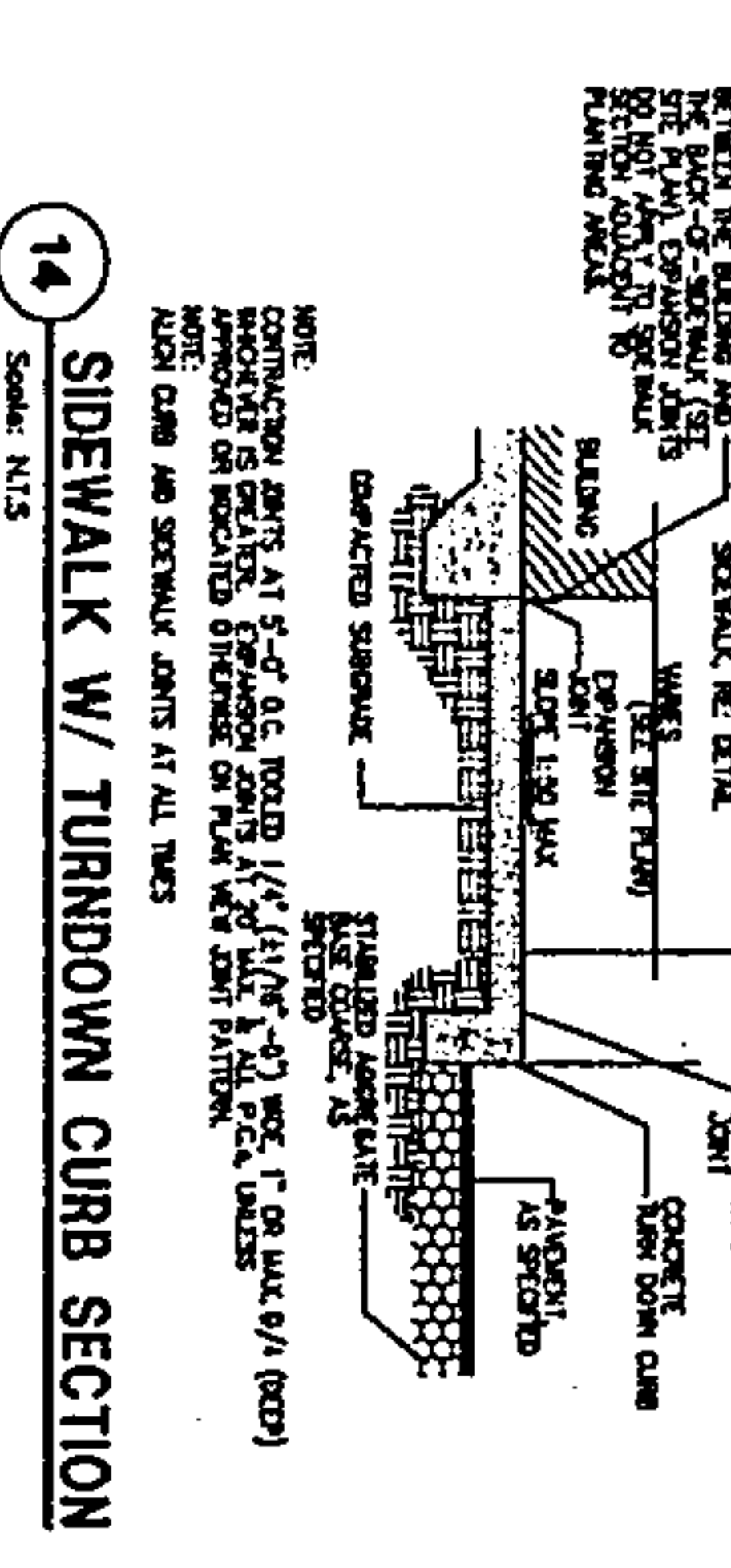
17 TAPERED H.C RAMP
Scale: N.T.S.



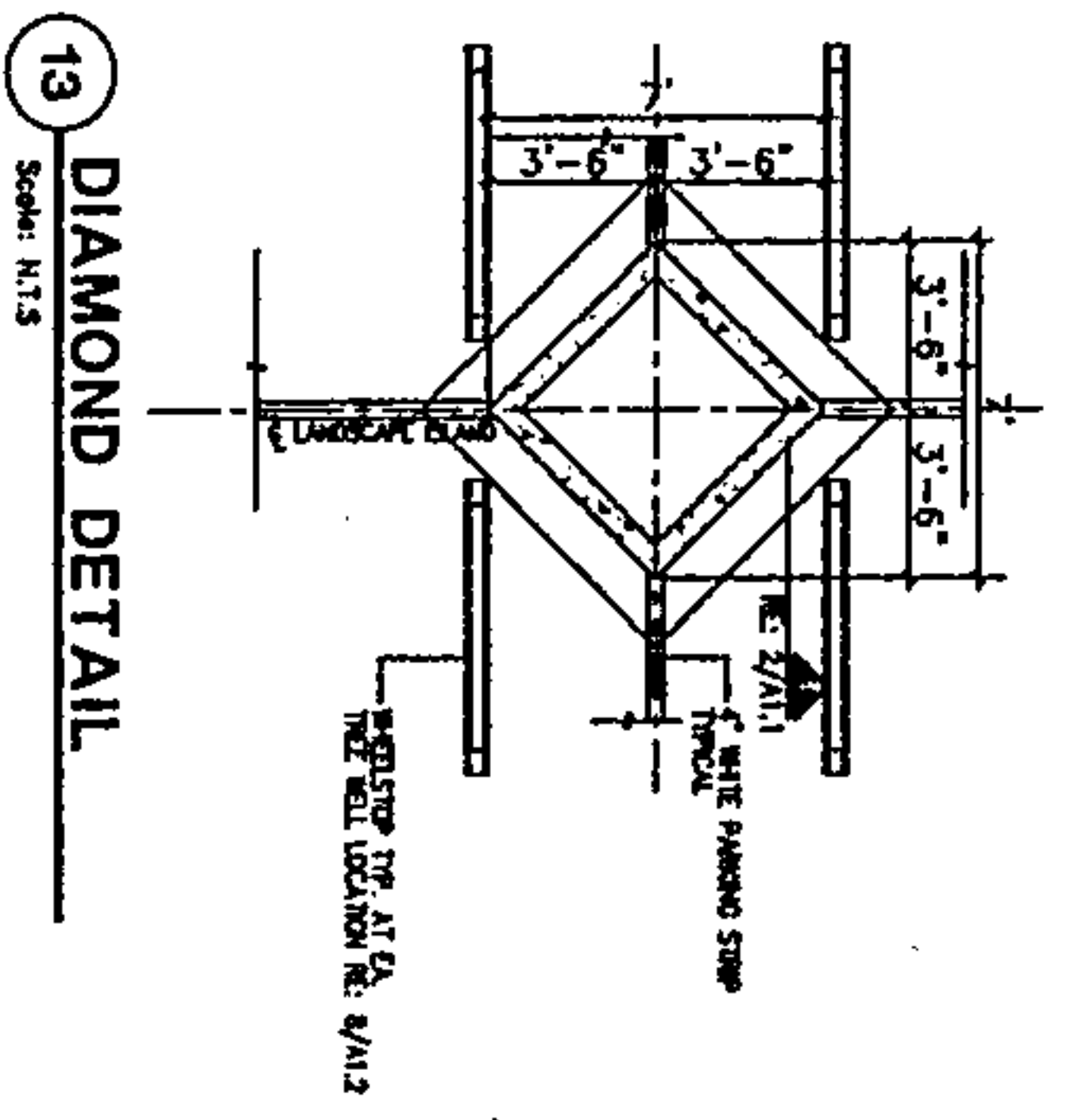
16 CURBED H.C RAMP
Scale: N.T.S.



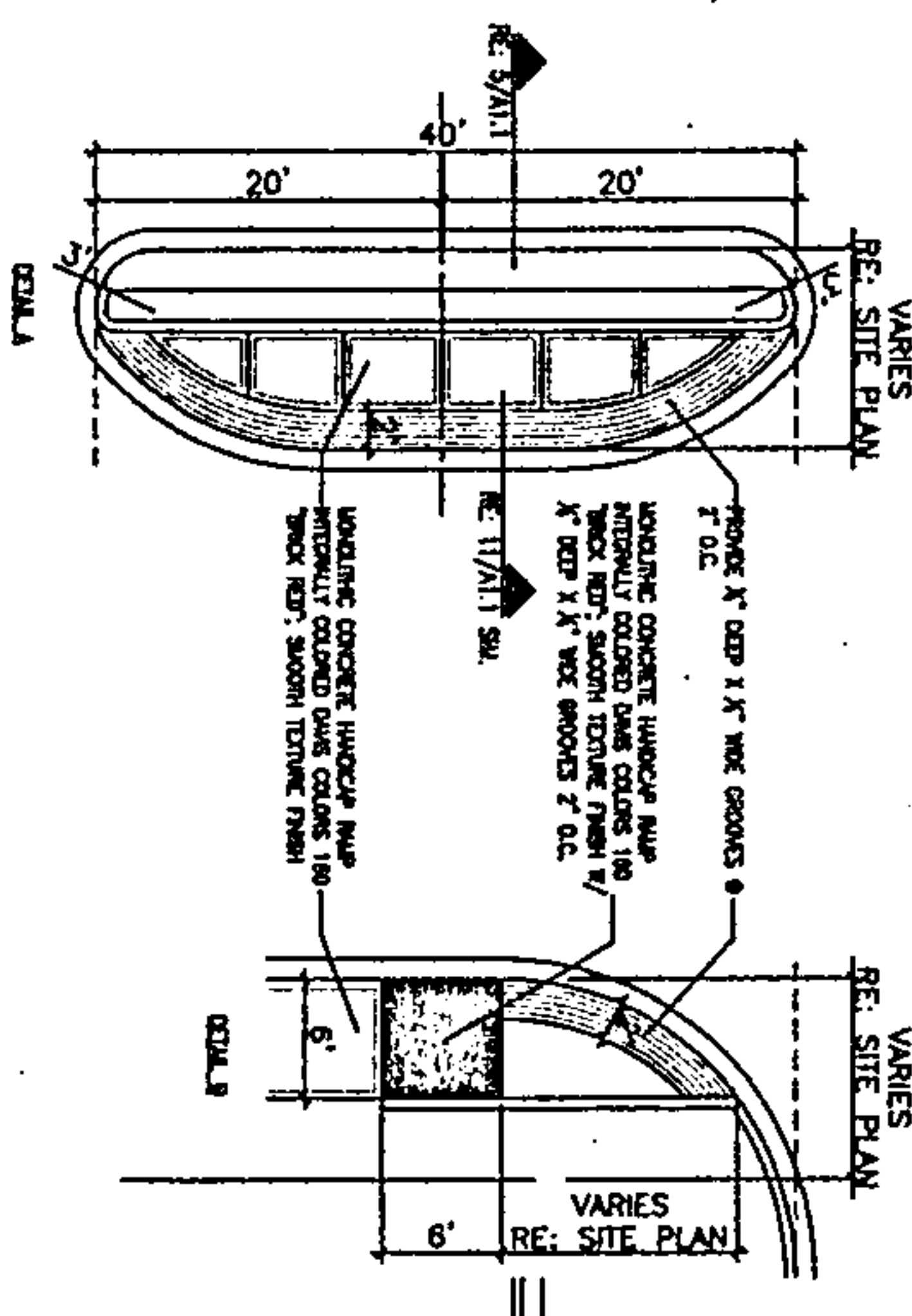
15 FLARED H.C RAMP
Scale: N.T.S.



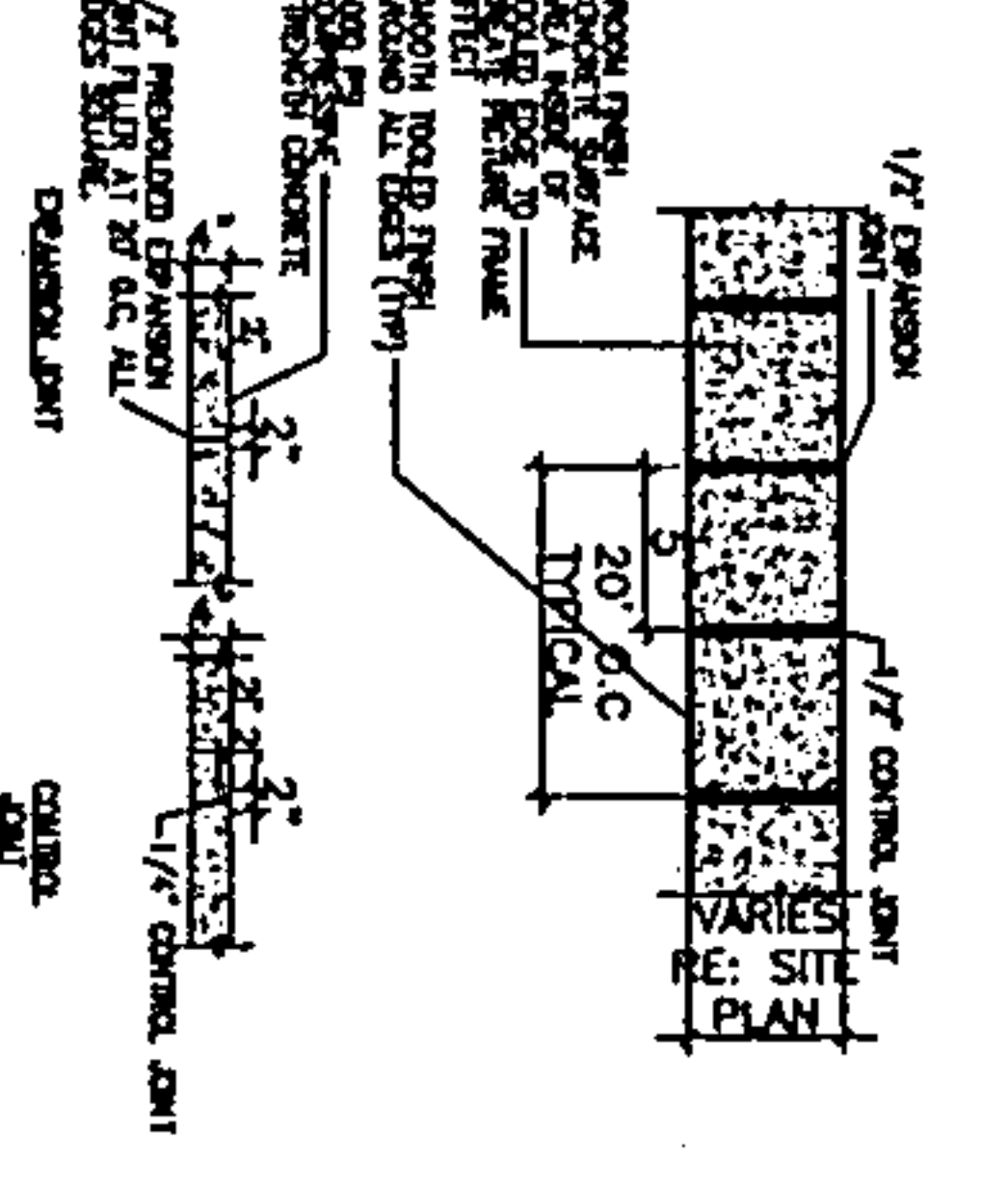
14 SIDEWALK W/ TURNDOWN CURB SECTION
Scale: N.T.S.



