



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
APPLICANT: W & M Company- Bill Gunther PHONE: 505-296-4146
ADDRESS: 8220 La Mirada Rd. NE, Suite 300 FAX: 505-296-0907
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: billg5469@aol.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Amendment to Preliminary Plat

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. TR A-1 Redivision of TR A (Now Comprising TRS A1 & A2) Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Los Pastores Shopping Center
 Existing Zoning: C-2 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): F-19-Z UPC Code: 101906149805240507

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1010550
Z-1238/ S-1214

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 5.7722
 LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd. NE
 Between: Montgomery Blvd. NE and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Joel Hernandez DATE 09/09/2016
 (Print Name) Joel Hernandez, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Project # _____

Staff 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
 - 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.

Joel Hernandez

 Applicant name (print)
 09/09/2016

 Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

_____ Planner signature / date
 Project # _____

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TIERRA WEST, LLC

September 9, 2016

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

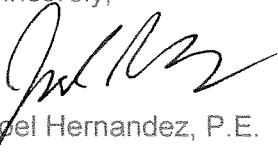
**RE: REQUEST FOR AMENDMENT TO INFRASTRUCTURE LIST,
LOS PASTORES SHOPPING CENTER- DRB PROJECT# 1010550**

Dear Mr. Cloud:

Tierra West, LLC on behalf of W & M Company, requests approval of an Amendment to the Infrastructure List for the above-referenced project. The reason for the request is due to a typographical error on the approved Infrastructure List (fourth line item) which incorrectly shows the limits of the approach and left turn lane restriping extending "225 feet north of Wyoming" where in fact the recommendation listed in the approved TIS is 125 feet. An excerpt of the TIS recommendation is attached for reference.

Should you have any questions or require additional information regarding this matter, please feel free to contact me at (505) 858-3100.

Sincerely,

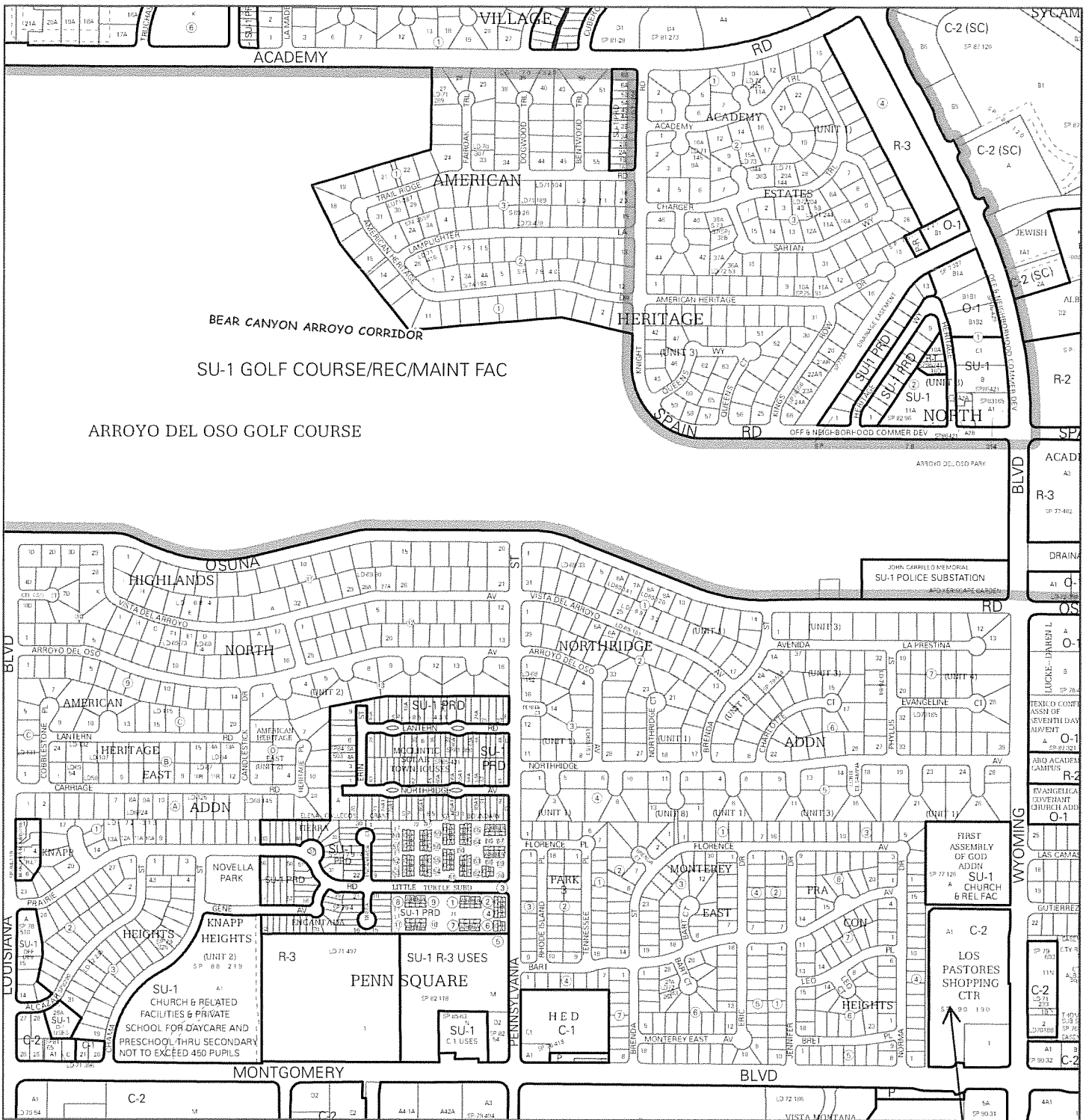


Joel Hernandez, P.E.

