

# **1) Development Review Application**



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Steve Brozo, Phillips Edison & Company		Phone: 801.521.6970
Address: 3274 Santa Fe Road		Email: sbrozo@phillipsedison.com
City: Park City	State: UT	Zip: 84098
Professional/Agent (if any): Jorge Gonzales, Jorge Gonzales Architecture Design Studio		Phone: 505.263.0917
Address: 7509 Harwood NE		Email: jorge@jg-ads.com
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site:		List <u>all</u> owners: San Mateo Station, LLC

### BRIEF DESCRIPTION OF REQUEST


### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract 3A-1	Block:	Unit:
Subdivision/Addition: Plat of Tract 3A-1 Pavilions at San Mateo	MRGCD Map No.:	UPC Code: 101705937410640208
Zone Atlas Page(s): H-17	Existing Zoning: C-3	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: No Change	Total Area of Site (acres): 3.85 +/-

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4600 Cutler NE	Between: San Mateo Boulevard NE	and: Washington Street NE
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

12 DRB-70324
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Signature:	Date: 05.30.23
Printed Name: Jorge Gonzales	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

## 2) Form P3

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**☐ **ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) Development Review application form completed, signed, and dated
- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Archaeological Compliance Form with property information section completed
- \_\_\_ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☐ **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- \_\_\_ 6) The approved Site Plan being amended
- \_\_\_ 7) Copy of the Official Notice of Decision associated with the prior approval
- \_\_\_ 8) The proposed Site Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information need on the proposed Site Plan*

*Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request*



**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ☒ 2) Form P3 with all the submittal items checked/marked
- ☒ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ☒ 4) Letter of authorization from the property owner if application is submitted by an agent
- ☒ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☒ 6) The approved Site Plan being amended
- ☒ 7) Copy of the Official Notice of Decision associated with the prior approval
- ☒ 8) The proposed Site Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information need on the proposed Site Plan*

*Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request*

**ACCELERATED EXPIRATION OF SITE PLAN**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ☐ 1) Development Review application form completed, signed, and dated
- ☐ 2) Form P3 with all the submittal items checked/marked
- ☐ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ☐ 4) Letter of authorization from the property owner if application is submitted by an agent
- ☐ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ 6) Site Plan to be Expired

☐ **ALTERNATIVE SIGNAGE PLAN**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) Development Review application form completed, signed, and dated
- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- \_\_\_ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- \_\_\_ 7) Sign Posting Agreement
- \_\_\_ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

☐ **ALTERNATIVE LANDSCAPING PLAN**

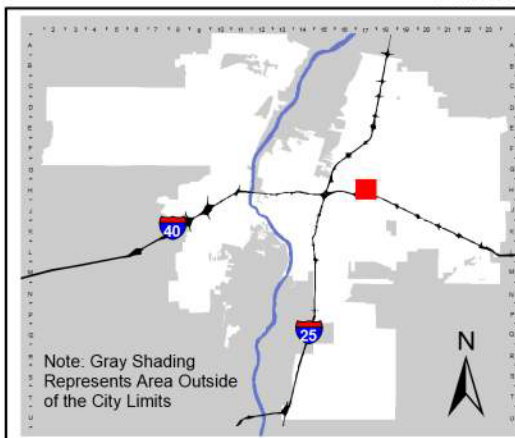
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) Development Review application form completed, signed, and dated
- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- \_\_\_ 6) Landscape Plan

### 3) Zone Atlas Map



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

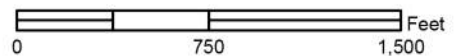
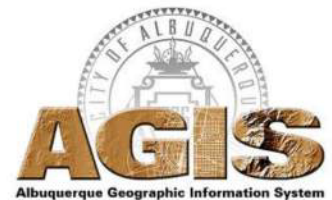


Address Map Page:

# H-17-Z

Map Amended through:  
3/17/2017

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



## **4) Letter of Authorization**



May 16, 2023

City of Albuquerque Planning Department  
Plaza Del Sol Building  
600 2nd St NW,  
Albuquerque, NM 87102

Re: Letter of Authorization - Suites EOA/EOC Façade Remodel at Pavilions at San Mateo Shopping Center

To Whom it May Concern

This letter authorizes Jorge Gonzales Architecture Design Studio to submit Site Development Plans Minor Amendment applications and documentation for the suites EOA and EOC façade remodel project at Pavilions at San Mateo Shopping Center located at 4500 Cutler Avenue, Albuquerque, NM 87110.

Please feel free to contact me with any questions.

Sincerely,

Steve Brozo  
AVP of Construction – West  
Phillips Edison & Co  
3247 Santa Fe Rd | Park City, Utah 84098  
D 801-869-1826  
[sbrozo@phillipsedison.com](mailto:sbrozo@phillipsedison.com)

## 5) Justification Letter



May 16, 2023

Robert Webb, Senior Planner – Development Services  
City of Albuquerque Planning Department  
Plaza Del Sol Building  
600 2nd St NW,  
Albuquerque, NM 87102

Re: Site Development Plans Minor Amendment - Suites EOA/EOC Façade Remodel at Pavilions at San Mateo Shopping Center

Dear Mr Webb:

Phillips Edison & Company (PECO), on behalf of San Mateo Station, LLC, is seeking approval of a Site Development Plan Minor Amendment to modify the sign band façade on the front of suites EOA and EOC at the Pavilions at San Mateo shopping center.

Suites EOA and EOC as shown on Figure “A” were previously one space occupied by Skechers shoe store, who vacated the space in 2018. In July of 2019, PECO executed a Lease with 5.11 Tactical to occupy 5,103 square feet of the former 10,251 square foot space, which split the space in half. PECO has been attempting to lease the remaining EOC space since 2019 with little interest until Xfinity proposed to relocate from suite HOE (3,500 square feet) within the shopping center to occupy the larger EOC space. Xfinity’s condition was that the existing façade (Figure “B”) be remodeled to allow for more usable room on the sign band for two Tenant signs (5.11 Tactical & Xfinity). Xfinity does not intend to relocate and occupy suite EOC unless the sign band is modified. With the intent of retaining Xfinity at the shopping center, PECO is seeking approval for the Minor Amendment and intends to construct the proposed façade remodel upon receipt of all required approvals and permits.

The proposed conceptual design (Figure “C”) maintains the current height and width of the existing sign band. PECO proposes to remove the sloped gable shape of the sign band and construct a rectangular form that is flush with the existing columns. We also propose to extend the stucco finish material further down the columns. This form and material composition will be aesthetically similar to the Old Navy façade remodel that was approved by the City in 2017 and completed in 2018.




The original Site Plan was approved in 1996 and updated in 2012, prior to the 12/25/2022 effective date of the Integrated Development Ordinance (IDO). Given the site plan approval date, this proposed amendment is subject to the Site Development Plans Minor Amendments review and criteria established in IDO Section 14-16-6-4(Z)(1)(a). The proposed amendment complies with the criteria of IDO Section 14-16-6-4(Z)(1)(a), review and criteria for Site Development Plans Minor Amendments as outline below. The criteria are bolded, and the responses are italicized.

1. **The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.**  
*The requested change still meets the original requirements.*
2. **The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.**  
*No attributes of the proposed amendment violate the thresholds as identified in Table 6-4-4 including building height, which shall remain the same as existing.*
3. **The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.**  
*No public infrastructure is required or needs to be changed.*
4. **No deviations, Variances, or Waivers shall be granted for minor amendments.**  
*No deviations, variances or waivers are required.*

Based on the rationale presented in this letter, we respectfully request a Minor Amendment approval. If you have any questions or need clarification, please contact me per the information below.