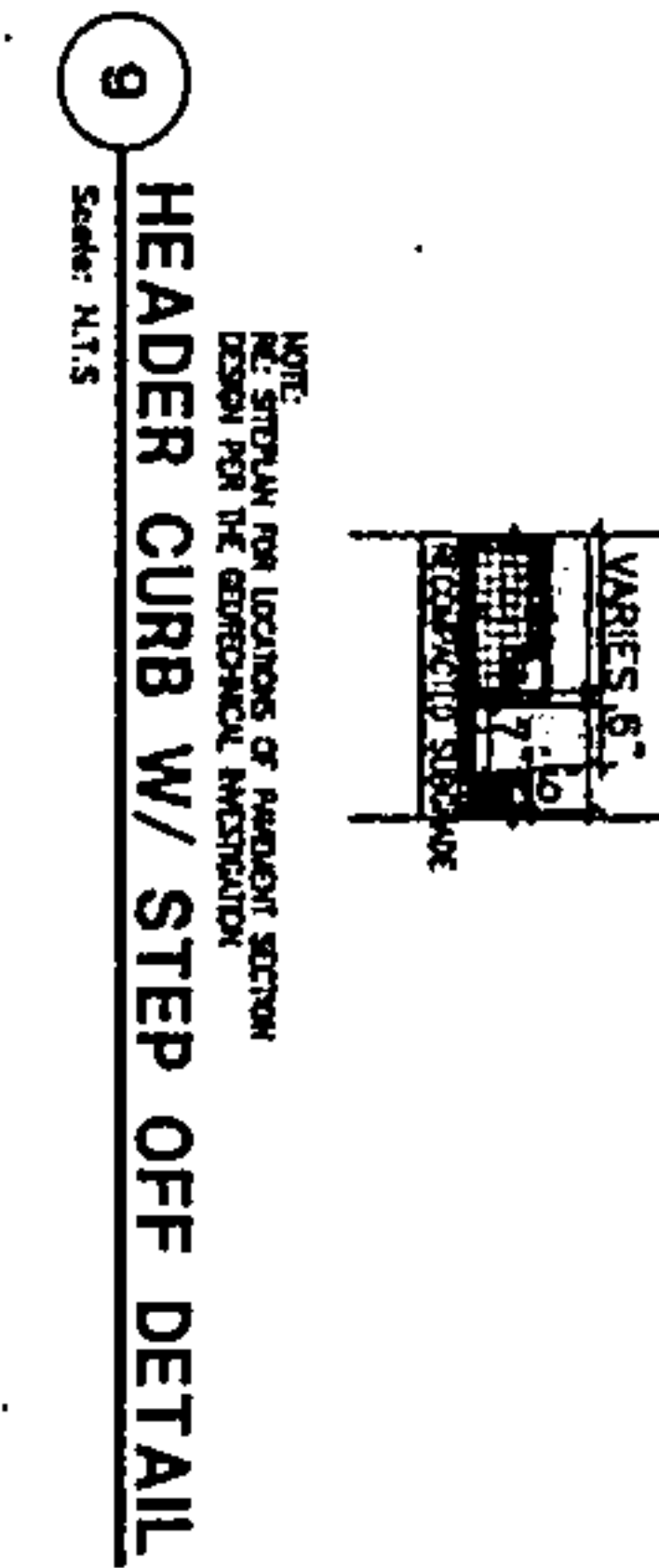
13 DIAMOND DETAIL
Scale: N.T.S.



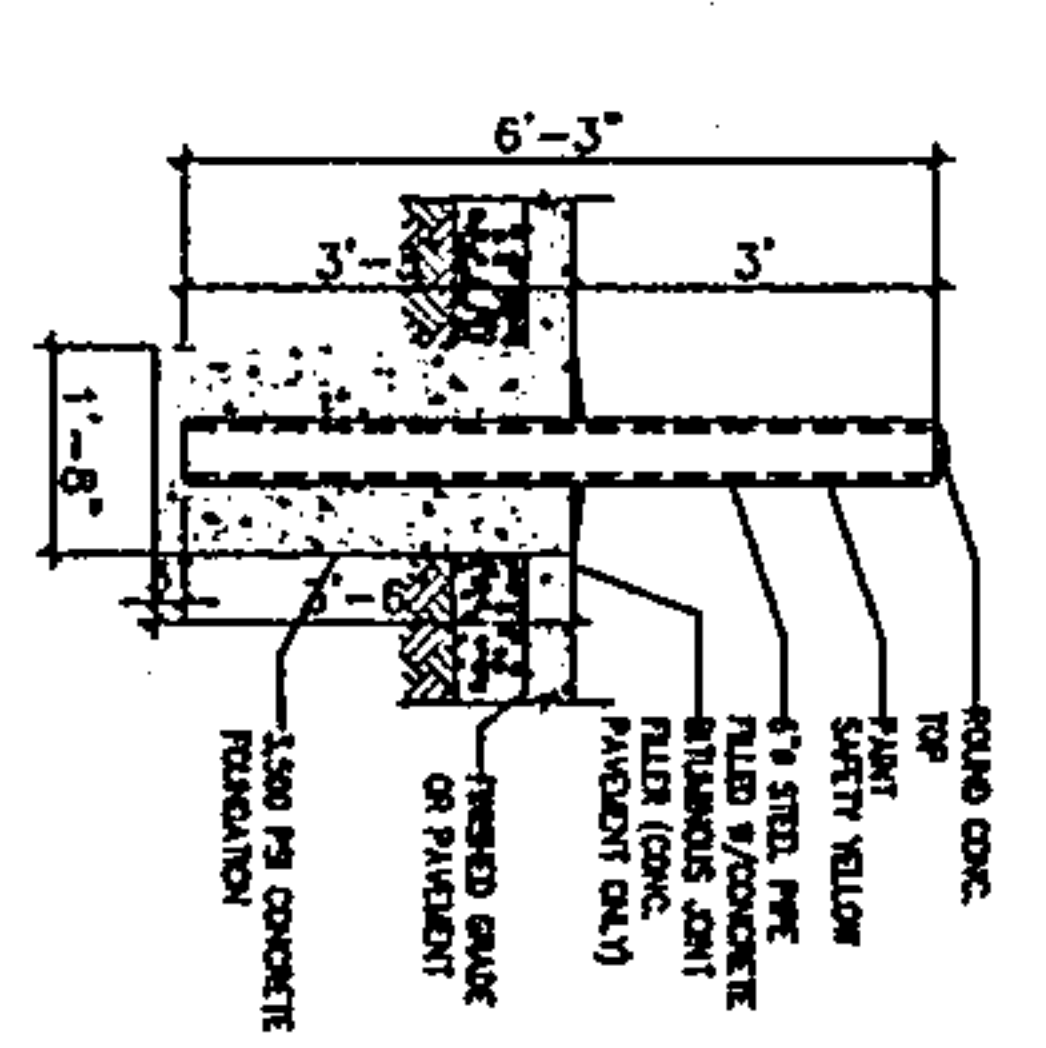
12 TYP. END ISLAND W/ WALK
Scale: N.T.S.



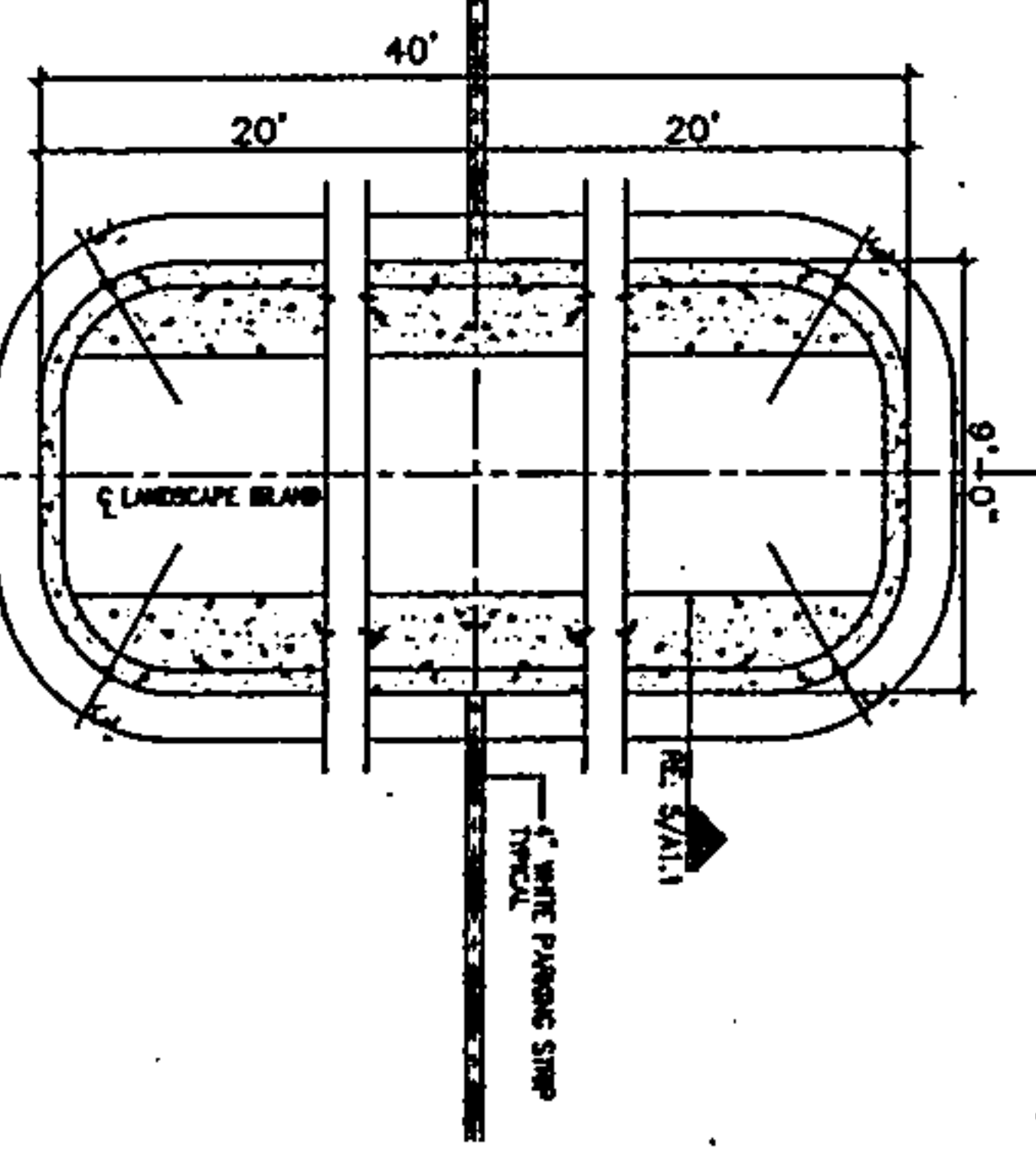
11 TYPICAL SIDEWALK
Scale: N.T.S.



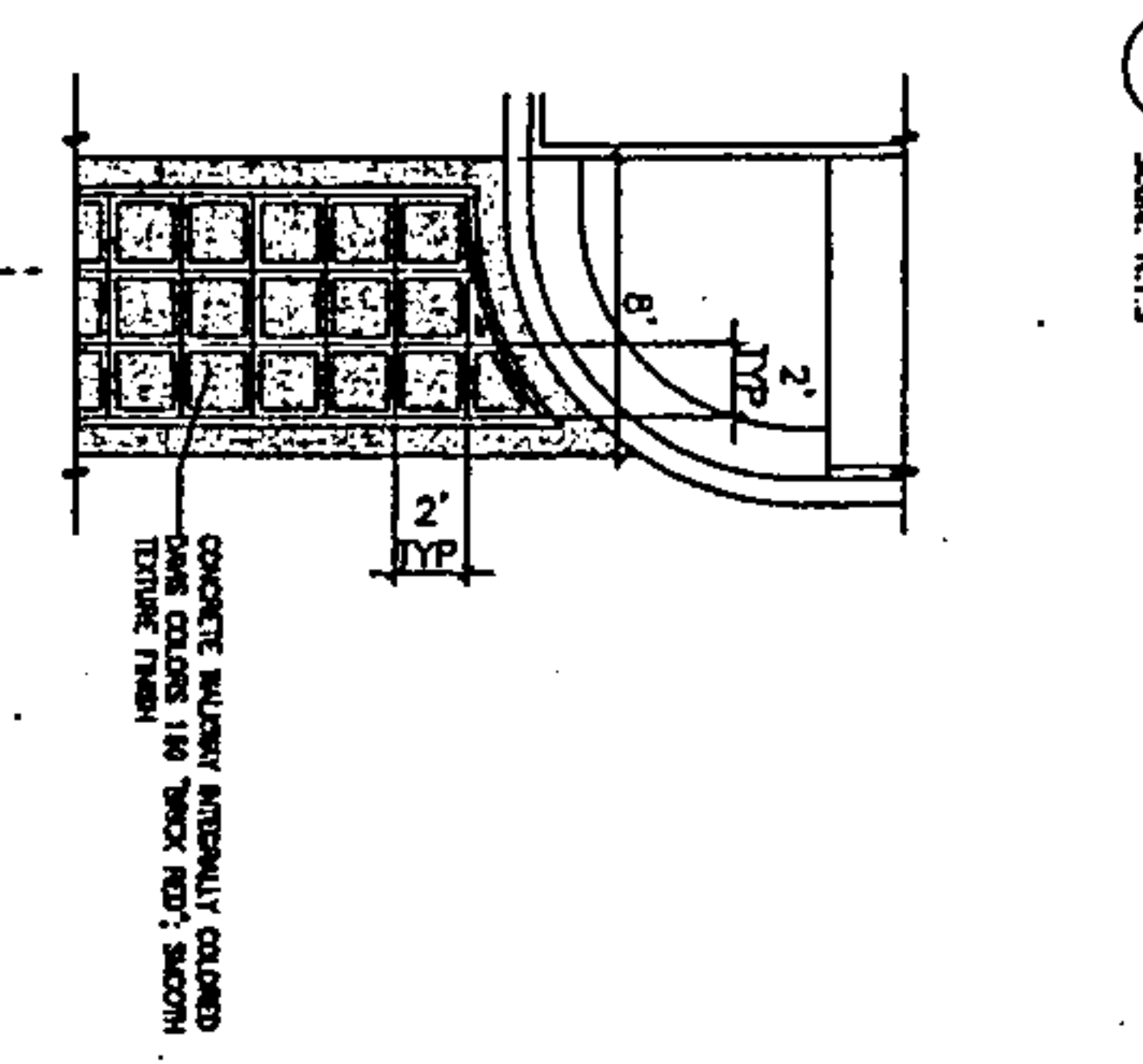
9 HEADER CURB W/ STEP OFF DETAIL
Scale: N.T.S.



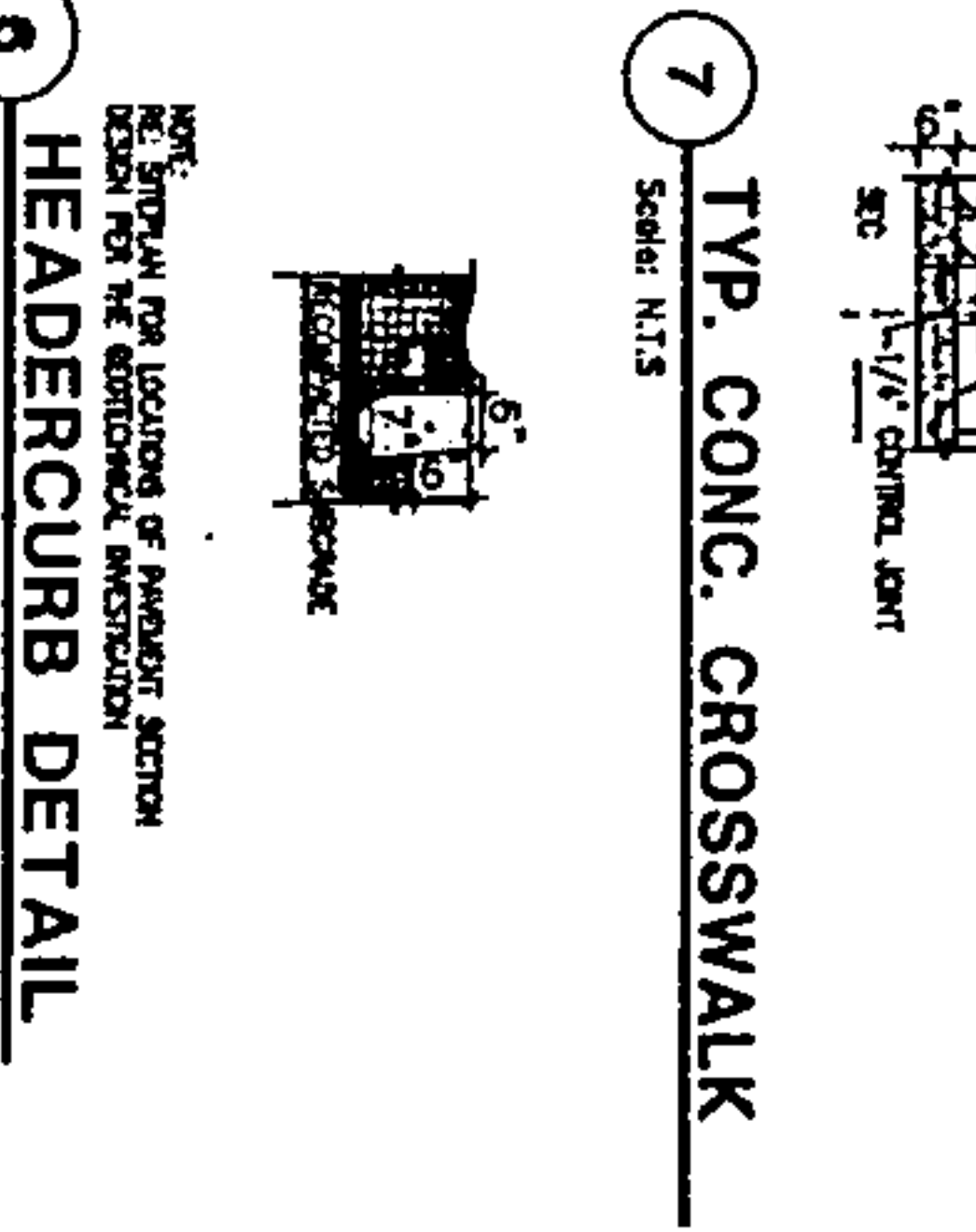
10 BOLLARD DETAIL
Scale: 1/2"=1'-0"