Enclosure/s

JN: 2014052
JDH/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-19-Z

SITE

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

Current DRC
Project Number:

FIGURE 12

Date Submitted: 6-1-16

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)
EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LOS PASTORES SHOPPING CENTER
PROPOSED NAME OF PLAT

Tract A-1 Redivision of TR A (Now comprising TRS A1&A2) Los Pastores Shopping Center
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Site Plan Approved: 6-1-16
Date Preliminary Plat Approved: 6-1-17
Date Preliminary Plat Expires: 1010550
DRB Project No.: 1010550
DRB Application No.:

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
		24' EP-EP	Alley Paving	Public Alley	Wyoming Blvd	265 ft North of Montgomery	/	/
		20'	Exst. Alley Paving Remove and Replace	Public Alley	Montgomery Blvd	265 ft North of Montgomery	/	/
		24' EP-EP	Driveway Modification	Wyoming Blvd	SE Property BDY		/	/
			Approach & Left Turn Lane Re-striping	Pennsylvania St	Wyoming Blvd	200 ft South of Wyoming	/	/
			Approach & Left Turn Lane Re-striping	Pennsylvania St	Wyoming Blvd	225 ft North of Wyoming	/	/
			Approach & Left Turn Lane Re-striping	Osuna Road	Westerly end of center-line transition	Wyoming Blvd	/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
							/	/
							/	/
							/	/

NOTES

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

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannan
NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

Tierra West, LLC
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number:

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

NW Corner Montgomery & Wyoming

PROPOSED NAME OF SITE DEVELOPMENT PLAN

Tract A-1 Redivision of TR A (Now Comprising TRS A1&A2) Los Pastores Shopping Center
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1010550
DRB Application No.: _____

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
		24' EP-EP	Alley Paving	Public Alley	Wyoming Blvd	265 ft North of Montgomery	/	/
		20'	Exist. Alley Paving Remove and Replace	Public Alley	Montgomery Blvd	265 ft North of Montgomery	/	/
		24' EP-EP	Driveway Modification	Wyoming Blvd	SE Property BDY		/	/
			Approach & Left Turn Lane Re-striping	Pennsylvania St.	Wyoming Blvd	200 ft South of Wyoming	/	/
			Approach & Left Turn Lane Re-striping	Pennsylvania St.	Wyoming Blvd	125 ft North of Wyoming	/	/
			Approach & Left Turn Lane Re-striping	Osuna Road	Westerly end of center-line transition	Wyoming Blvd	/	/
							/	/
							/	/
							/	/
							/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
							/	/
							/	/

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

NOTES

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

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

Tierra West, LLC

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CONCLUSIONS

This analysis was conducted using the following methodology: Trip Generation was established using the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (9th Edition). Generated Trips were distributed proportionately based on the Population Data Analysis Subzones within a 2-mile radius of the site; Growth rate of background traffic volumes was established from 2015 and 2025 COG Model Data from the 2035 data set; and the intersection analyses were performed in accordance with the 2010 Highway Capacity Manual, Special Report 209. The Traffic Impact Study showed a moderate increase in traffic congestion for the adjacent transportation network based on 100% buildout of the proposed project.

In summary, the proposed development of the Montgomery / Wyoming Restaurants project at the northwest corner of Montgomery Blvd. / Wyoming Blvd. will present no significant adverse impact to the adjacent transportation system provided that the following recommendations are followed:

RECOMMENDATIONS

FROM IMPLEMENTATION YEAR (2017) ANALYSIS

- ◆ Design and construction of the proposed development should be such that adequate site distances are maintained at all proposed driveways and intersections, and at existing intersections contingent to this site.
- ◆ Access to the project should be via two unsignalized driveways on Wyoming Blvd. and one right-in, right-out, left-in only driveway on Montgomery Blvd. as depicted on the preliminary site development plan on Page A-2 in the Appendix of this report. Driveway "A" and Gutierrez St. on Wyoming Blvd. are existing unsignalized intersections. Driveway "B" on Montgomery Blvd. is an existing right-in, right-out, left-in only unsignalized intersection. All driveways accessing this development should be constructed in compliance with City of Albuquerque D.P.M. requirements.
- ◆ The proposed north driveway (which aligns with Guitierrez Rd.) should be combined with the existing church driveway to operate as one driveway. This will require cooperation with the adjacent property owner (at this time it is a church facility). The new driveway should be constructed with two exiting lanes (one for left turn movements and one for thru / right turn movements) and one entering lane minimum. See Settlement Agreement on Appendix Pages A-89 thru A-95.
- ◆ Driveway "A" should be constructed as an unsignalized driveway with two exiting lanes (one for left turn movements and one for right turn movements) and one entering lane minimum.
- ◆ **Montgomery Blvd. / Pennsylvania St.** – Extend the northbound and southbound left turn lanes (to approximately 200 feet and 125 feet, respectively) by re-striping the approaches on Pennsylvania St.
- ◆ **Osuna Rd. / Wyoming Blvd.** – Lengthen the eastbound left turn lane on Osuna Rd. to the extent possible by re-striping the lane and sharpening the transition.

The recommended improvements are included on the Recommendations Exhibit on Appendix Page A-88.