Sincerely,



Steve Brozo  
AVP of Construction - West  
801.869.1826  
[sbrozo@phillipsedison.com](mailto:sbrozo@phillipsedison.com)

Figure "A" - Current Tenants

PAVILIONS AT SAN MATEO

4500 Cutler Avenue | Albuquerque, NM 87110

SPACE TENANT			SQ. FT.								
B0B	Shoe Dept.	15,839 SF	EOD	Old Navy	15,210 SF	FOC	Boba Tea Shop	1,560 SF	HOE	Comcast Xfinity	3,500 SF
BOC	Dollar Tree	10,000 SF	EOH	Sally Beauty Supply	1,659 SF	FOD	La Cocina De Juani's	1,300 SF	KOA	Sherwin Williams	4,686 SF
BOD	Dollar Tree	10,000 SF	EOK	Rack Room Shoes	7,065 SF	FOE	Nutrishop	2,740 SF	KOD	Sam's Smoke Shop	1,325 SF
BOD	Walmart Neighborhood Market	36,926 SF	EOP	In Style Nail Salon	1,188 SF	FOG	Orangetheory Fitness	3,017 SF	Shad1	Refinement House	
BOF	Boofys Best for Pets	13,142 SF	EOR	Carter's	4,190 SF	GOA AVAILABLE		1,421 SF	Shad2	Pima Medical Institute	
EOA	5.11 Tactical	5,103 SF	EOS	Supercuts	1,224 SF	GOB	Visionworks	3,579 SF	TOTAL SQ. FT. 148,749		
EOC	AVAILABLE	5,148 SF	FOA	Chello N Grill	3,040 SF	HOA AVAILABLE		1,517 SF			
			FOB	Einstein Bros. Bagels	2,360 SF	HOB	Oreck Floor Care Center	2,010 SF			

Available

Occupied

Leased (not occupied)

Owned by Others

Site Boundary

SITE LEGEND

Available

Occupied

Leased (not occupied)

Owned by Others

Site Boundary



**Figure “B” Existing Facade**





# 6) Approved Site Plan







## **7) Copy of Official Notice of Decision**

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 #: 1007872 Application #: 12.DRB-703231  
Project Name: Plat of Tract 3A-1 Pavillions at San Mateo  
Agent: Tierra West LLC Phone #:

**\*\*Your request was approved on 10-17-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

- ☐ TRANSPORTATION:  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ ABCWUA:  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ CITY ENGINEER / AMAFCA:  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ PARKS / CIP:  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ PLANNING (Last to sign):  
\_\_\_\_\_  
\_\_\_\_\_

**PLATS:**

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

**ALL SITE PLANS:**

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





**DEVELOPMENT REVIEW BOARD**  
**Action Sheet**

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

October 17, 2012 9:00 AM

MEMBERS:

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Project# 1006505**  
12DRB-70299 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR  
SIA)

APPLIED ENGINEERING AND SURVEYING INC  
agent(s) for EDDIE CORLEY, JR AND SR, LLC  
request(s) the referenced/above action(s) for Lot 17A,  
Block 9, Tract A, Unit B **NORTH ALBUQUERQUE**  
**ACRES** zoned SU-2/ IP/ NC, located on the north side of  
EAGLE ROCK AVE NE between I-25/ PAN AMERICAN  
FREEWAY NE and SAN PEDRO BLVD NE containing  
approximately 3.9321 acre(s). (C-18)**DEFERRED TO**  
**10/24/12 AT THE AGENT'S REQUEST.**
- 2. Project# 1008203**  
12DRB-70300 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR  
SIA)

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

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

- 3. Project# 1007872**  
12DRB-70324 EPC APPROVED SDP  
FOR BUILD PERMIT

TIERRA WEST LLC request(s) the above action(s) for all  
or a portion of Tract(s) 2A-1, **PLAT OF TRACT 3A-1**  
**PAVILIONS AT SAN MATEO** zoned C-3, located on  
SOUTH SIDE OF CUTLER BETWEEN SAN MATEO  
AND WASHINGTON containing approximately 3.85  
acre(s). (H-17) **THE SITE PLAN FOR BUILDING PERMIT**  
**WAS APPROVED.**

Complete

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 #: 100787Z Application #: 12DRB-70324  
Project Name: Plat of Tract 3A-1 Pavillions at San Mateo  
Agent: Terra West Phone #:

\*\*Your request was approved on 10-17-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

- ☐ TRANSPORTATION:
- ☐ ABCWUA:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):

PLATS:

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

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

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

ALL SITE PLANS:

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

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

### STANDARD APPLICATION, Paper Plans Required

#### DEVELOPMENT REVIEW BOARD

10/09/2012 Issued By: BLDADM 166075

Category Code **910**  
**2012 070 324**

**Application Number:** 12DRB-70324, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** SOUTH SIDE OF CUTLER BETWEEN SAN MATEO AND WASHINGTON

**Project Number:** 1007872

#### Applicant

TIERRA WEST LLC  
RONALD BOHANNAN  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE NM 87109  
505-858-3100  
kkruieger@tierrawestllc.com

#### Agent / Contact

TIERRA WEST LLC  
RONALD BOHANNAN  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE NM 87109  
505-858-3100  
KKRUEGER@TIERRAWESTLLC.COM

#### Application Fees

##### APN Fee

Conflict Mgmt Fee	\$20.00
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##### DRB Actions

TOTAL:	\$20.00
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City of Albuquerque Treasury  
Date: 10/9/2012 Office: AMH/X  
Stat ID: W3000005 Cashier: TRSF/XG  
Batch: 860 Trans #: 44  
Receipt Num: 00060803  
Permit: 2012070324  
Payment Total: \$20.00  
0901 Conflict Mgmt Fee  
Check Tendered : \$20.00



Supplemental Form (SF)

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- ☐ Annexation  
☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)  
☐ 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, Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): 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: Weingarten Realty PHONE: 602-217-8848

ADDRESS: 4440 N. 36th Street, Suite 200 FAX: 602-263-8852

CITY: Phoenix STATE AZ ZIP 85018 E-MAIL: GRabb@Weingarten.com

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

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

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

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

Lot or Tract No. TRACT 3A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: PLAT OF TRACT 3A-1 PAVILIONS AT SAN MATEO

Existing Zoning: C-3 Proposed zoning: same MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): H-17 UPC Code: 101705937410640208

### CASE HISTORY:

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

1007872 / Z-95-92

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ no

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.85%

LOCATION OF PROPERTY BY STREETS: On or Near: south side of Cutler Avenue, NE

Between: San Mateo Boulevard, NE and Washington Street, NE

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

SIGNATURE [Signature] DATE October 08, 2012

(Print Name) Ronald R. Bohannon Applicant: ☐ Agent: ☒

### FOR OFFICIAL USE ONLY

Revised: 6/2011

#### ☒ INTERNAL ROUTING

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

Application case numbers

12 DRB - 70324

Action

58P

S.F.

Fees

\$ 20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 20.00

Hearing date Oct. 17, 2012

10-9-12  
Staff signature & Date

Project # 1007872

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Maximum Size: 24" x 36"**

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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)**

**Maximum Size: 24" x 36"**

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

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**(DRB17)**

**Maximum Size: 24"**

**x 36"**

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

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

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

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

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

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

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

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

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

**Your attendance is required.**

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

Ronald R. Bohannon, PE

Applicant name (print)

October 08, 2012

Applicant signature / date



Form revised October 2007

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

Application case numbers

12 - DKB - 10324

- - -

- - -

Project #

1007872

Planner signature / date

10-9-12

## Vince Carrica

---

**From:** Barkhurst, Kathryn Carrie <kcbarkhurst@cabq.gov>  
**Sent:** Friday, October 05, 2012 5:04 PM  
**To:** Vince Carrica  
**Subject:** RE: Project Number 1007872 12EPC-4049 Amendment to site plan approval

Great! Submit away...

It's been a pleasure working with you all.

**Carrie Barkhurst**  
**Planner, Current Planning Section**  
Urban Design & Development Division  
City of Albuquerque Planning Department  
505.924.3879 // [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)

---

**From:** Vince Carrica [<mailto:VCarrica@tierrawestllc.com>]  
**Sent:** Friday, October 05, 2012 4:38 PM  
**To:** Barkhurst, Kathryn Carrie  
**Cc:** Vince Carrica; Ron Bohannan; Cynthia Abeyta  
**Subject:** Re: Project Number 1007872 12EPC-4049 Amendment to site plan approval

Thank you! We did submit to fire Marshall and did get their sign off.

Vincent P. Carrica, PE  
Tierra West, LLC

Sent from my iPhone

On Oct 5, 2012, at 4:27 PM, "Barkhurst, Kathryn Carrie" <[kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)> wrote:

Vince,

Thank you for submitting a revised site plan. The three sheets submitted, labeled C2B, C3, and A2, addressed the conditions of approval.