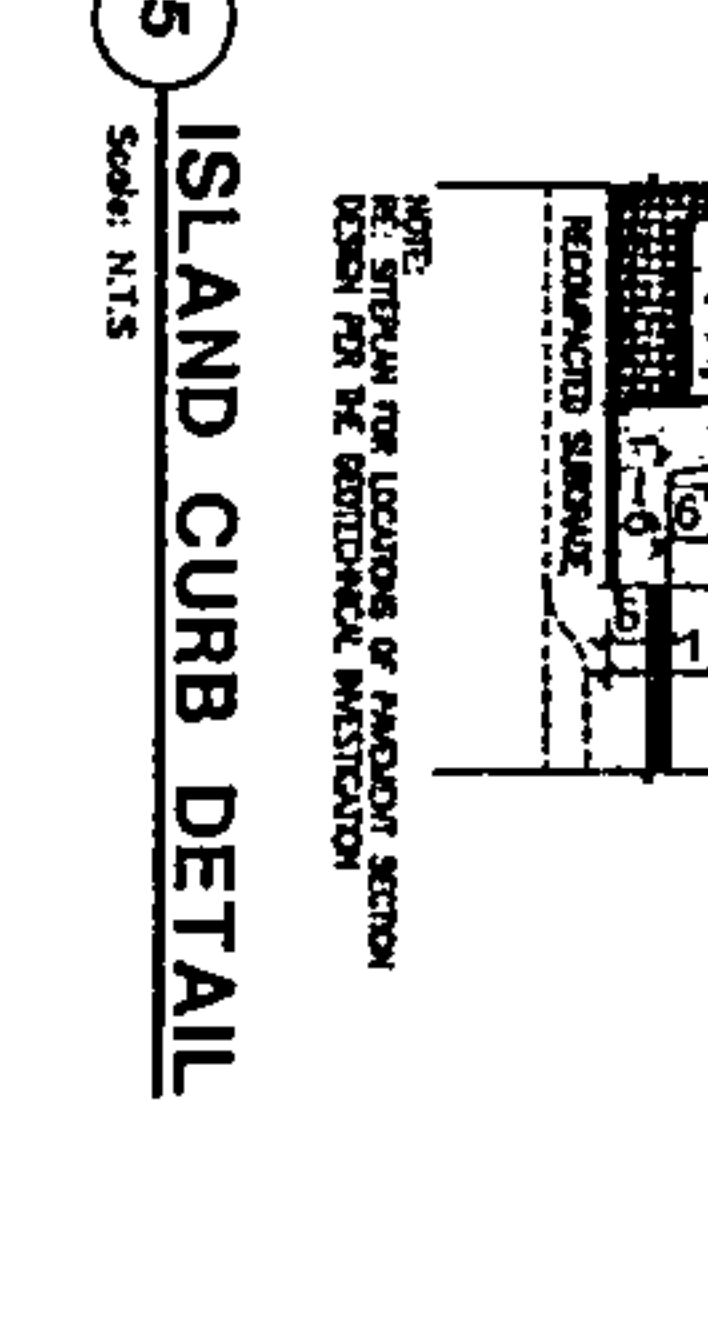
8 ISLAND DETAIL
Scale: N.T.S.



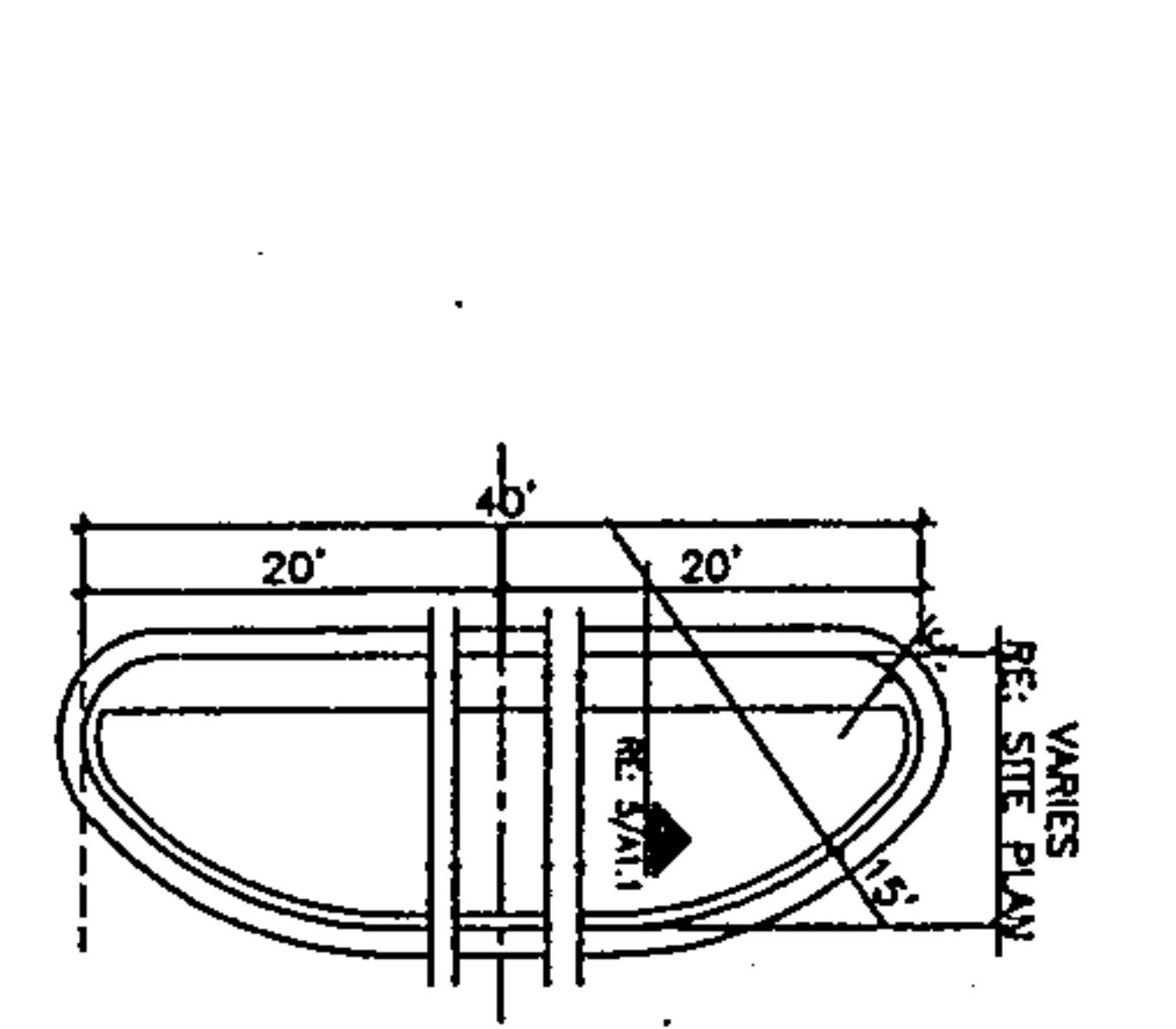
7 TYP. CONC. CROSSWALK
Scale: N.T.S.



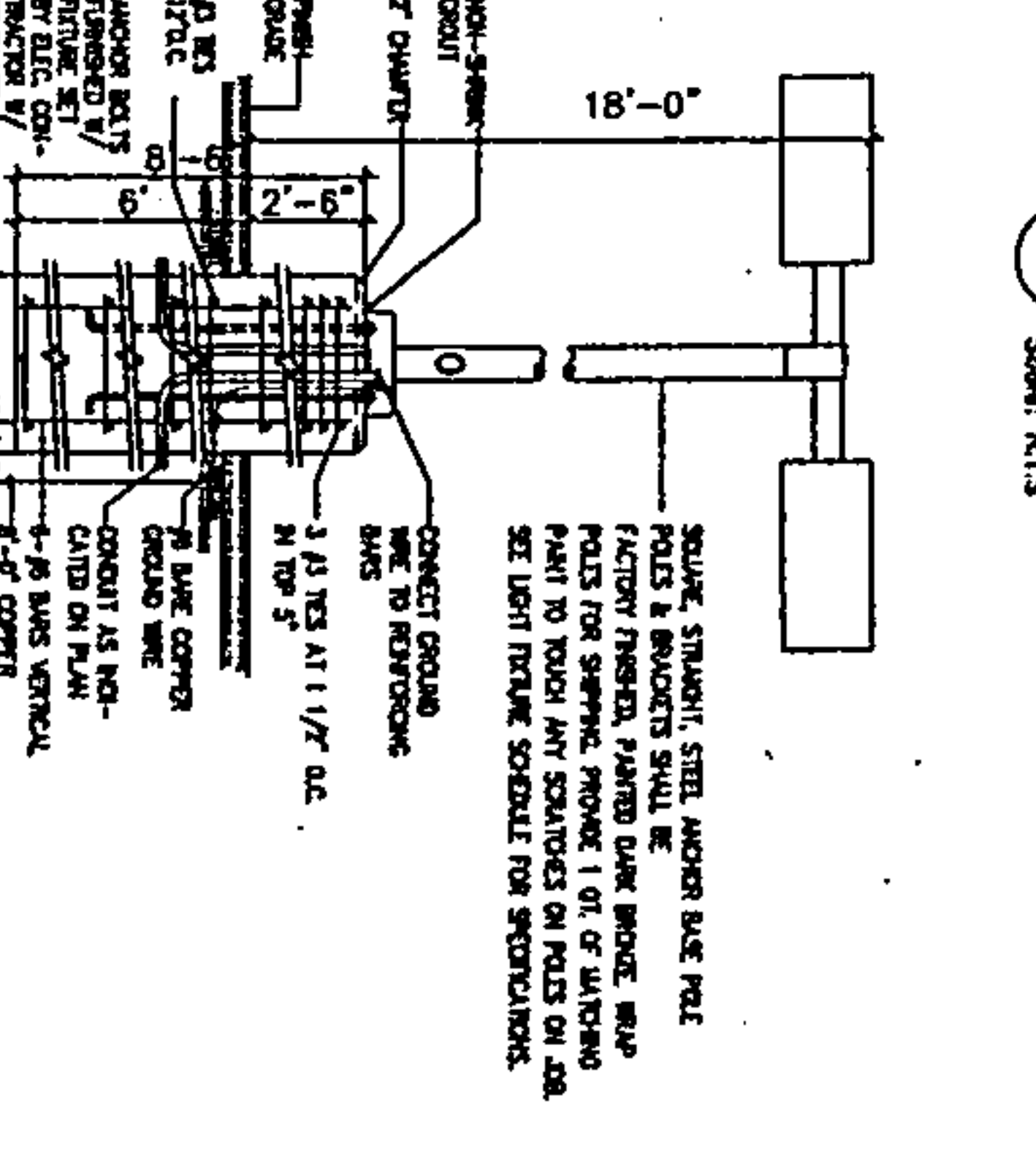
6 HEADERCURB DETAIL
Scale: N.T.S.



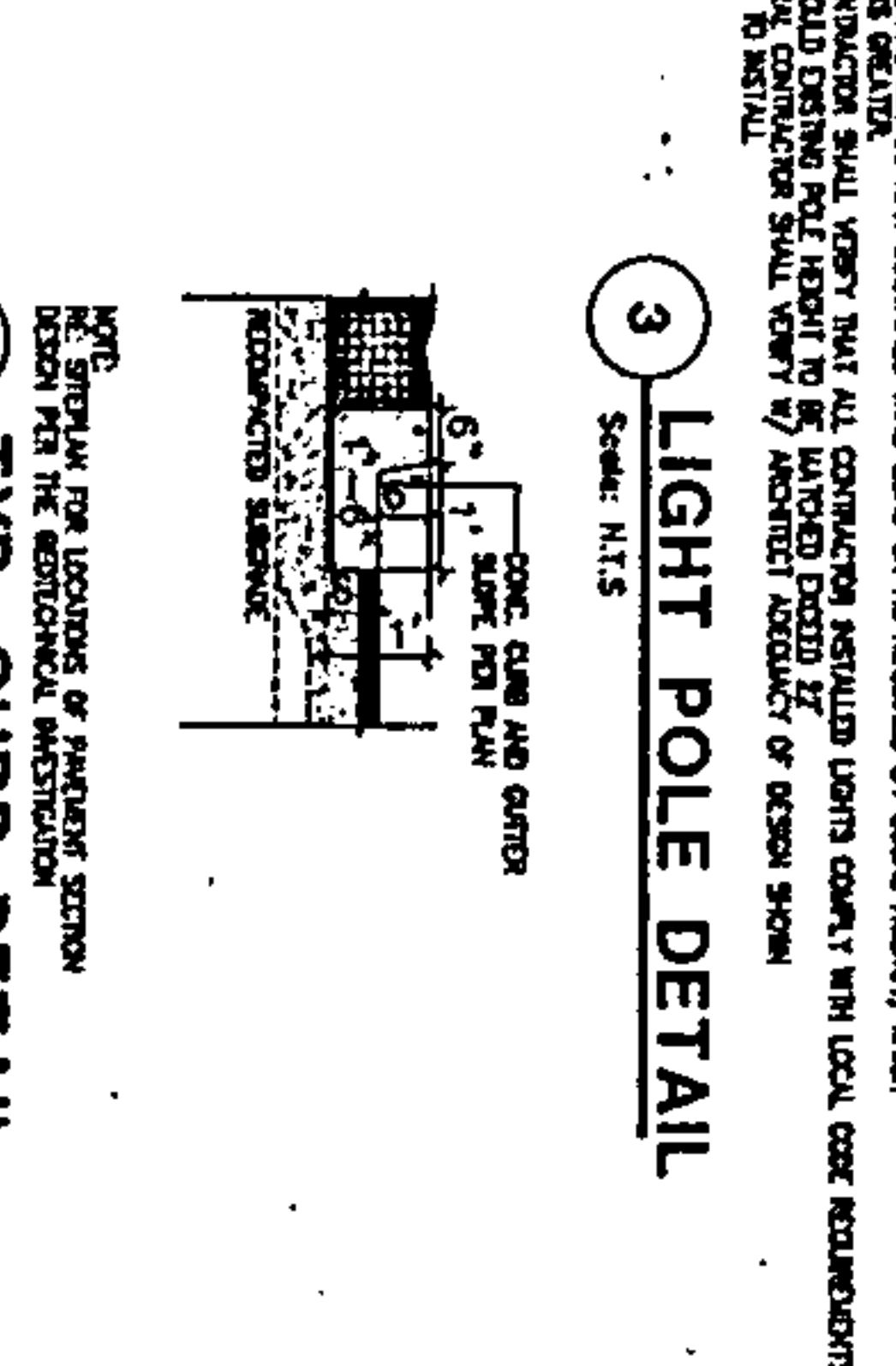
5 ISLAND CURB DETAIL
Scale: N.T.S.



4 END ISLAND DETAIL
Scale: N.T.S.



3 LIGHT POLE DETAIL
Scale: N.T.S.



2 TYP. CURB DETAIL
Scale: N.T.S.



1 ISLAND CURB DETAIL
Scale: N.T.S.

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161

PROJECT NAME
 CHIPOTLE
 N.E.C. OF SAN PEDRO AND PASEO DEL NORTE
 ALBUQUERQUE, N.M.