Please make sure that your DRB submittal includes all sheets (labeled C1 – C6 as submitted to the EPC) and a copy of the original site plan that is to be amended. Also make sure that a copy has been submitted to the Fire Marshal's Office Plans Checking Division for review and approval prior to DRB approval.

Have a nice weekend,

**Carrie Barkhurst**  
**Planner, Current Planning Section**  
Urban Design & Development Division  
City of Albuquerque Planning Department  
505.924.3879 // [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)

---

**From:** Ron Bohannan [<mailto:rrb@tierrawestllc.com>]  
**Sent:** Thursday, September 13, 2012 5:11 PM  
**To:** Marrone, Carmen M.; Barkhurst, Kathryn Carrie

**Cc:** Vince C.....a; Miller, Anita P.; Cynthia Abeyta  
**Subject:** City Project Number 1007872 12EPC-4049 Ammendment to site plan approval

Carmen and Carrie here is the return receipts where the packages were signed for by the coalition for your files. As part of our protocol we keep all returns or signatures on file.

Call me if you have any questions.

Thanks

Ronald R. Bohannon, P.E.  
President  
(WOBE)  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
505-858-3100 office  
800-245-3102  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

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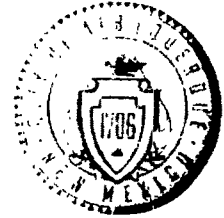
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If this email is spam, report it to [www.OnlyMyEmail.com](http://www.OnlyMyEmail.com)

# CITY OF ALBUQUERQUE

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



## OFFICIAL NOTIFICATION OF DECISION

September 17, 2012

Weingarten Realty  
4440 N. 36<sup>th</sup> Street, Suite 200  
Phoenix, AZ 85018

**Project# 1007872**  
12EPC-40049 Amend Site Development Plan for  
Building Permit

### LEGAL DESCRIPTION:

for all or a portion of Lot 3A-1, Plat of Tract 3A-1  
Pavilions at San Mateo, zoned C-3, located on the south  
side of Cutler between San Mateo and Washington,  
containing approximately 3.38 acres. (H-17)  
Carrie Barkhurst, Staff Planner

PO Box 1293

On September 13, 2012, the Environmental Planning Commission voted to **APPROVE** Project 1007872 /  
12EPC-40049, a request for an Amendment to the Site Development Plan for Building Permit, based on  
the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for amendment to a Site Development Plan for Building Permit for Tract 3A-1, Plat of Tract 3A-1, Pavilions at San Mateo, located on Cutler Ave. between Washington St. and San Mateo Blvd. and containing approximately 9.4 acres.
2. The applicant is proposing to modify some parking space striping; modify the dumpster enclosure; add a new loading ramp; and add a drive-up service window to Retail D building.
3. The subject site is zoned C-3. The proposed drive-up service window is permissive under the current zoning.
4. The subject site is part of a Site Development Plan for Building Permit for a larger 19.1 acre shopping center commonly called "The Pavilions." The request is consistent with the Design Guidelines.

NM 87103

www.abq.gov



## OFFICIAL NOTICE OF DECISION

Project #1007872

September 13, 2012

Page 2 of 4

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is before the EPC because it is not consistent with the 1995 Notice of Decision, which required a note to be added to the site plan stating that no drive-up service windows are permitted. This restriction was made to mitigate air quality issues related to land use, which are no longer regulated by the City. The note was not added to the Site Development Plan; therefore, the Planning Department cannot enforce the condition.
7. The request complies with most applicable Site Development Plan requirements. However, there are some instances of incomplete information provided, including materials and colors of proposed architectural features. The conditions of approval address the deficiencies.
8. The request is consistent with the Established Urban Area Goal and Policy II.B.5.d. The request is also consistent with Policy II.C.1.e, Air Quality, because it does not increase motor vehicle emissions and their adverse effects.
9. The subject site is not within the boundaries of any Neighborhood Associations or Homeowner's Associations. The District 7 Coalition of NA's was notified. At the hearing one speaker spoke at the hearing and raised questions about possible lack of notification.

### CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.

OFFICIAL NOTICE OF DECISION

Project #1007872

September 13, 2012

Page 3 of 4

4. A note shall be added to the site plan stating that only one drive-up service window is permitted, unless otherwise approved by the Environmental Planning Commission through an amendment to the Site Development Plan for Building Permit.
5. Sheet C-1 shall be modified, in the appropriate sections, to indicate the change to indicate the correct number of parking spaces, compact parking spaces, motorcycle, and handicap accessible parking spaces provided. These changes shall be marked with a cloud and the "Delta 1" symbol.
6. Sheet C-6 shall specify the material and color for the hand rail at the loading ramp, the existing and proposed canopies, and dumpster enclosure doors. The colors shall be compatible with the proposed brown and camel stucco and the grey and camel metal storefront elements.
7. Sheet C-6 shall identify the new sign proposed on the north building façade with a cloud and the "Delta 1" symbol. The sign face size shall be calculated and added to the Building Signage Schedule.
8. Sheet C-6 shall identify all changes to the façade, including multiple instances of "new scuppers" and "infill with CMU" with a cloud and the "Delta 1" symbol. The scale shall be corrected.
9. Applicant shall add a sign reading "yield to pedestrians" at the north end of the drive up lane.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 28, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting a written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL

OFFICIAL NOTICE OF DECISION

Project #1007872

September 13, 2012

Page 4 of 4

DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

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

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

Sincerely,



Suzanne Lubar  
Acting Director, Planning Department

SL CB/mc

cc: Tierra West, LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109  
Bill Hoch, 813 Calle del Corte NE, Albuquerque, NM 87110  
Lynne Martin, 1531 Espejo NE, Albuquerque, NM 87112



Supplemental Form (SF)

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- ☐ Annexation  
  
☒ V ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)  
☐ P ☐ Sector Plan (Phase I, II, III)  
☐ Amendment to Sector, Area, Facility or Comprehensive Plan  
☐ Text Amendment (Zoning Code/Sub Regs)  
☐ D ☐ Street Name Change (Local & Collector)

### L A APPEAL / PROTEST of...

- ☐ Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): 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: Weingarten Realty PHONE: 602-217-8848

ADDRESS: 4440 N. 36th Street, Suite 200 FAX: 602-263-8852

CITY: Phoenix STATE AZ ZIP 85018 E-MAIL: GRabb@Weingarten.com

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

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes, ☐ No.

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

Lot or Tract No. TRACT 3A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: PLAT OF TRACT 3A-1 PAVILIONS AT SAN MATEO

Existing Zoning: C-3 Proposed zoning: same MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): H-17 UPC Code: 101705937410640208

### CASE HISTORY:

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

1007872 / Z-95-92

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ no

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.85

LOCATION OF PROPERTY BY STREETS: On or Near south side of Cutler Avenue, NE

Between: San Mateo Boulevard, NE and Washington Street, NE

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

SIGNATURE Ronald R. Bohannon DATE October 08, 2012

(Print Name) Ronald R. Bohannon Applicant: ☐ Agent: ☒

### FOR OFFICIAL USE ONLY

#### INTERNAL ROUTING

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

Application case numbers

12 DRB - 70324

Action

58P

S.F.

\_\_\_\_\_

Fees

\$ 20.00

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

Hearing date Oct. 17, 2012

Total

\$ 20.00

10-9-12  
Staff signature & Date

Project # 1007872

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)**

Maximum Size: 24" x 36"

- ☐ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
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- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ List any original and/or related file numbers on the cover application

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

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Maximum Size: 24" x 36"

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

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

**Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

(DRB17)

Maximum Size: 24" x 36"

x 36"

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

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

**Your attendance is required.**

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** Maximum Size: 24" x 36"

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

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

**Your attendance is required.**

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

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

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

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

**Your attendance is required.**

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

Ronald R. Bohannon, PE

Applicant name (print)  
October 08, 2012

Applicant signature / date



Form revised October 2007

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

Application case numbers  
B - DKB - 10324

Planner signature / date  
10-9-12  
Project # 1007812



# TIERRA WEST, LLC

October 09, 2012

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: DRB FINAL SIGN-OFF OF EPC APPROVED SITE PLAN FOR BUILDING PERMIT  
PAVILIONS AT SAN MATEO TRACT 3A-1  
4700 CUTLER ROAD  
ZONE ATLAS PAGE H-17**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Weingarten Realty, requests EPC final sign-off approval for Site Plan for Building Permit for the above-referenced project. We provide the following responses to the conditions listed by the Environmental Planning Commission.

## CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

**This letter shall serve as a transmittal to the Site Development Plan set with notice that all conditions of approval have been met.**

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

**The updated plans were submitted to Carrie Barkhurst with the COA Planning Department for her review. A copy of the email correspondence that she has verified that all the conditions are addressed is attached for your files.**

3. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.

**The Site Plan was submitted to the Fire Marshall's Office and approved. A copy of the plan signed by the Fire Marshall's Office is attached for your files.**

4. A note shall be added to the site plan stating that only one drive-up service window is permitted, unless otherwise approved by the Environmental Planning Commission through an amendment to the Site Development Plan for Building Permit.

**A note was added to the Site Plan stating "Only one drive-up service window is permitted, unless otherwise approved by the Environmental Planning Commission through an amendment to the Site Development Plan for Building Permit".**

5. Sheet C-1 shall be modified, in the appropriate sections, to indicate the change to indicate the correct number of parking spaces, compact parking spaces, motorcycle, and handicap accessible parking spaces provided. These changes shall be marked with a cloud and the "Delta 1" symbol.  
**Sheet C-1 is modified to indicate the correct number of parking spaces, compact parking spaces, motorcycle and handicap accessible parking spaces provided. The changes are clouded and marked with a "Delta 1" symbol.**
6. Sheet C-6 shall specify the material and color for the hand rail at the loading ramp, the existing and proposed canopies, and dumpster enclosure doors. The colors shall be compatible with the proposed brown and camel stucco and the grey and camel metal storefront elements.  
**Sheet C-6, Building Elevations, is modified to specify the material and color of the hand rail at the loading ramp, the existing canopies, and the dumpster enclosure doors. The colors indicated are compatible with the proposed brown and camel stucco and the grey and camel metal storefront elements.**
7. Sheet C-6 shall identify the new sign proposed on the north building facade with a cloud and the "Delta 1" symbol. The sign face size shall be calculated and added to the Building Signage Schedule.  
**Sheet C-6, Building Elevations, is modified to identify the new sign proposed on the north building façade. The change is clouded and marked with a "Delta 1" symbol. The calculated sign face was added to the Signage Schedule.**
8. Sheet C-6 shall identify all changes to the facade, including multiple instances of "new scuppers" and "infill with CMU" with a cloud and the "Delta 1" symbol. The scale shall be corrected.  
**Sheet C-6, Building Elevations, was modified to identify all changes to the façade and are clouded and marked with a "Delta 1" symbol.**
9. Applicant shall add a sign reading "yield to pedestrians" at the north end of the drive up lane.  
**An R1-5a, "Yield Here to Pedestrians" sign was added to the Site Plan at the north end of the drive. It is clouded and marked with a "Delta 1" symbol.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

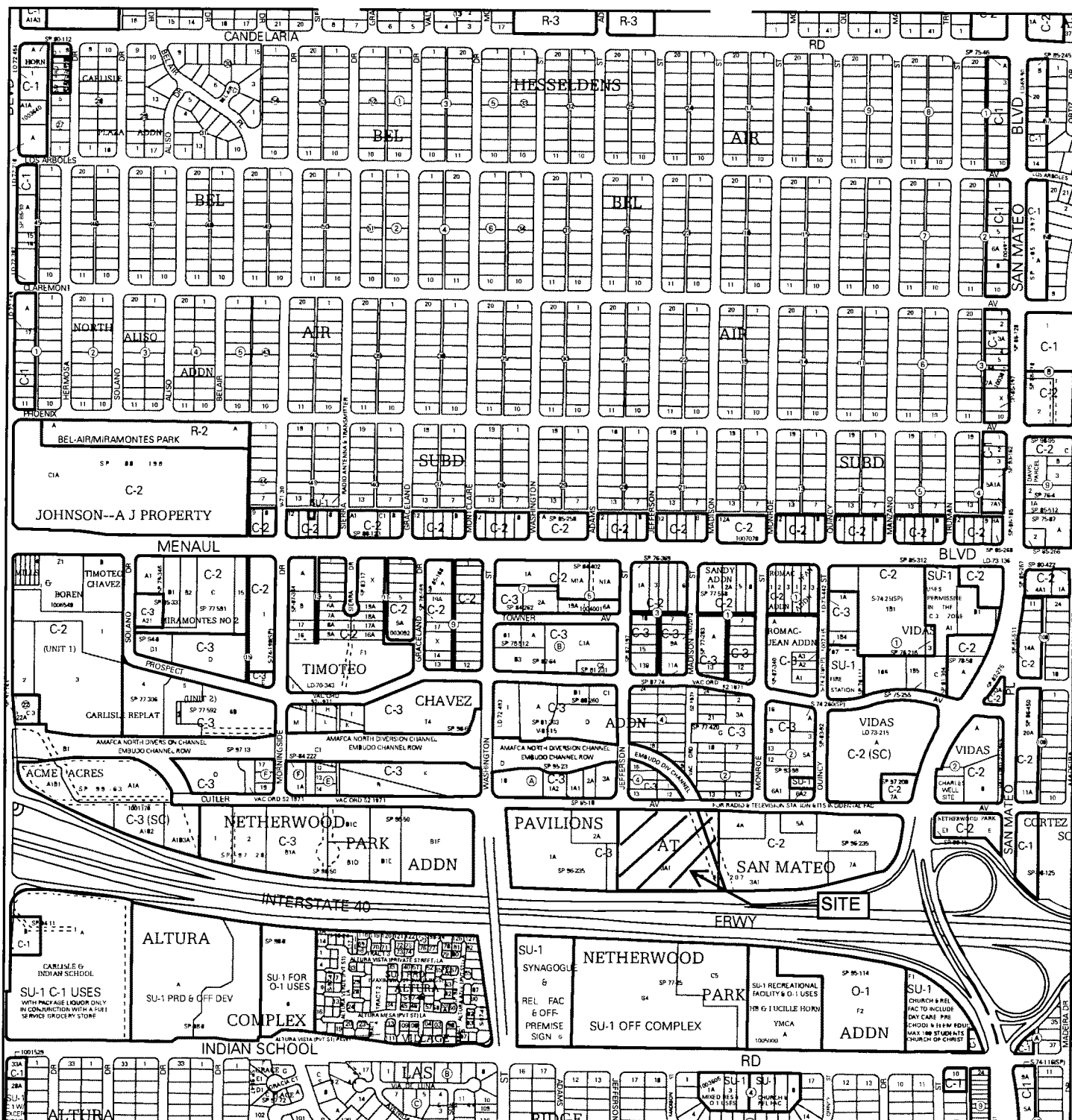


Vincent P. Carrica, PE

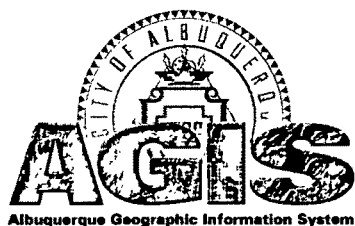
Enclosure/s

cc: Greg Rabb – Weingarten Realty

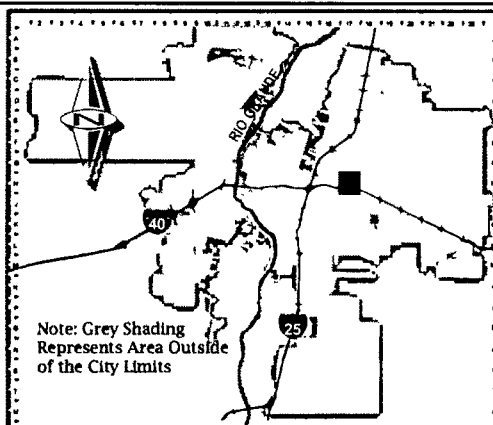
JN: 2011071  
RRB/vpc/cia



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



Map amended through: 2/4/2010



Zone Atlas Page:

**H-17-Z**

Selected Symbols

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

0 750 1,500 Feet



## WEINGARTEN REALTY

4440 N. 36th Street Suite 200  
Phoenix, AZ 85018  
602 263.1166 Main  
602 263.8852 Fax  
www.weingarten.com

March 29, 2012

Mr. Doug Peterson, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: TRACT 3A-1 PLAT OF TRACT 3A-1 PAVILIONS AT SAN MATEO  
PROJECT # Z-95-92 / 1007872  
ZONE ATLAS MAP H-17**

Dear Chairman Peterson:

The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of S/W Albuquerque, L.P. pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Greg Babb  
Print Name  
[Signature]  
Signature  
Construction Manager  
Title  
03/29/2012  
Date

People-to-People. Coast-to-Coast.