PROJECT NUMBER
 STEPHEN DANBAR, AIA

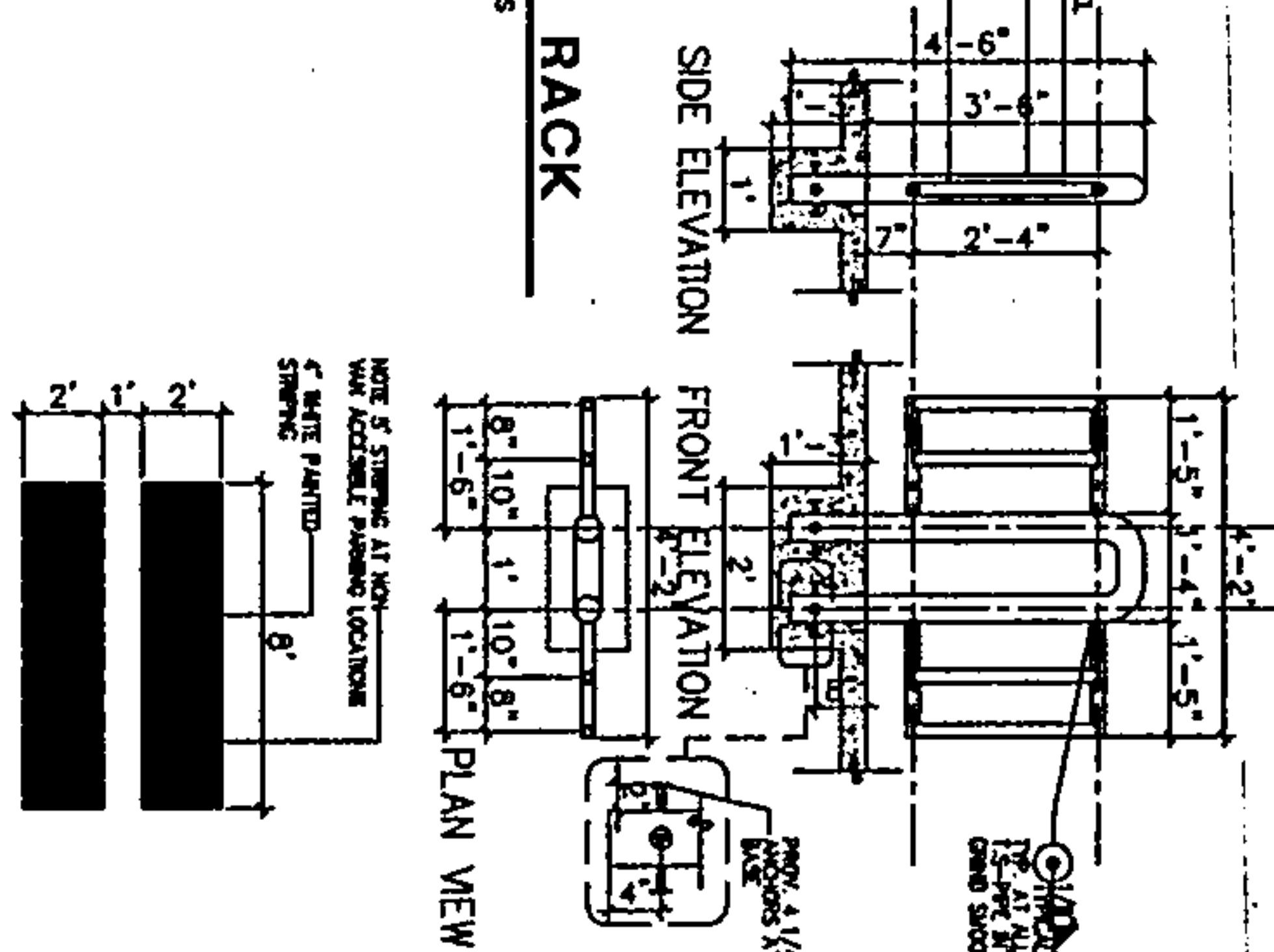
DRAWN BY
 MSW

SHEET TITLE
 SITE DETAILS

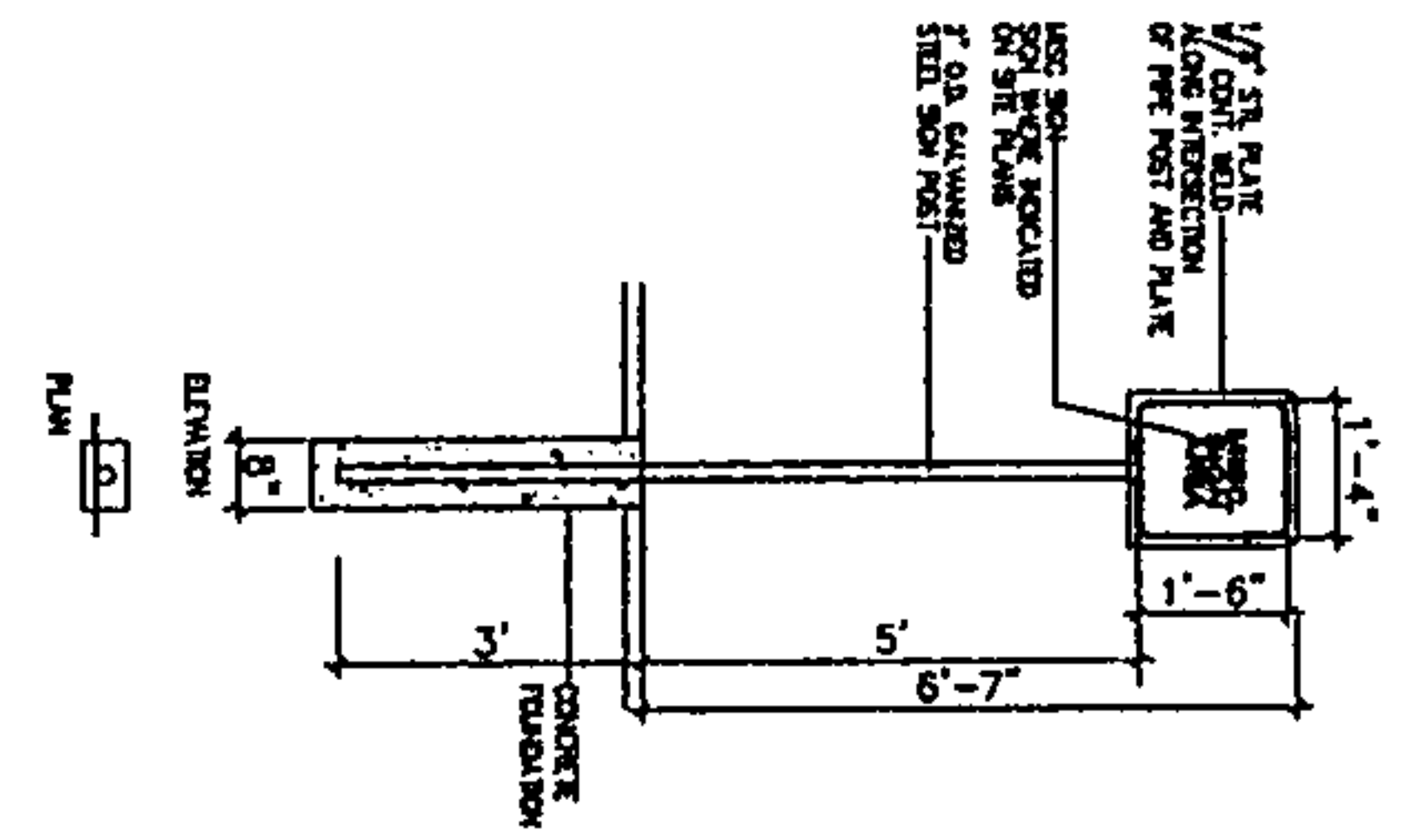
SCALE
 A1:1

11
Scale: N.T.S.

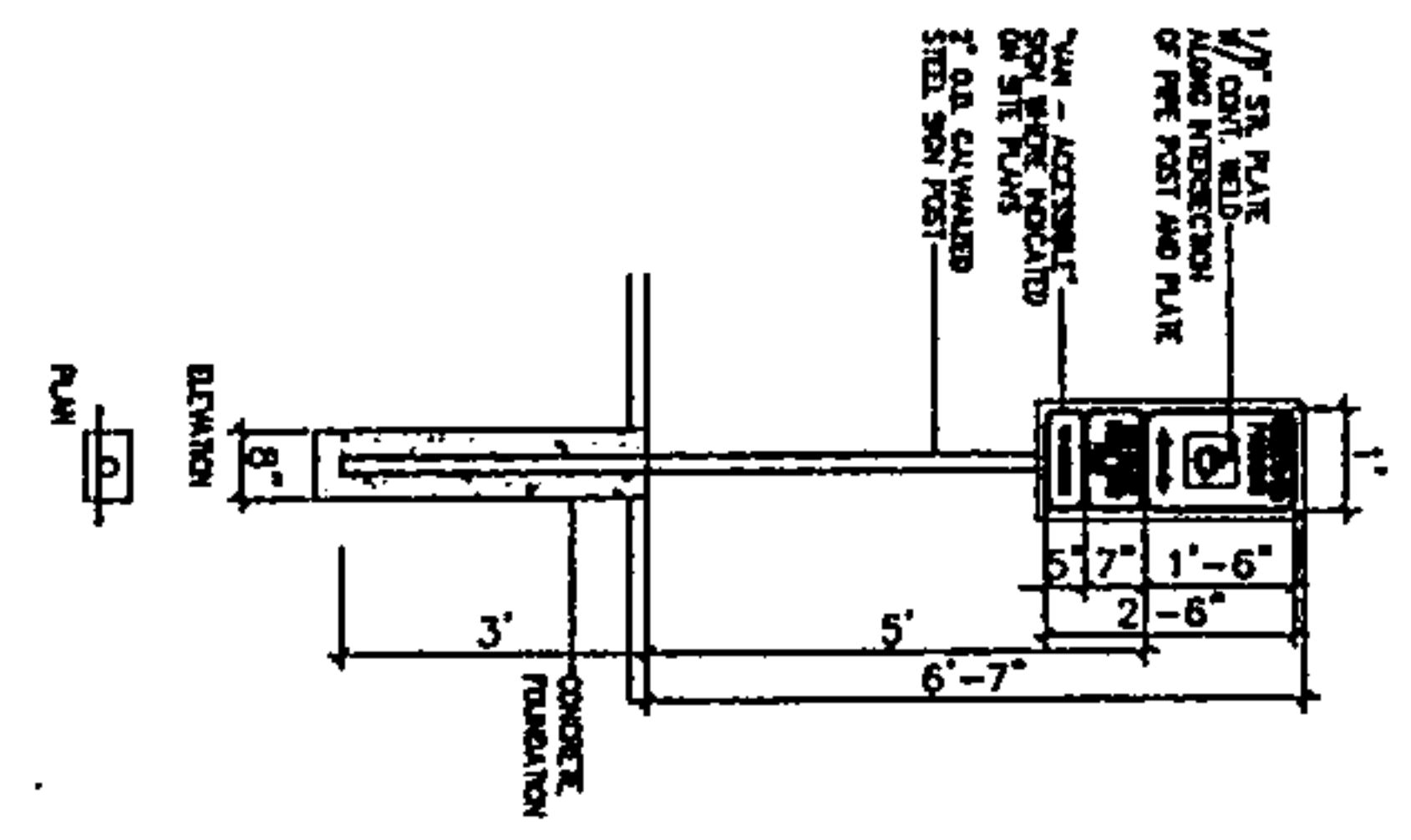
BIKE RACK



7 MISC SIGNAGE

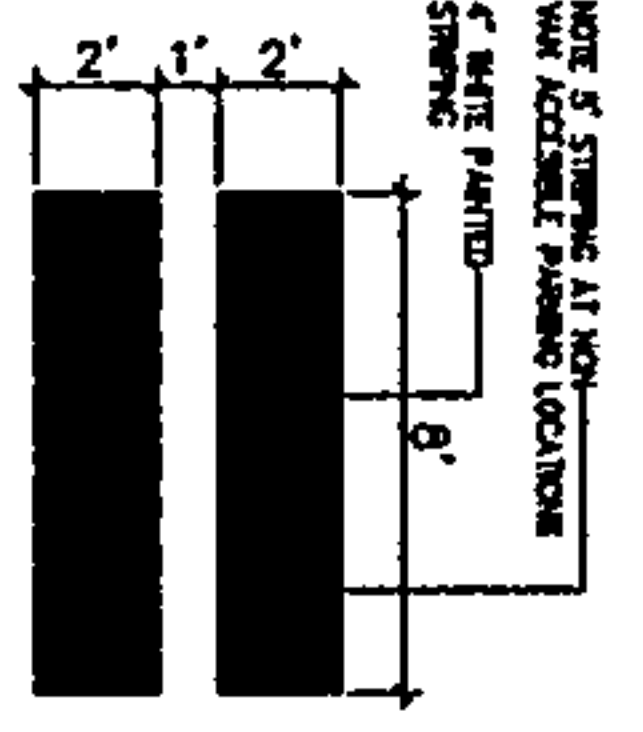


6 H.C. SIGNAGE



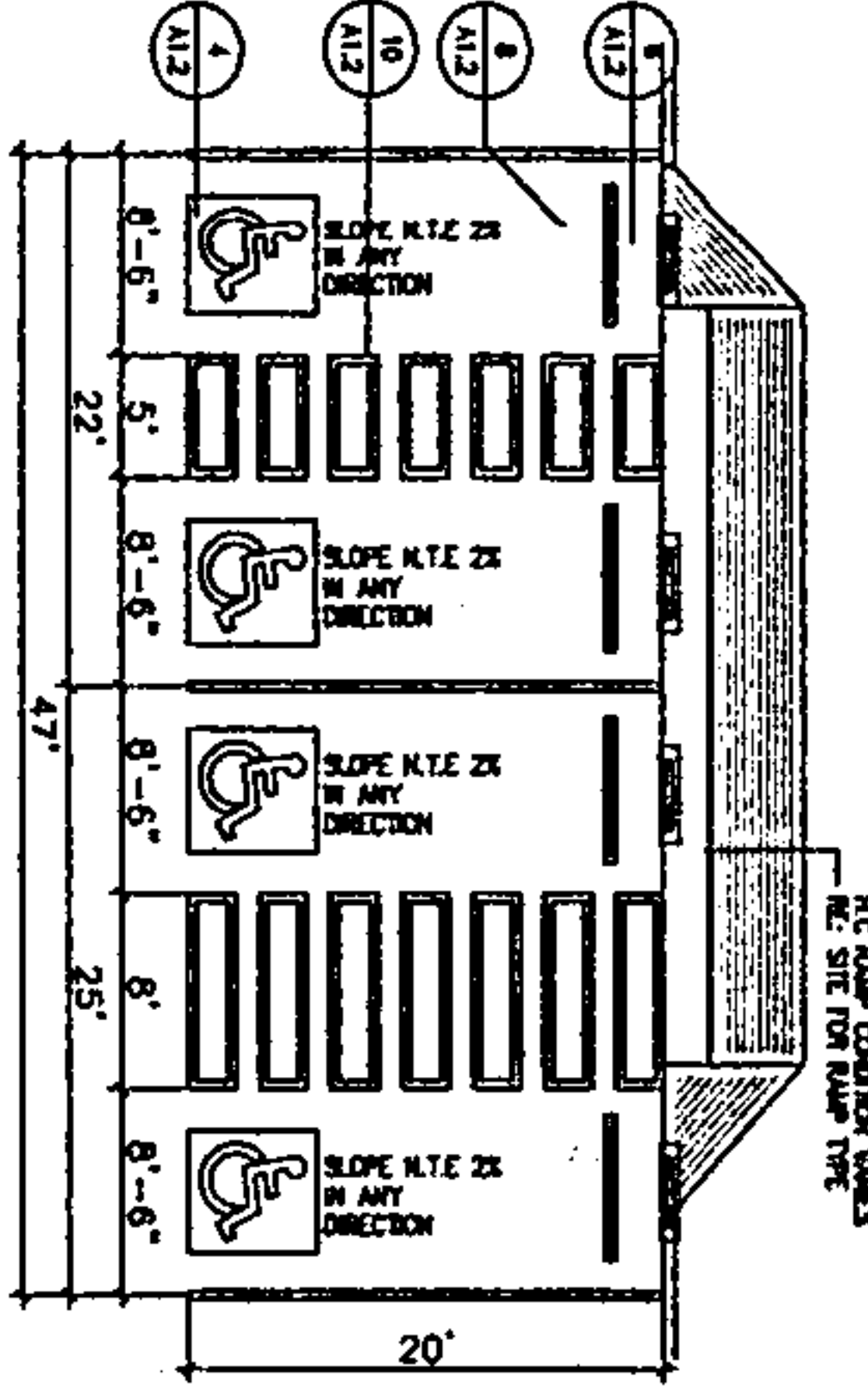
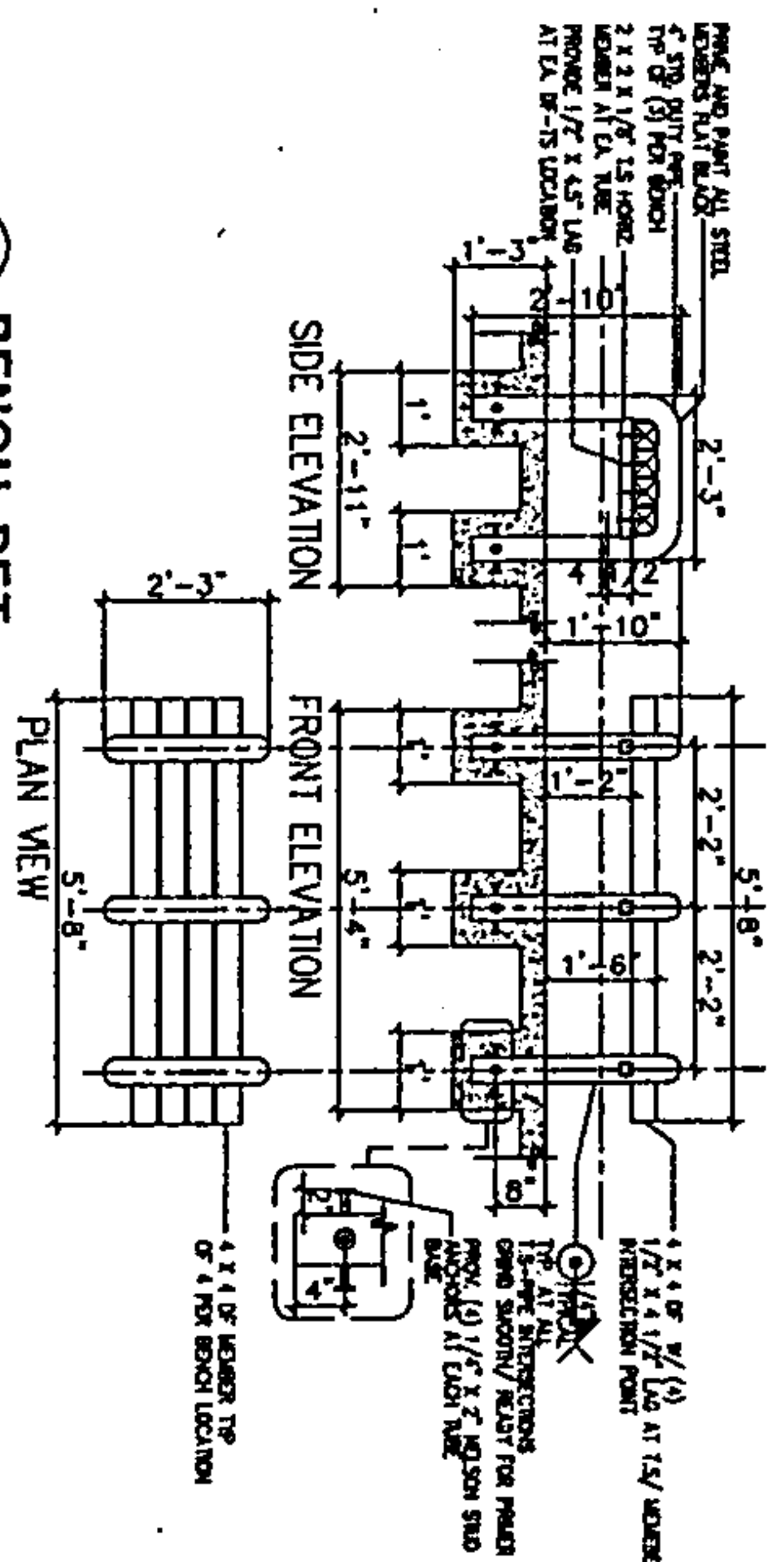
10 H.C. PARKING-WALK PAINT DETAIL

Scale: N.T.S.