Weingarten Realty is the trade name of Weingarten Realty Investors (the "trust") which is an unincorporated trust organized under the Texas Real Estate Investment Trust Act. Neither the shareholders of the trust nor its trust managers, officers, or employees or other agents are personally, corporately or individually liable for any debt, act, omission, or obligation of the trust and all persons having claims of any kind against the trust must look solely to the property of the trust for the enforcement of their rights.

## Vince Carrica

---

**From:** Barkhurst, Kathryn Carrie <kcbarkhurst@cabq.gov>  
**Sent:** Friday, October 05, 2012 5:04 PM  
**To:** Vince Carrica  
**Subject:** RE: Project Number 1007872 12EPC-4049 Amendment to site plan approval

Great! Submit away...

It's been a pleasure working with you all.

**Carrie Barkhurst**  
**Planner, Current Planning Section**  
Urban Design & Development Division  
City of Albuquerque Planning Department  
505.924.3879 // [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)

---

**From:** Vince Carrica [<mailto:VCarrica@tierrawestllc.com>]  
**Sent:** Friday, October 05, 2012 4:38 PM  
**To:** Barkhurst, Kathryn Carrie  
**Cc:** Vince Carrica; Ron Bohannon; Cynthia Abeyta  
**Subject:** Re: Project Number 1007872 12EPC-4049 Amendment to site plan approval

Thank you! We did submit to fire Marshall and did get their sign off.

Vincent P. Carrica, PE  
Tierra West, LLC

Sent from my iPhone

On Oct 5, 2012, at 4:27 PM, "Barkhurst, Kathryn Carrie" <[kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)> wrote:

---

Vince,

Thank you for submitting a revised site plan. The three sheets submitted, labeled C2B, C3, and A2, addressed the conditions of approval.

Please make sure that your DRB submittal includes all sheets (labeled C1 – C6 as submitted to the EPC) and a copy of the original site plan that is to be amended. Also make sure that a copy has been submitted to the Fire Marshal's Office Plans Checking Division for review and approval prior to DRB approval.

Have a nice weekend,

**Carrie Barkhurst**  
**Planner, Current Planning Section**  
Urban Design & Development Division  
City of Albuquerque Planning Department  
505.924.3879 // [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)

---

**From:** Ron Bohannon [<mailto:rrb@tierrawestllc.com>]  
**Sent:** Thursday, September 13, 2012 5:11 PM  
**To:** Marrone, Carmen M.; Barkhurst, Kathryn Carrie

**Cc:** Vince C     a; Miller, Anita P.; Cynthia Abeyta  
**Subject:** City Project Number 1007872 12EPC-4049 Ammendment to site plan approval

Carmen and Carrie here is the return receipts where the packages were signed for by the coalition for your files. As part of our protocol we keep all returns or signatures on file.

Call me if you have any questions.

Thanks

Ronald R. Bohannon, P.E.  
President  
(WOBE)  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
505-858-3100 office  
800-245-3102  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

PRIVILEGED AND CONFIDENTIAL

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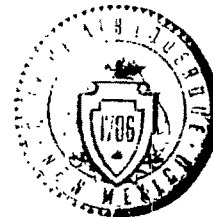
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If this email is spam, report it to [www.OnlyMyEmail.com](http://www.OnlyMyEmail.com)

# CITY OF ALBUQUERQUE

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



## OFFICIAL NOTIFICATION OF DECISION

September 17, 2012

Weingarten Realty  
4440 N. 36<sup>th</sup> Street, Suite 200  
Phoenix, AZ 85018

**Project# 1007872**  
12EPC-40049 Amend Site Development Plan for  
Building Permit

### LEGAL DESCRIPTION:

for all or a portion of Lot 3A-1, Plat of Tract 3A-1  
Pavilions at San Mateo, zoned C-3, located on the south  
side of Cutler between San Mateo and Washington,  
containing approximately 3.38 acres. (H-17)  
Carrie Barkhurst, Staff Planner

PO Box 1293

On September 13, 2012, the Environmental Planning Commission voted to **APPROVE** Project 1007872 /  
12EPC-40049, a request for an Amendment to the Site Development Plan for Building Permit, based on  
the following Findings and subject to the following Conditions:

### FINDINGS:

NM 87103

1. This is a request for amendment to a Site Development Plan for Building Permit for Tract 3A-1, Plat of Tract 3A-1, Pavilions at San Mateo, located on Cutler Ave. between Washington St. and San Mateo Blvd. and containing approximately 9.4 acres.
2. The applicant is proposing to modify some parking space striping; modify the dumpster enclosure; add a new loading ramp; and add a drive-up service window to Retail D building.
3. The subject site is zoned C-3. The proposed drive-up service window is permissive under the current zoning.
4. The subject site is part of a Site Development Plan for Building Permit for a larger 19.1 acre shopping center commonly called "The Pavilions." The request is consistent with the Design Guidelines.

OFFICIAL NOTICE OF DECISION

Project #1007872

September 13, 2012

Page 2 of 4

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is before the EPC because it is not consistent with the 1995 Notice of Decision, which required a note to be added to the site plan stating that no drive-up service windows are permitted. This restriction was made to mitigate air quality issues related to land use, which are no longer regulated by the City. The note was not added to the Site Development Plan; therefore, the Planning Department cannot enforce the condition.
7. The request complies with most applicable Site Development Plan requirements. However, there are some instances of incomplete information provided, including materials and colors of proposed architectural features. The conditions of approval address the deficiencies.
8. The request is consistent with the Established Urban Area Goal and Policy II.B.5.d. The request is also consistent with Policy II.C.1.e, Air Quality, because it does not increase motor vehicle emissions and their adverse effects.
9. The subject site is not within the boundaries of any Neighborhood Associations or Homeowner's Associations. The District 7 Coalition of NA's was notified. At the hearing one speaker spoke at the hearing and raised questions about possible lack of notification.

CONDITIONS OF APPROVAL:

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1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.

OFFICIAL NOTICE OF DECISION

Project #1007872

September 13, 2012

Page 3 of 4

4. A note shall be added to the site plan stating that only one drive-up service window is permitted, unless otherwise approved by the Environmental Planning Commission through an amendment to the Site Development Plan for Building Permit.
5. Sheet C-1 shall be modified, in the appropriate sections, to indicate the change to indicate the correct number of parking spaces, compact parking spaces, motorcycle, and handicap accessible parking spaces provided. These changes shall be marked with a cloud and the "Delta 1" symbol.
6. Sheet C-6 shall specify the material and color for the hand rail at the loading ramp, the existing and proposed canopies, and dumpster enclosure doors. The colors shall be compatible with the proposed brown and camel stucco and the grey and camel metal storefront elements.
7. Sheet C-6 shall identify the new sign proposed on the north building façade with a cloud and the "Delta 1" symbol. The sign face size shall be calculated and added to the Building Signage Schedule.
8. Sheet C-6 shall identify all changes to the façade, including multiple instances of "new scuppers" and "infill with CMU" with a cloud and the "Delta 1" symbol. The scale shall be corrected.
9. Applicant shall add a sign reading "yield to pedestrians" at the north end of the drive up lane.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 28, 2012 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting a written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

**YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL**

OFFICIAL NOTICE OF DECISION

Project #1007872

September 13, 2012

Page 4 of 4

DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

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

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

Sincerely,



Suzanne Lubar  
Acting Director, Planning Department

SL CB:mc

cc: Tierra West, LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109  
Bill Hoch, 813 Calle del Corte NE, Albuquerque, NM 87110  
Lynne Martin, 1531 Espejo NE, Albuquerque, NM 87112

October 17, 2012

\*\*\*\*\*



PROJECT # 100787Z

Application # :

12-70324

EXHIBITS PROVIDED:

- FIREFLOW REQUIREMENTS SHEET (ALONG WITH #1 SHEET C6 - fire hydrant only exhibit) → Allan Porter/ABCWUA
- SOLID WASTE APPRVL sheet C3 → Master File
- SITE PLAN (Distributed)

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

TO: Jack Cloud, DRB Chair

FROM: Carrie Barkhurst, Planner

SUBJECT: Project # 1007872

DATE: October 15, 2012

On September 13, 2012, the Environmental Planning Commission approved Project #1007872 / 12EPC-40049, an Amendment to Site Development Plan for Building Permit for Lot 3A-1, Plat of Tract 3A-1 Pavilions at San Mateo, zoned C-3, located on the south side of Cutler between San Mateo and Washington.