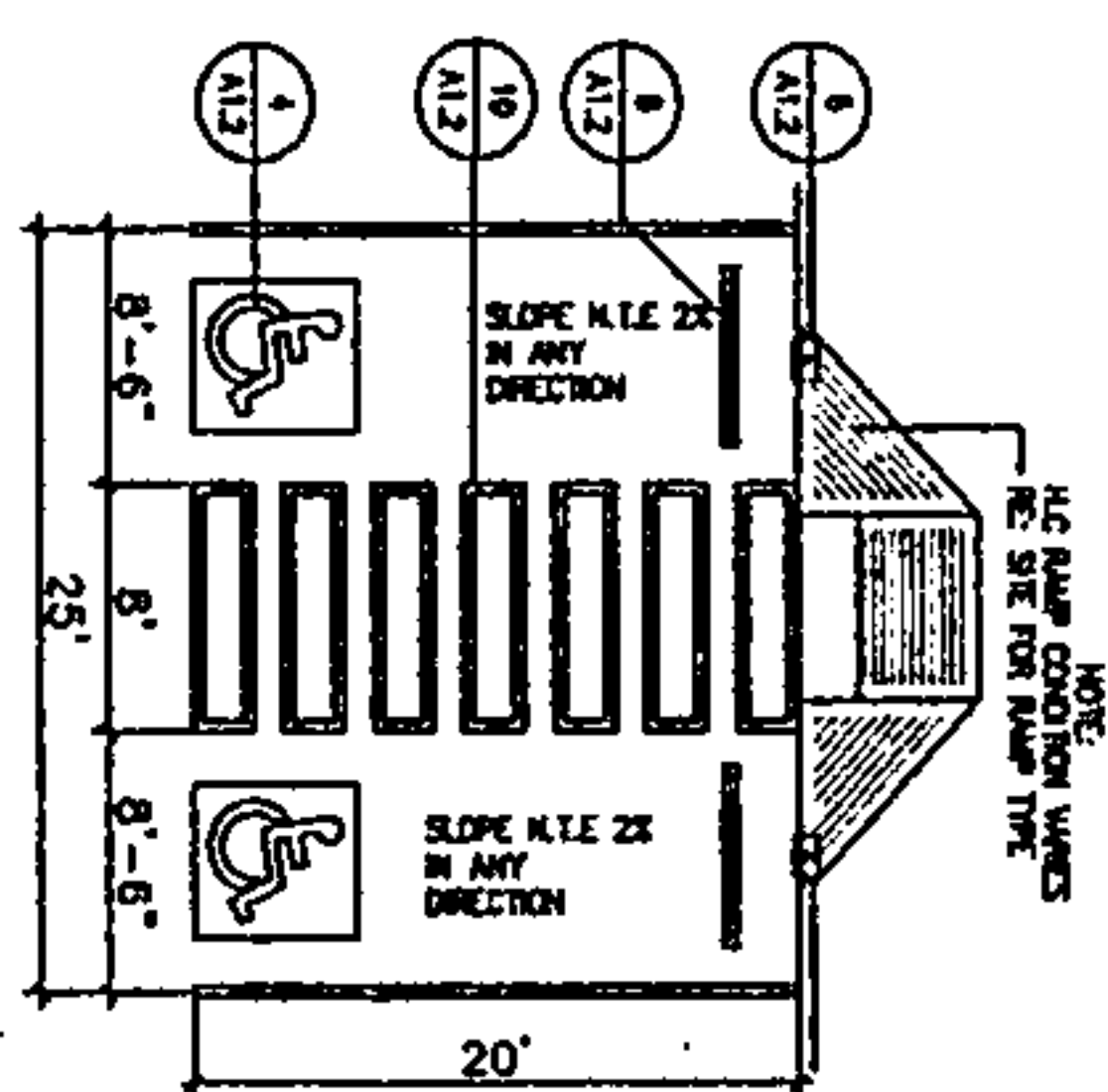


3 BENCH DET.

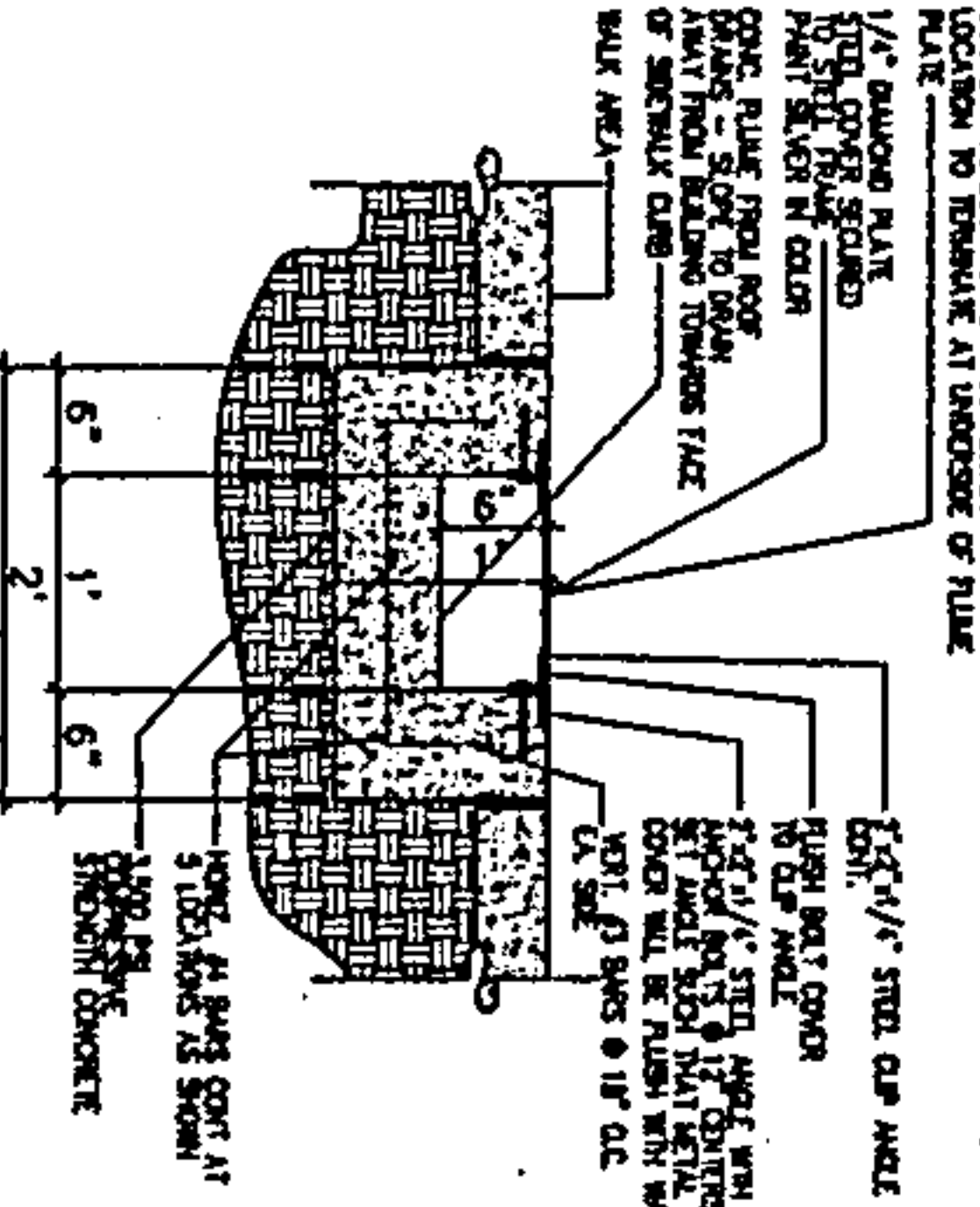
Scale: N.T.S.



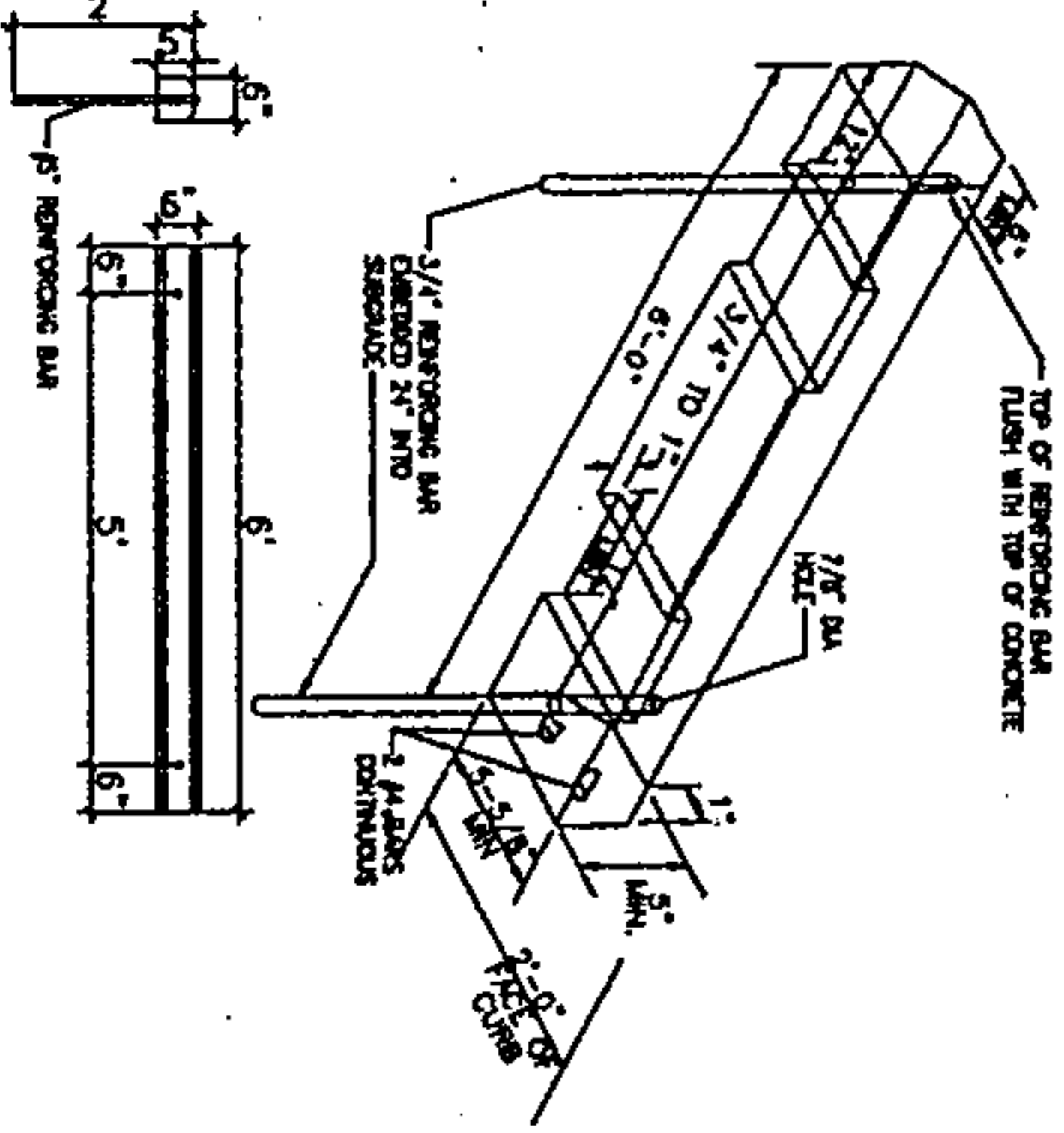
9 H.C. PARKING(DUAL CONFIGURATION)
Scale: N.T.S.



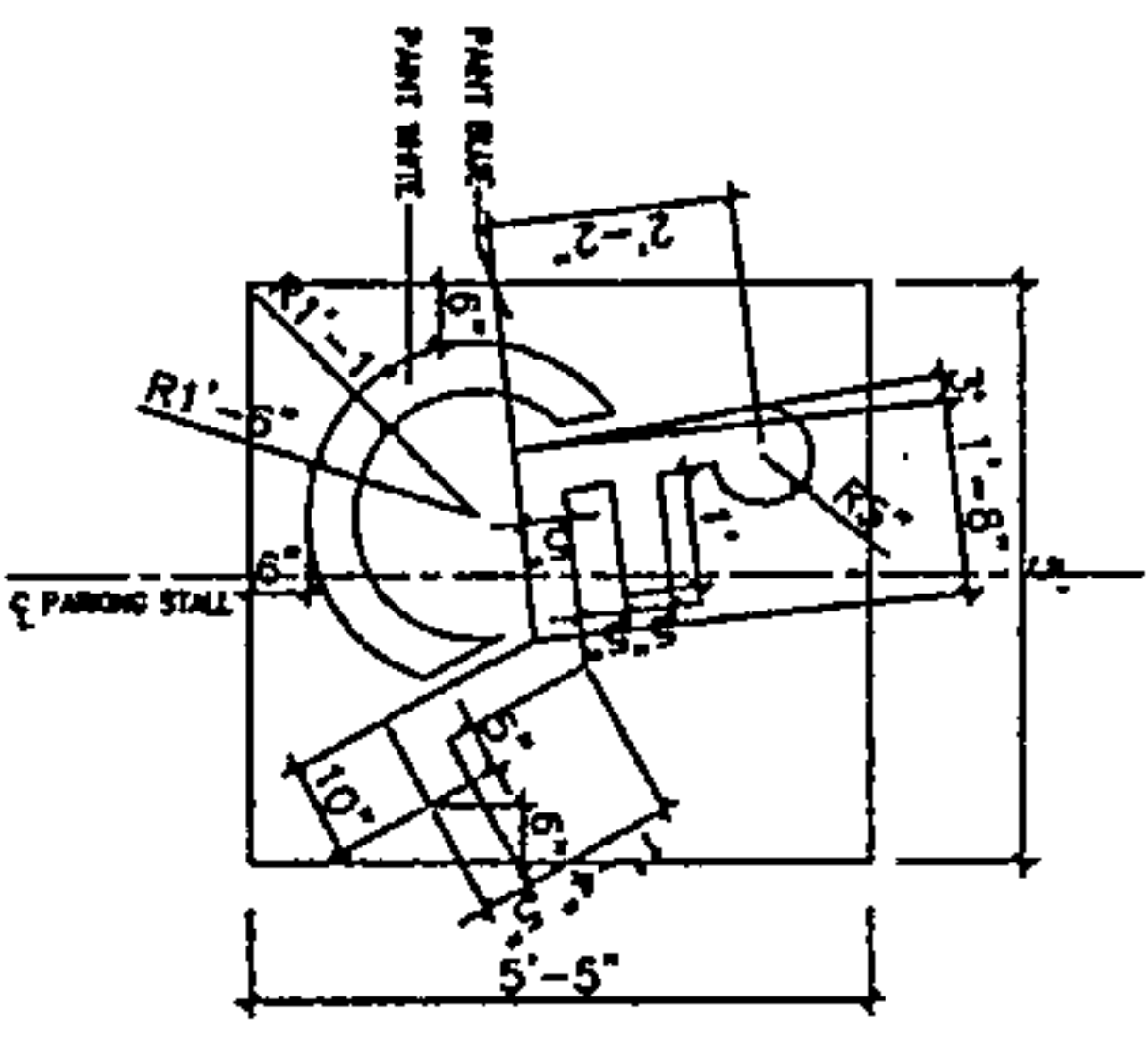
5 H.C. PARKING(VAN ACCESSIBLE ONLY)
Scale: N.T.S.



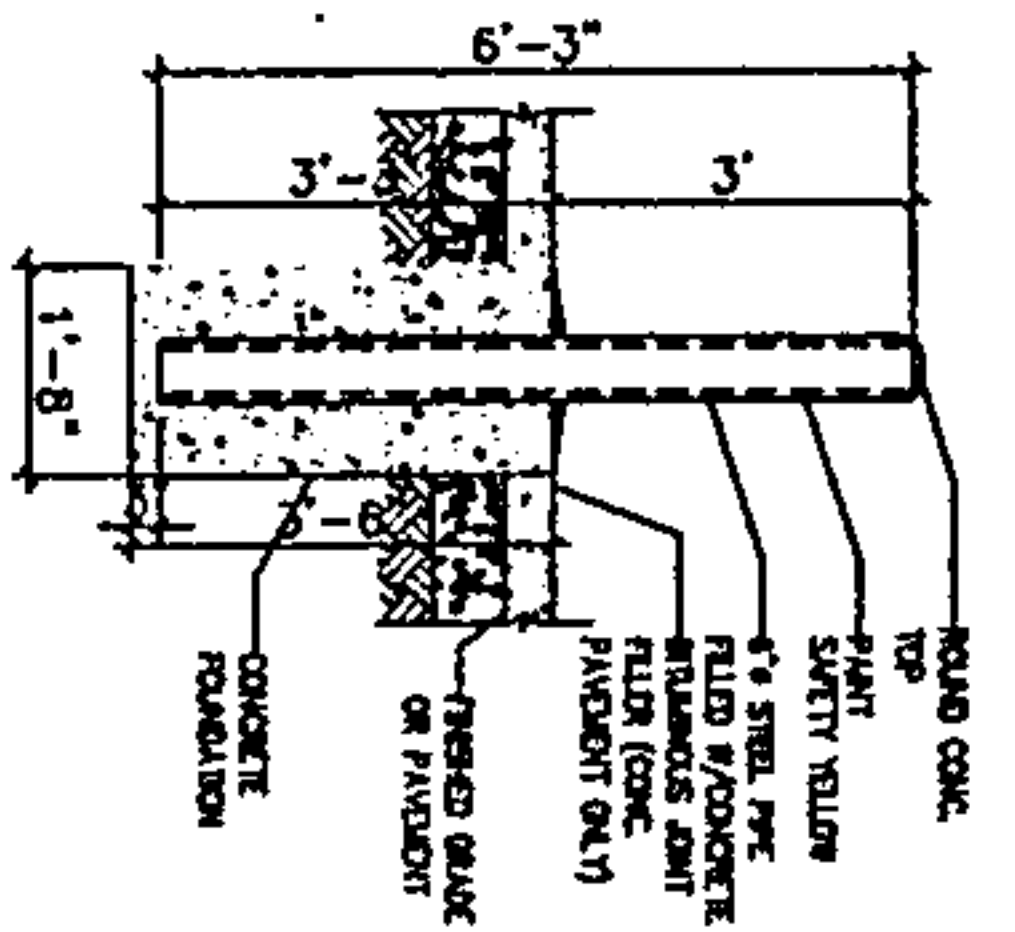
2 CONG. FLUME DETAIL
Scale: N.T.S.



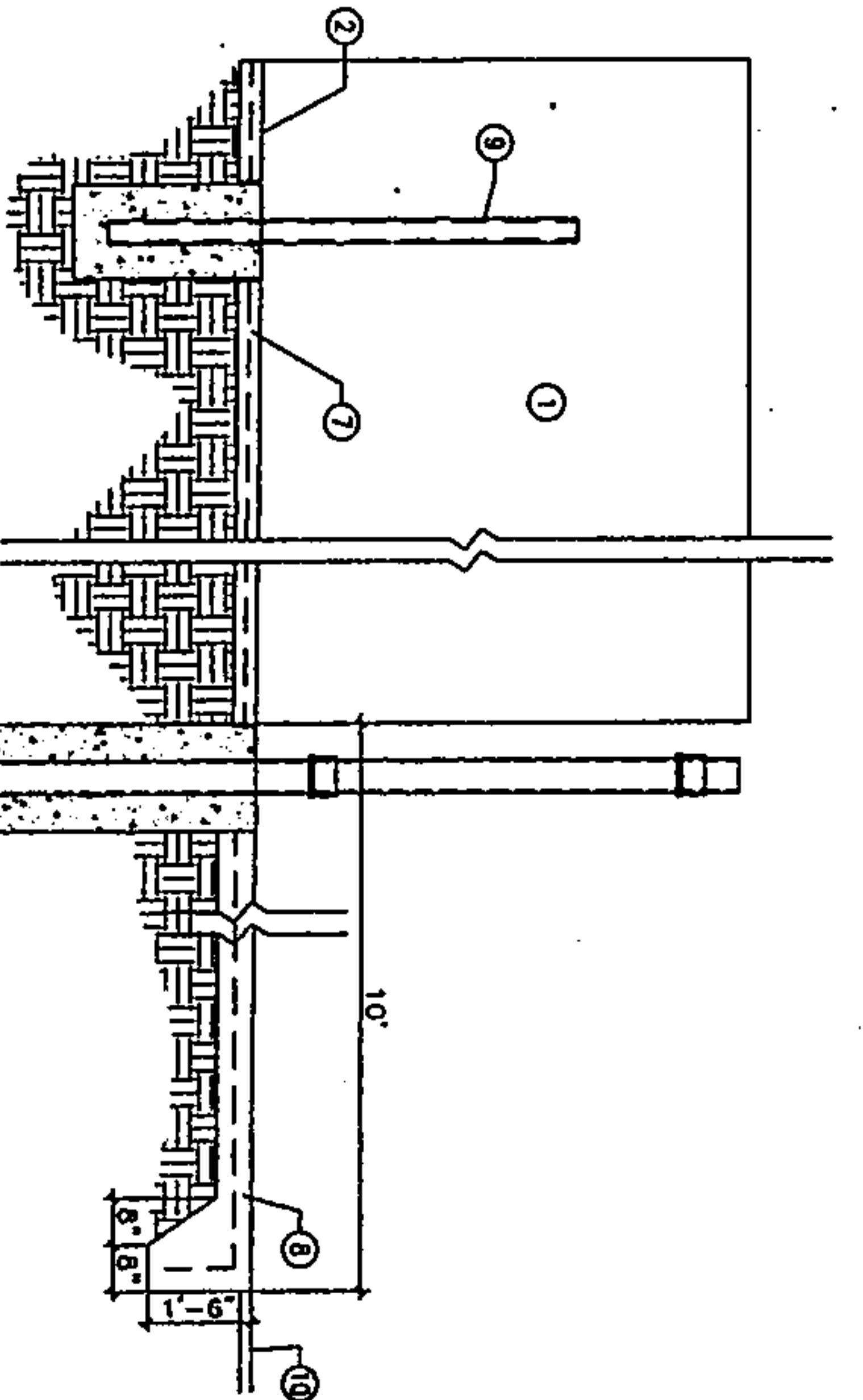
8 H.C. WHEELSTOP
Scale: 1/2\"/>



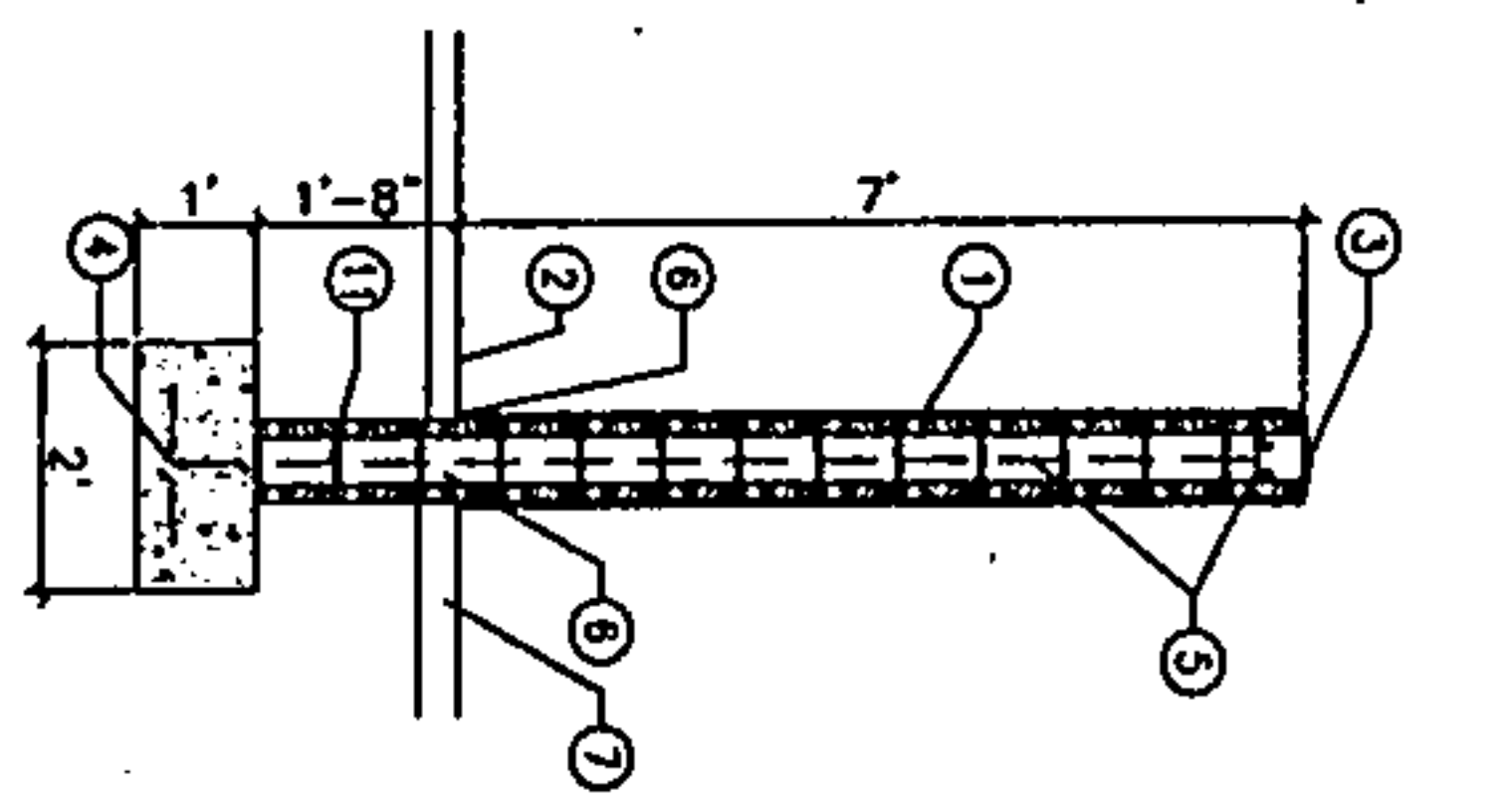
4 H.C. SIGNAGE
Scale: 1/2\"/>



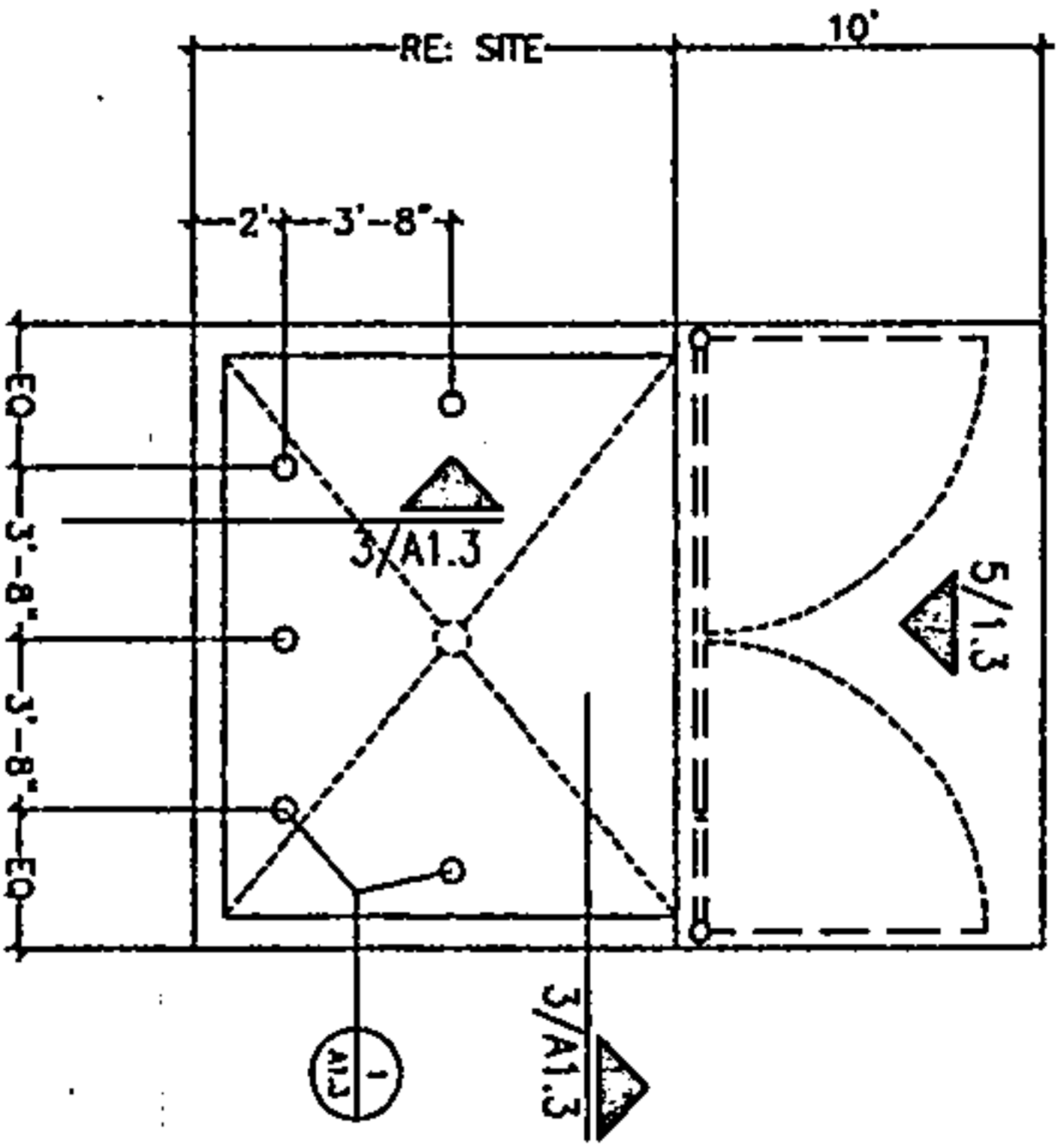
1 BOLLARD DETAIL
Scale: 1/2"=1'-0"