The applicant has satisfied the EPC Conditions of Approval for the Amendment to Site Development Plan for Building Permit. I have requested that the applicant demonstrate coordination with Fire Marshal's Office Plans Checking Division during the DRB process, which is required as Condition #3.

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

Thank you.

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

## **OFFICIAL NOTIFICATION OF DECISION**

September 17, 2012

Weingarten Realty  
4440 N. 36<sup>th</sup> Street, Suite 200  
Phoenix, AZ 85018

**Project# 1007872**  
12EPC-40049 Amend Site Development Plan for  
Building Permit

### **LEGAL DESCRIPTION:**

for all or a portion of Lot 3A-1, Plat of Tract 3A-1  
Pavilions at San Mateo, zoned C-3, located on the south  
side of Cutler between San Mateo and Washington,  
containing approximately 3.38 acres. (H-17)  
Carrie Barkhurst, Staff Planner

On September 13, 2012, the Environmental Planning Commission voted to **APPROVE** Project 1007872 / 12EPC-40049, a request for an Amendment to the Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

### **FINDINGS:**

1. This is a request for amendment to a Site Development Plan for Building Permit for Tract 3A-1, Plat of Tract 3A-1, Pavilions at San Mateo, located on Cutler Ave. between Washington St. and San Mateo Blvd. and containing approximately 9.4 acres.
2. The applicant is proposing to modify some parking space striping; modify the dumpster enclosure; add a new loading ramp; and add a drive-up service window to Retail D building.
3. The subject site is zoned C-3. The proposed drive-up service window is permissive under the current zoning.
4. The subject site is part of a Site Development Plan for Building Permit for a larger 19.1 acre shopping center commonly called "The Pavilions." The request is consistent with the Design Guidelines.

## OFFICIAL NOTICE OF DECISION

Project #1007872

September 13, 2012

Page 2 of 4

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is before the EPC because it is not consistent with the 1995 Notice of Decision, which required a note to be added to the site plan stating that no drive-up service windows are permitted. This restriction was made to mitigate air quality issues related to land use, which are no longer regulated by the City. The note was not added to the Site Development Plan; therefore, the Planning Department cannot enforce the condition.
7. The request complies with most applicable Site Development Plan requirements. However, there are some instances of incomplete information provided, including materials and colors of proposed architectural features. The conditions of approval address the deficiencies.
8. The request is consistent with the Established Urban Area Goal and Policy II.B.5.d. The request is also consistent with Policy II.C.1.e, Air Quality, because it does not increase motor vehicle emissions and their adverse effects.
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OFFICIAL NOTICE OF DECISION

Project #I007872

September 13, 2012

Page 3 of 4

4. A note shall be added to the site plan stating that only one drive-up service window is permitted, unless otherwise approved by the Environmental Planning Commission through an amendment to the Site Development Plan for Building Permit.
5. Sheet C-I shall be modified, in the appropriate sections, to indicate the change to indicate the correct number of parking spaces, compact parking spaces, motorcycle, and handicap accessible parking spaces provided. These changes shall be marked with a cloud and the "Delta I" symbol.
6. Sheet C-6 shall specify the material and color for the hand rail at the loading ramp, the existing and proposed canopies, and dumpster enclosure doors. The colors shall be compatible with the proposed brown and camel stucco and the grey and camel metal storefront elements.
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OFFICIAL NOTICE OF DECISION