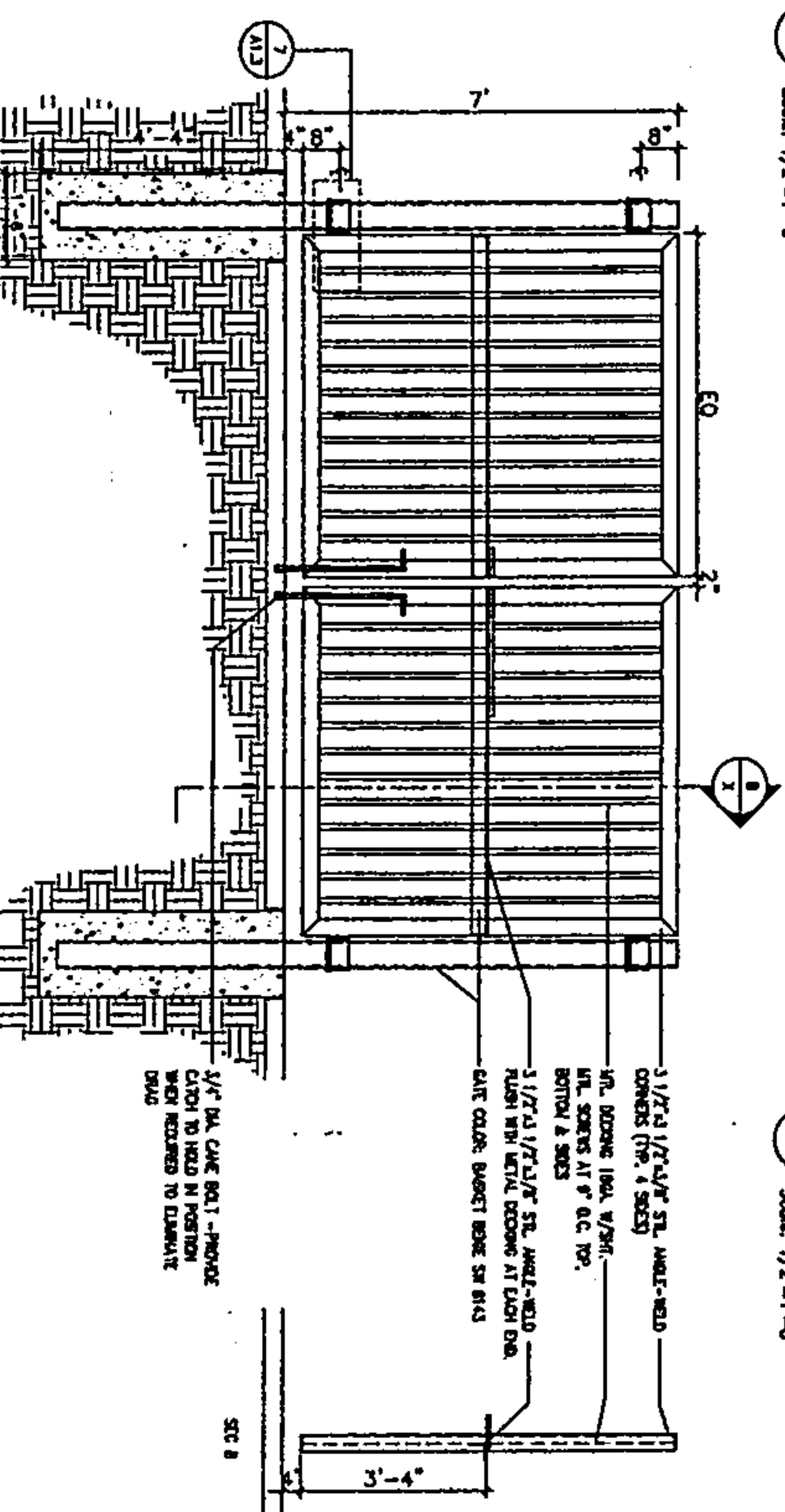
2 DUMPSTER SEC
Scale: 1/2"=1'-0"



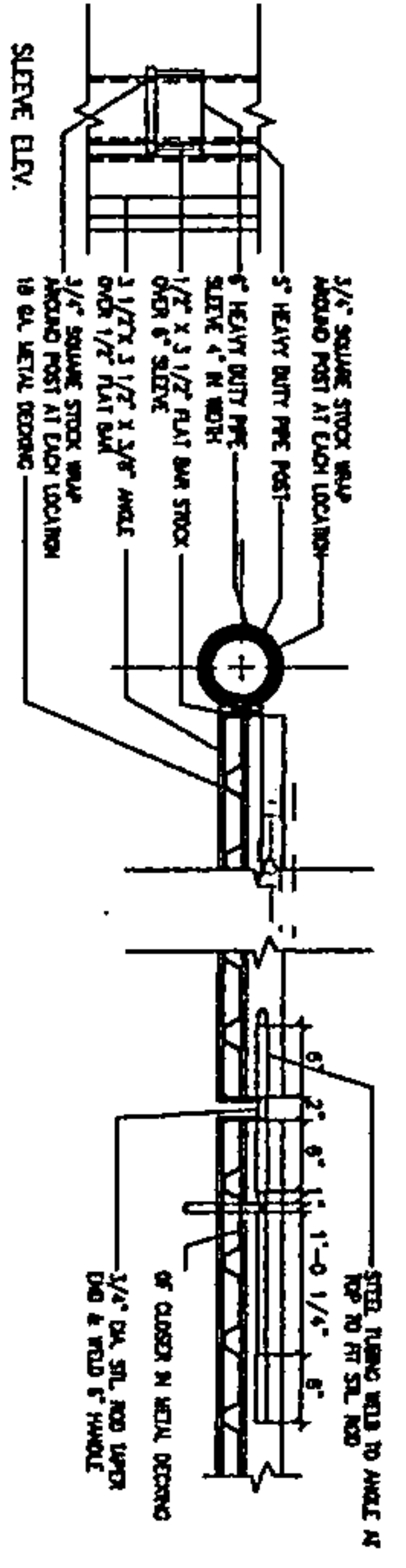
3 DUMPSTER SEC
Scale: 1/2"=1'-0"



4 DUMPSTER PLAN
Scale: 1/2"=1'-0"



5 GATE ELEV.
Scale: 1/2"=1'-0"



7 GATE POST/SLIDE BOLT DET.
Scale: 1"=1'-0"

- ORDERED NOTES**
1. 1/2" CONCRETE JAMB 3000 PSI
 2. 1/2" CONCRETE JAMB 3000 PSI
 3. 1/2" CONCRETE JAMB 3000 PSI
 4. 1/2" CONCRETE JAMB 3000 PSI
 5. 1/2" CONCRETE JAMB 3000 PSI
 6. 1/2" CONCRETE JAMB 3000 PSI
 7. 1/2" CONCRETE JAMB 3000 PSI
 8. 1/2" CONCRETE JAMB 3000 PSI
 9. 1/2" CONCRETE JAMB 3000 PSI
 10. 1/2" CONCRETE JAMB 3000 PSI
 11. 1/2" CONCRETE JAMB 3000 PSI

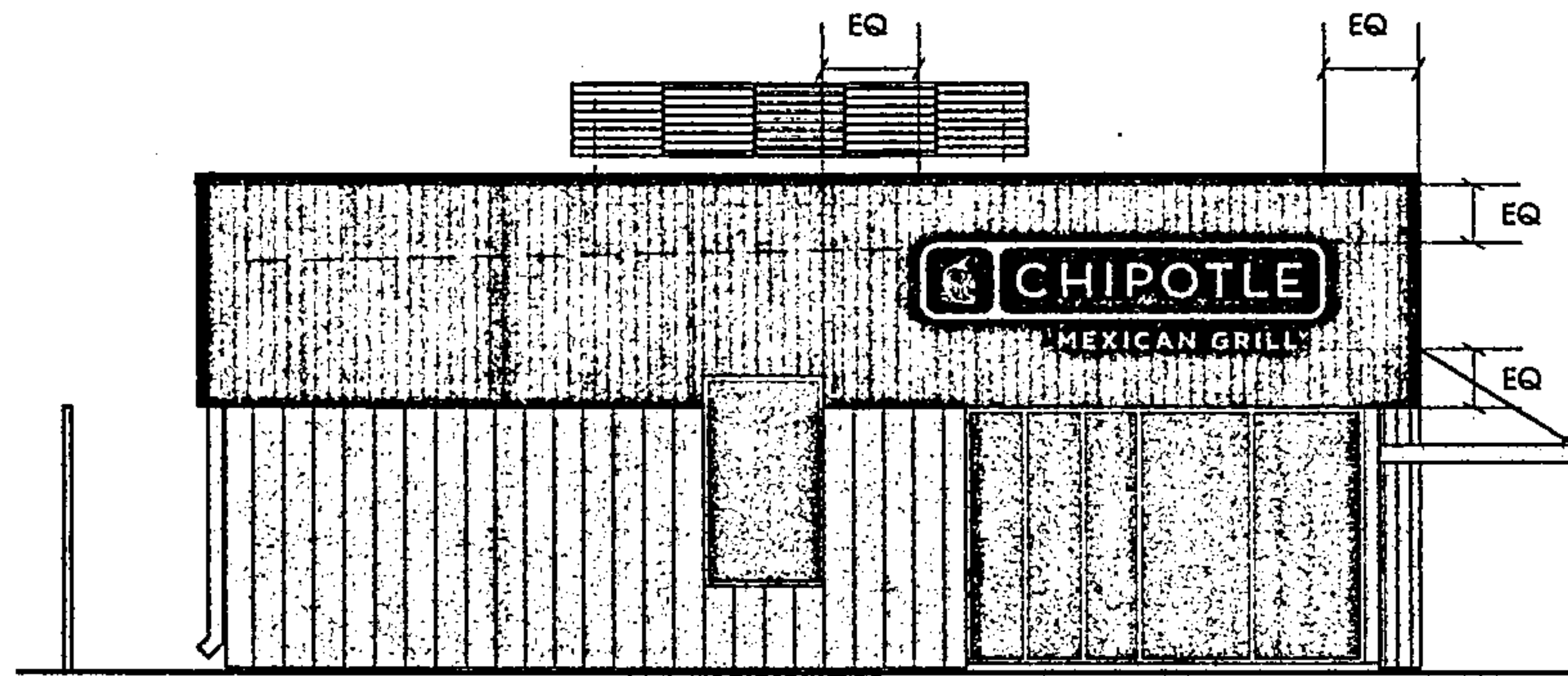
6 ENCLOSURE NOTES
Scale: N.T.S.

SHEET NO. A1.3	PROJECT NAME CHIPOTLE N.E.C. OF SAN PEDRO AND PASEO DEL NORTE ALBUQUERQUE, N.M.			MODULUS ARCHITECTS 2325 SAN PEDRO N.E. SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 338-1499 FAX (505) 338-1498 TOLL FREE 1-866-224-2161	REV	DATE	BY	REVISION
	DATE	BY	REVISION					
	SCALE							
	NOTES							
PROJECT OWNER STEPHEN DUNBAR, AA		JOB NO.	DRAWN BY MSW					
PROJECT NAME SITE DETAILS								

Design Proposal for:
CHIPOTLE MEXICAN GRILL
Paseo Del Norte

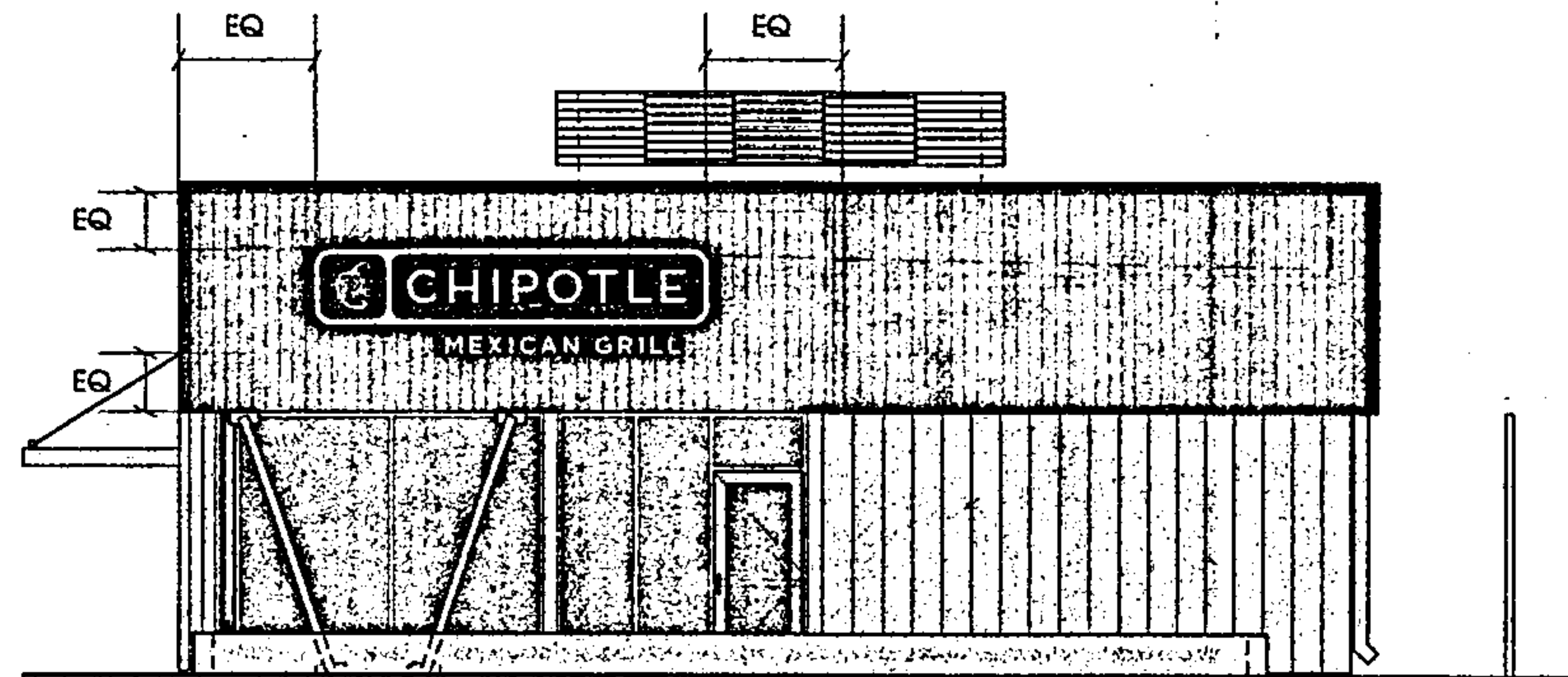
Sign Type: _____ Elevations

Date: 2-17-11
Drawn by: Michele D.
Account Manager: Rob K.
Project Manager:
Design Estimate #: 28726
File Name: North & South Elevations



1 NORTH ELEVATION
1.0

SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
1.0

SCALE: 1/8"=1'-0"

Client Approval

Signature _____

Date _____
NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$50 per hour.

- Approved
- Approved As Noted
- Revise And Resubmit

Production Mgr. Approval _____ Date _____

Project Mgr. Approval _____ Date _____

Account Mgr. Approval _____ Date _____

Printed By: _____ Date _____
Copied By: _____ Date _____

Revision Notes:
new elevations

Seq. No. 0 *TBD*

W.O. No. 0000000

Rev. No. A Date: 4-13-11
By: MLD

Sheet No. 1.0

Design Proposal for:
CHIPOTLE MEXICAN GRILL
Paseo Del Norte

Sign Type: _____ Elevations

Date: 4-8-11
Drawn by: Michele D.
Account Manager: Rob K.
Project Manager:
Design/ Estimate #: 26726
File Name: East & West Elevations

Client Approval

Signature: _____
Date: _____
NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$85 per hour.