Project #1007872

September 13, 2012

Page 4 of 4

DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,

Suzanne Lubar  
Acting Director, Planning Department

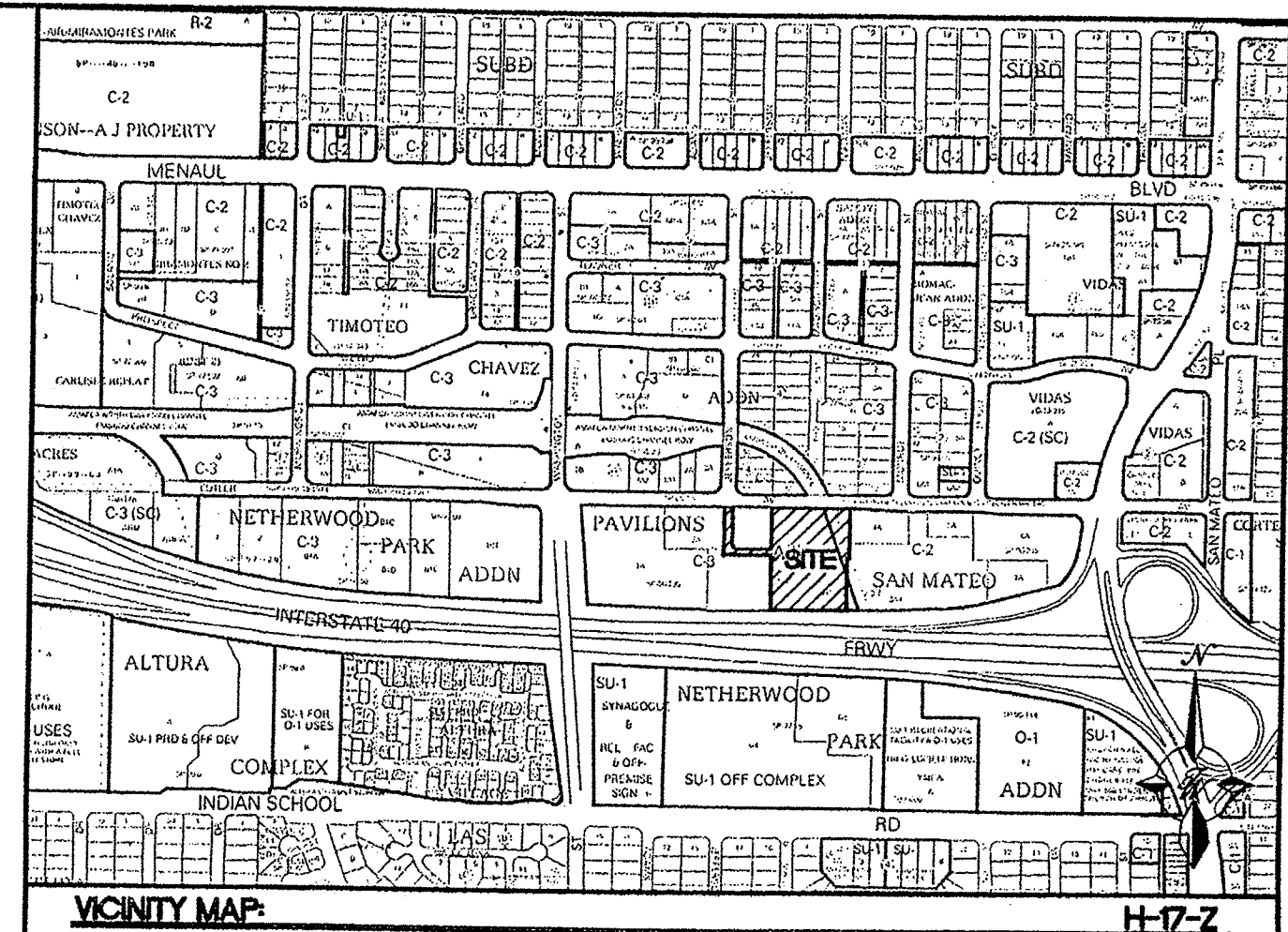
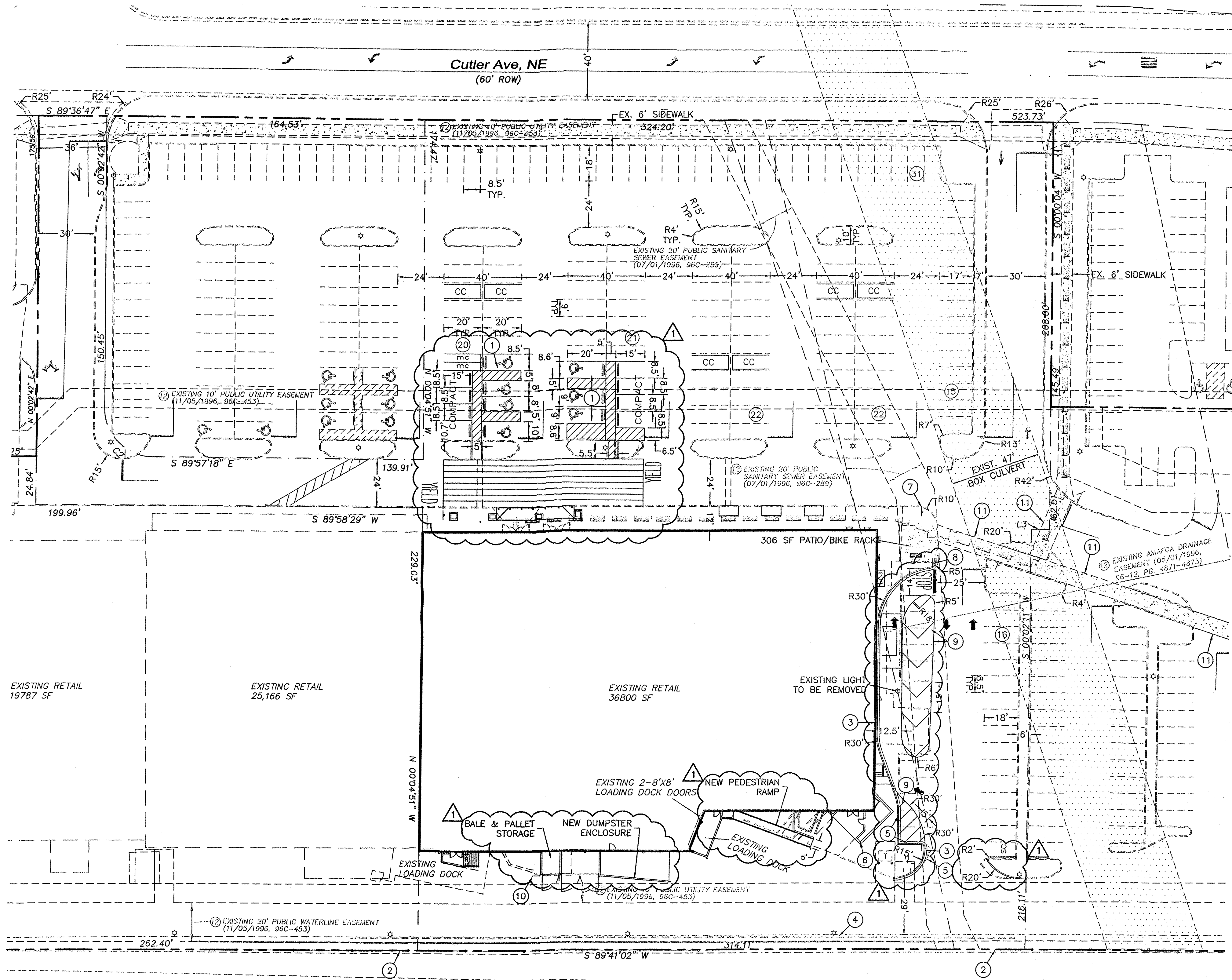
SL/CB/mc

cc: Tierra West, LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109  
Bill Hoch, 813 Calle del Corte NE, Albuquerque, NM 87110  
Lynne Martin, 1531 Espejo NE, Albuquerque, NM 87112









**LEGAL DESCRIPTION:**  
A PORTION OF TRACT 3A-1 PAVILIONS AT SAN MATEO

- LEGEND**
- Curb & Gutter
  - Property Line
  - Area of Control Limits
  - Easement
  - Centerline
  - Right-of-Way
  - Building
  - Existing Lights to Remain
  - Striping
  - Existing Curb & Gutter
  - Existing Boundary Line
  - Existing Sidewalk
  - Existing Lane
  - Existing Striping
  - Sawcut
  - ADA Accessible Route
  - Proposed Parking Spaces
  - Cart Corral
  - Motorcycle Parking

- KEYED NOTE:**
- 1 ACCESSIBLE PARKING SEE DETAIL SHEET C1
  - 2 EXISTING 6" CHAIN LINK FENCE (INTERSTATE 40 ACCESS CONTROL)
  - 3 6" CURB AND GUTTER PER COA STD DWG #2415B
  - 4 EXISTING TAN CMU RETAINING WALL
  - 5 REMOVE AND DISPOSE EXIST. CURB
  - 6 EXISTING MONUMENT SIGNS
  - 7 EXISTING "STOP" SIGN
  - 8 "DO NOT ENTER" SIGN & R1-5a "YIELD HERE TO PEDESTRIANS" SIGN
  - 9 4" SOLID YELLOW STRIPING
  - 10 EXISTING DUMPSTER ENCLOSURE TO BE REMOVED
  - 11 EXISTING CONCRETE CROSSING, 8 FT WIDTH

- NOTES:**
1. CHAIN LINK FENCE EXISTS IMMEDIATELY INSIDE SOUTH PROPERTY LINE.
  2. REMOVE ALL EXISTING NON-APPLICABLE SIGNS.

NOTES FROM PLAT (11/25/1998, 98C-334)

9. TRACT 3A-1 IS SUBJECT TO A RECIPROCAL CROSS-ACCESS, CROSS-PARKING, AND CROSS-DRAINAGE EASEMENTS AS DEFINED IN THE REVISED PLAT OF PAVILIONS AT SAN MATEO RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 5, 1996, IN VOLUME 96C, FOLIO 453, FOR THE USE AND BENEFIT OF TRACTS 1A THRU 7A. MAINTENANCE OF THESE EASEMENTS SHALL BE BY TRACTS 1A THRU 7A. (REF. Z-95-092)