Approved
 Approved As Noted
 Revise And Resubmit

Production Mgr. Approval _____ Date _____

Project Mgr. Approval _____ Date _____

Account Mgr. Approval _____ Date _____

Printed By: _____ Date _____
Copied By: _____ Date _____

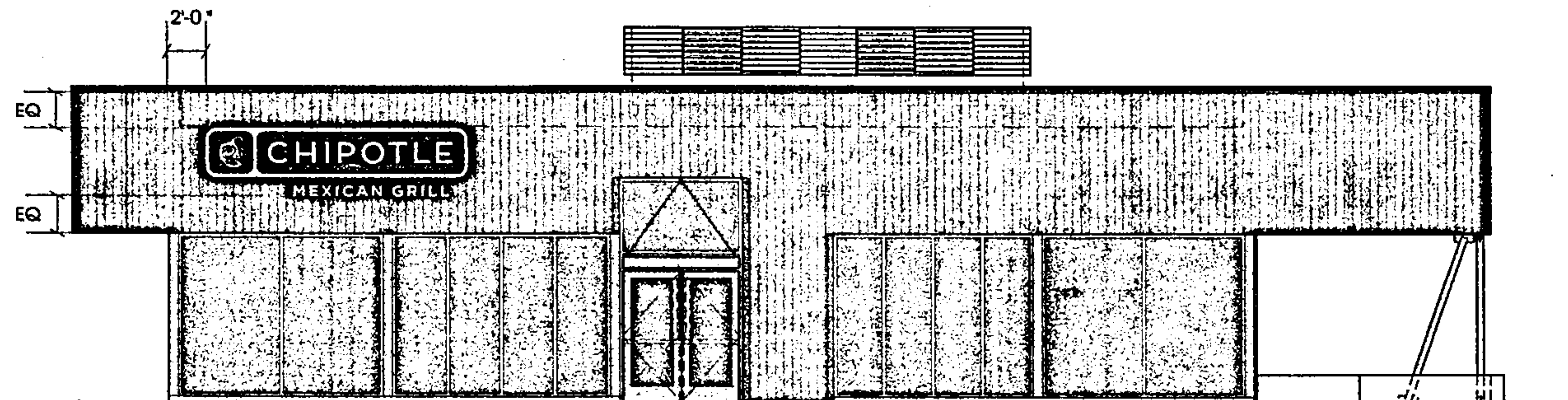
Revision Notes:
new elevations

Seg. No. 0 *TBD*

W.O. No. 000000

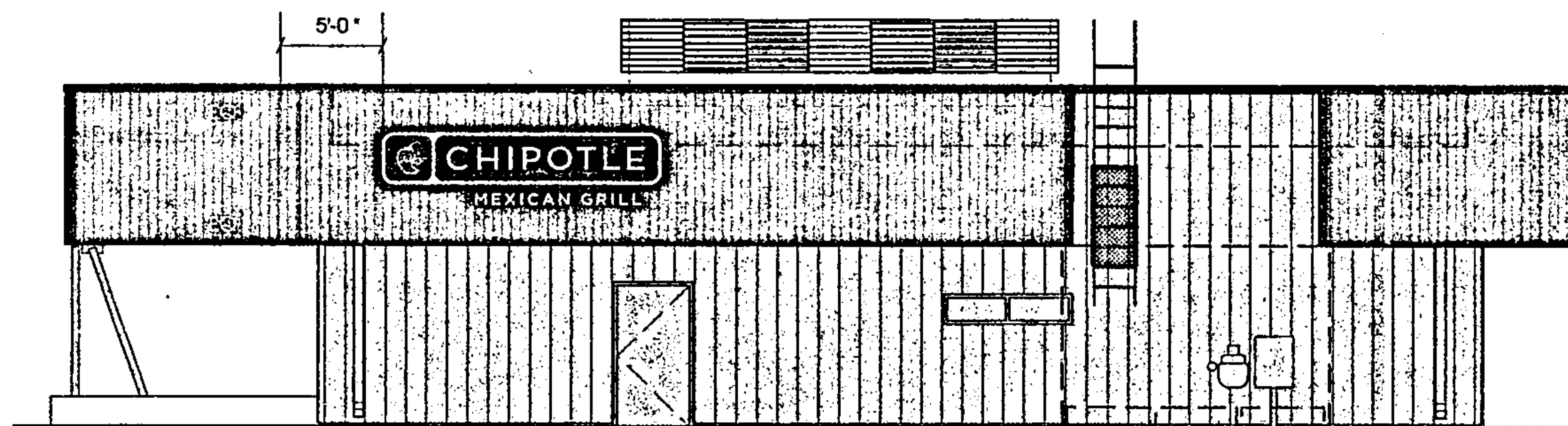
Rev. No. B Date: 4-12-11
By: MLD

Sheet No. 1.1



1 WEST ELEVATION
1.1

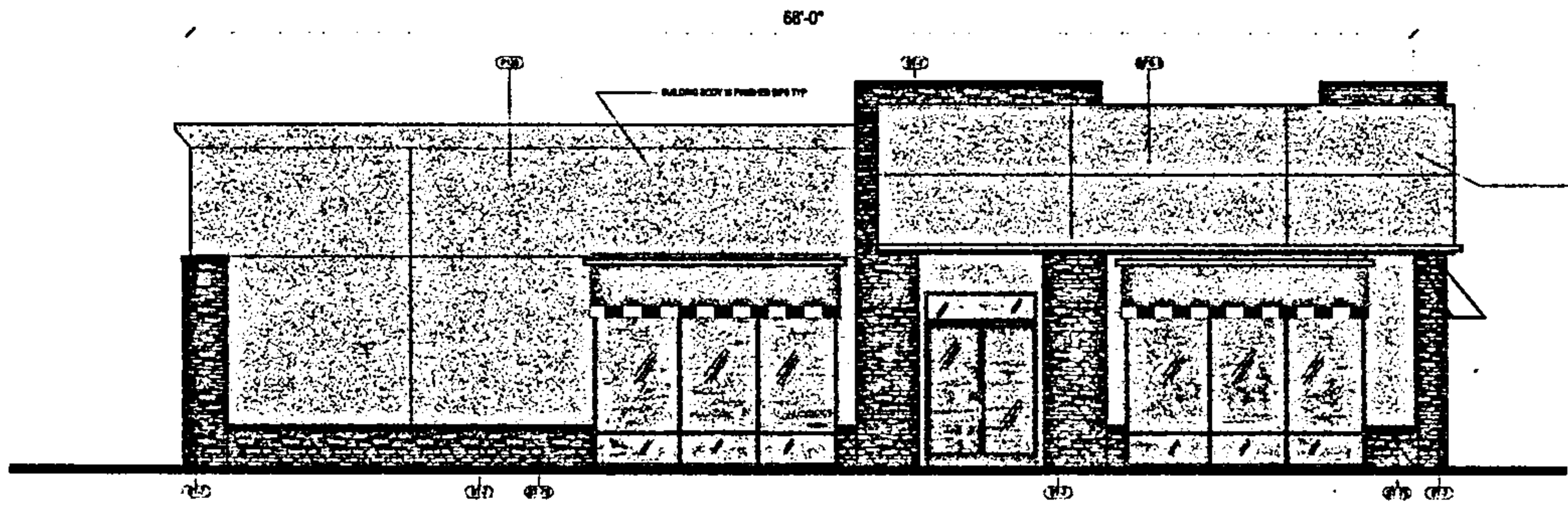
SCALE: 1/8"=1'-0"



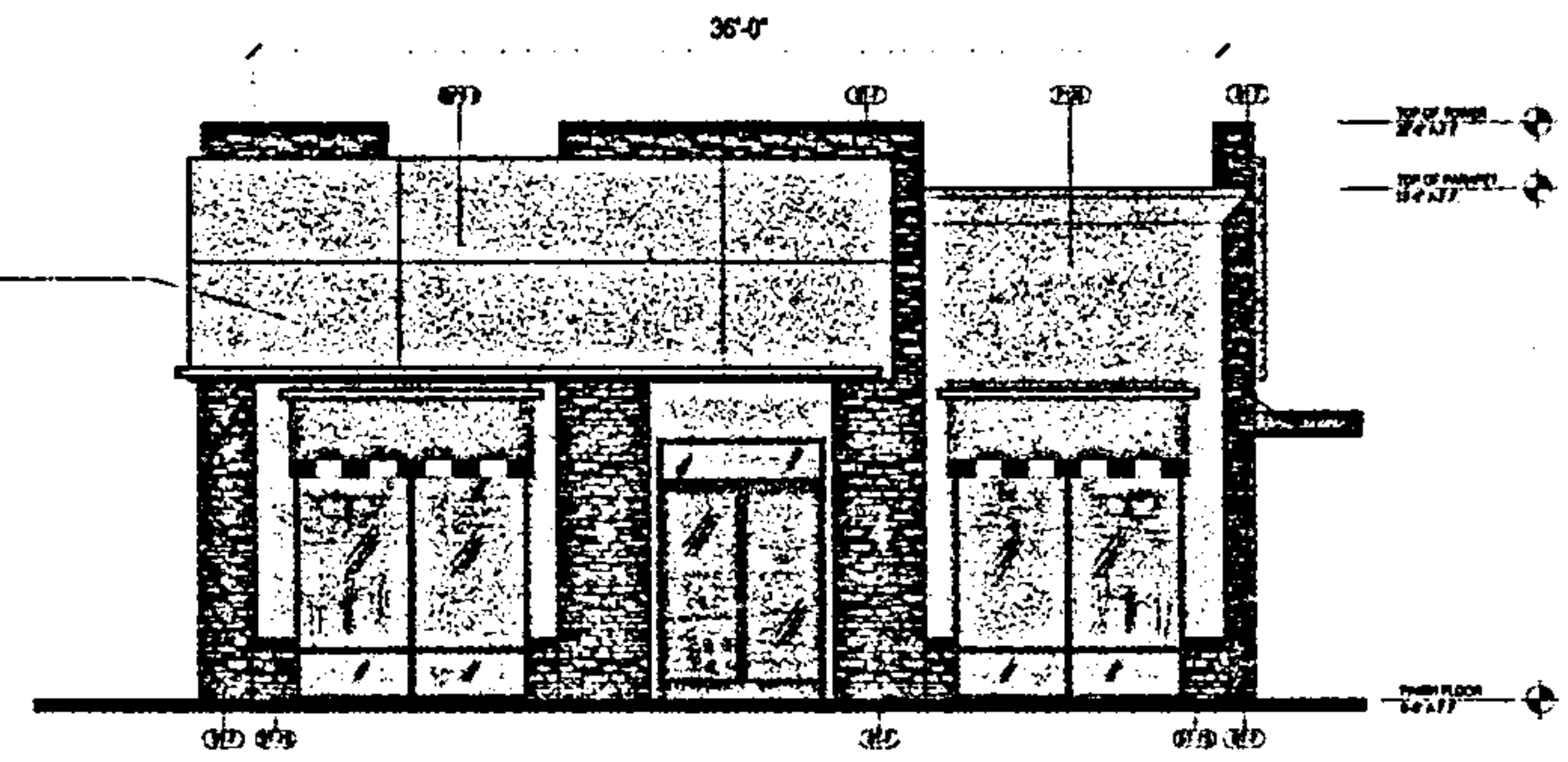
2 EAST ELEVATION
1.1

SCALE: 1/8"=1'-0"

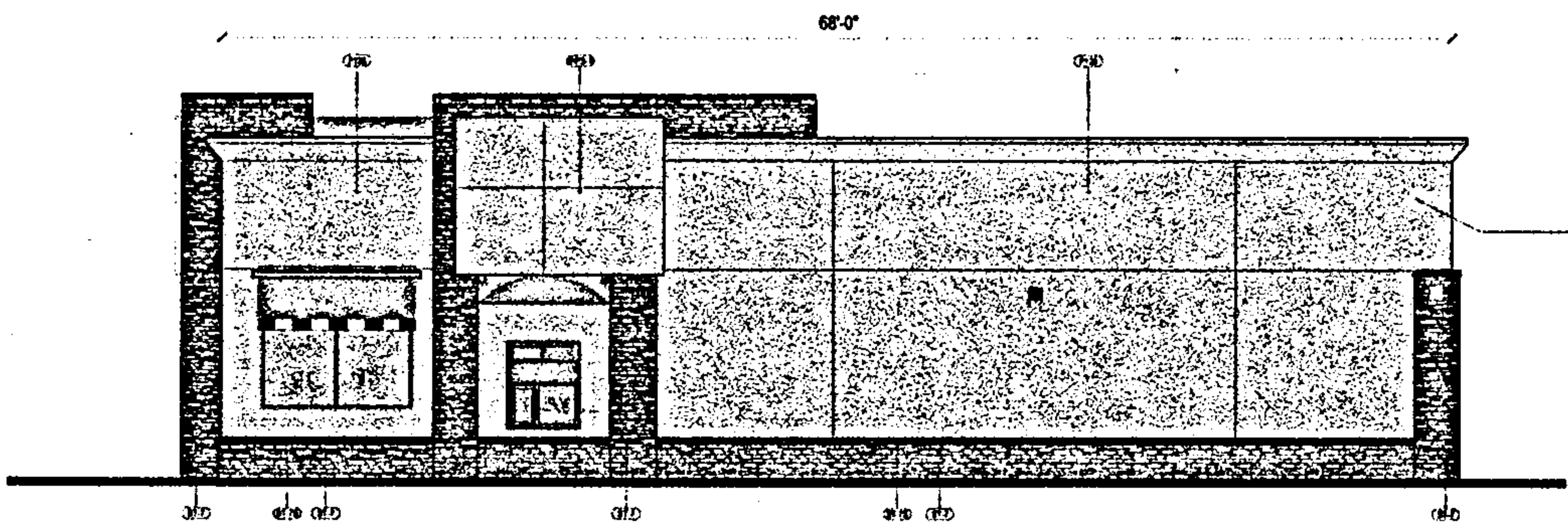
EXTERIOR PAINT SCHEDULE					01-11-11
NO.	MANUFACTURER	SPCF	COLOR	FINISH	NOTES
001	INTERIOR WALLS	BY JCB	PAINTS GOLD	SMALL LATCH	BUILDING BODY
002	CHIMNEY	BY JCB	BY JCB	BY JCB	PLASTER, FORMER, MASONRY
003	CHIMNEY	BY JCB	BY JCB	BY JCB	CAPABLE, COUNTRY LEADERSHIP
004	CONTACT PANECH & CLARK A. SHEREN	PHONE: 848.94.8811	EMAIL: info@pandaexpress.com		THIS NEED AT TOP OF WINDOW
005	DRIVE SYSTEM, INC.	PHONIC COVER	REFLECTIVE SUSPENSIBLE PAINT TOP		CORNER BAND
CONTACT PANECH & CLARK A. SHEREN		PHONE: 724.34.8811			



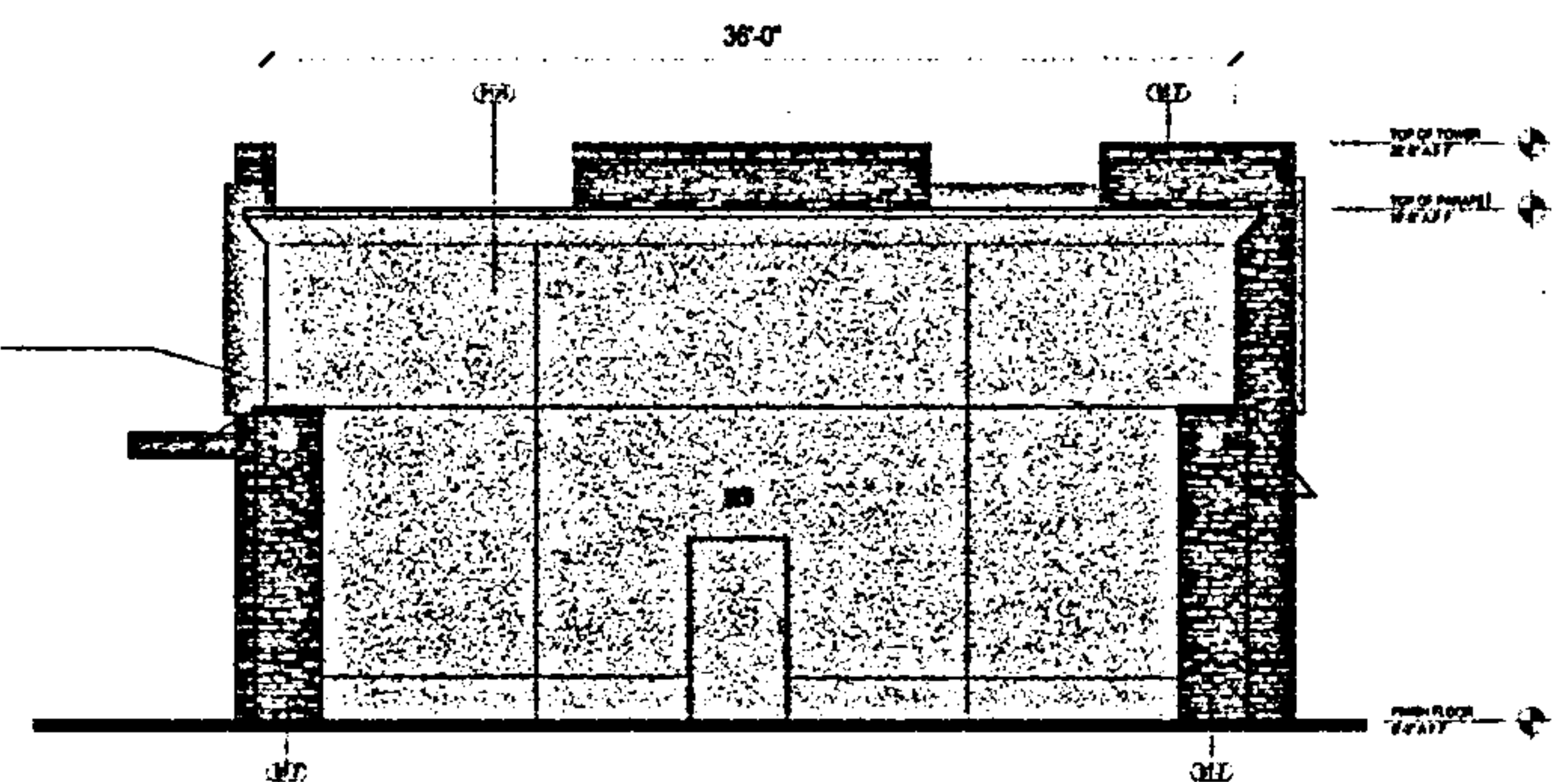
West Elevation



South Elevation



East Elevation



North Elevation



PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.796.9698
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION

ISSUE DATE: _____

DRAWN BY: **

PANDA PROJECT #: 88-12-02534
ARCH PROJECT #: 11088

HSE
Hengel Streff Baljo
Architect + Engineers
18220 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85254
Tel: (602) 635-6409
Fax: (602) 314-7560

STAMP:

PANDA EXPRESS
NE CORNER
PASEO DEL NORTE & SAN PEDRO
ALBUQUERQUE, NM

prototype description