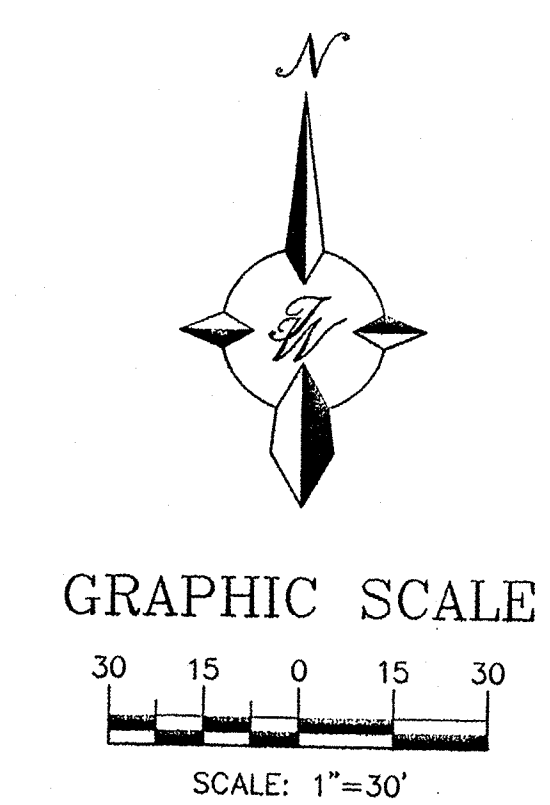
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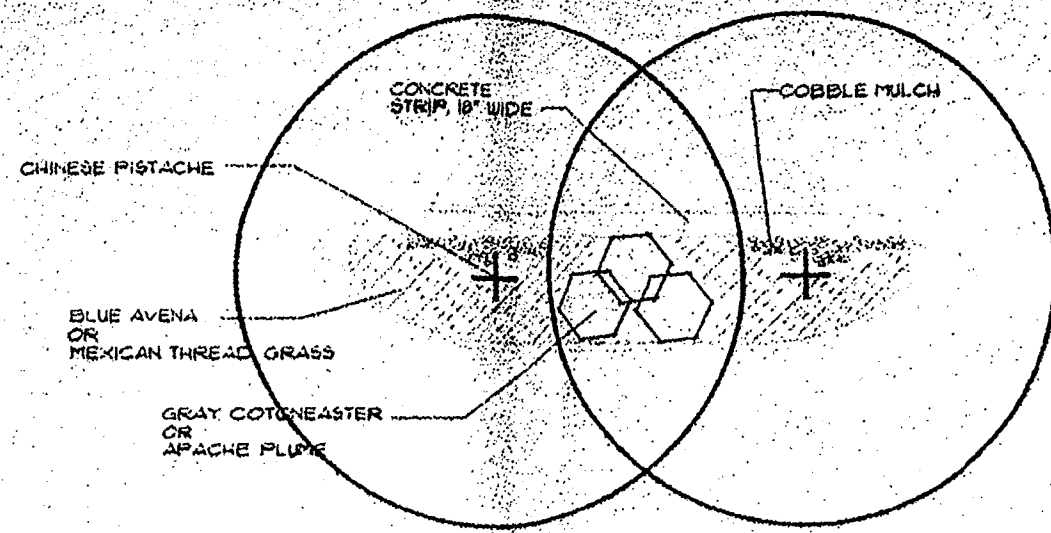
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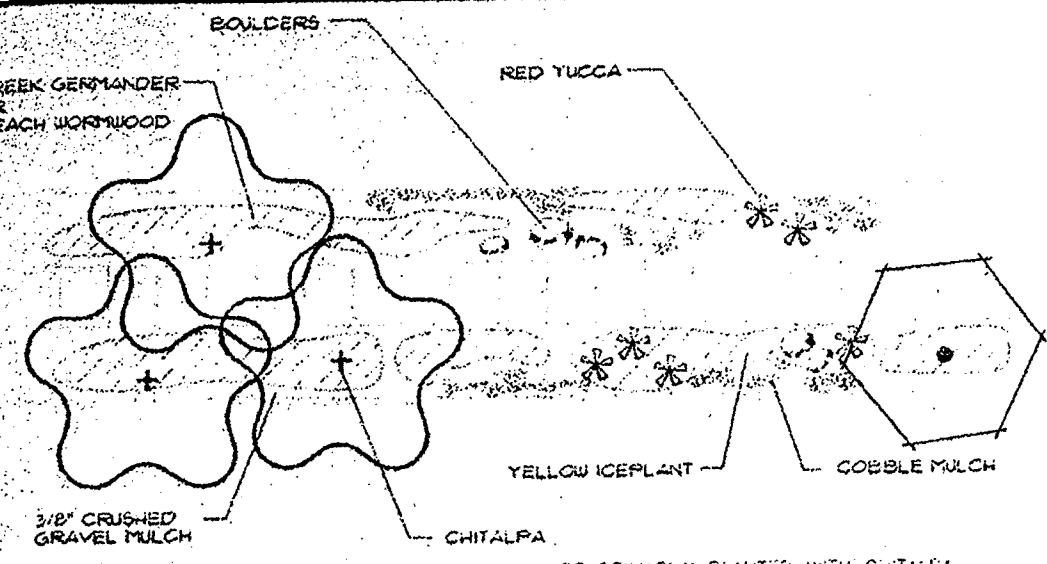


NO.	8-22-12	ADDED PHARMACY DRIVE-UP, MODIFIED ADA PARKING & DUMPSTERS, ADDED PEDESTRIAN RAMP	VC
DATE		REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		DRAWN BY	
		DATE	
		5/15/12	
<b>THE PAVILIONS</b> <b>AT SAN MATEO (TRACT 3A-1)</b> <b>SITE PLAN FOR BUILDING PERMIT (AREA OF CONTROL)</b>		2011071-SP-AA-30'	
		SHEET #	
<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		JOB #	
		2011071	

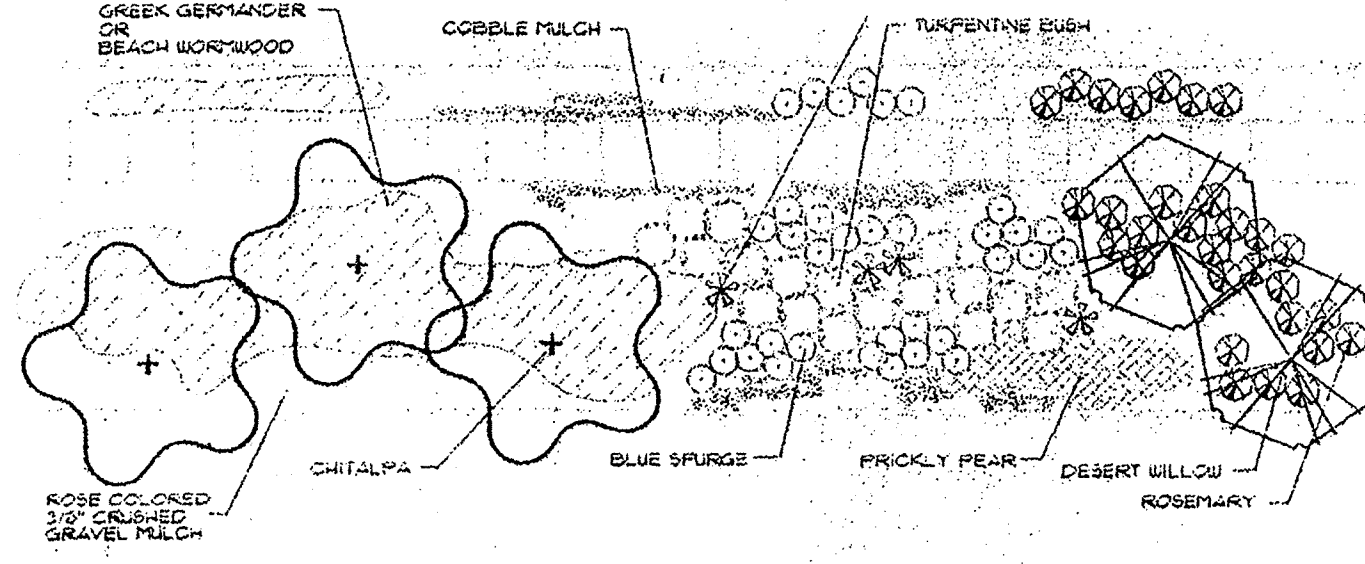




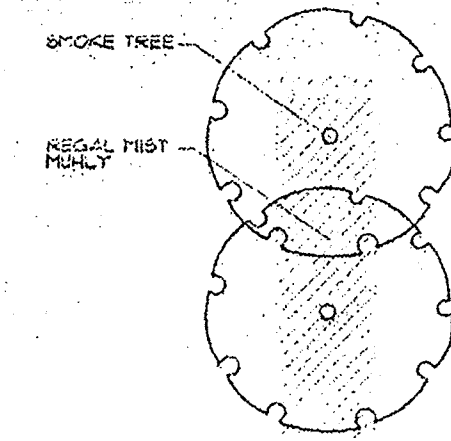
TYPICAL PARKING ISLANDS SHALL BE SHADED BY TWO CHINESE PISTACHE TREES. BELOW ISLANDS SHALL BE PLANTED WITH GRAY COTONEASTER IN THE CENTER, FLANKED BY MASSES OF ORNAMENTAL GRASS AND ROSE COLORED COBBLE MULCH. PLANTING BEDS WILL BE BUFFERED FROM ADJACENT FOOT TRAFFIC WITH AN 18" STRIP OF CONCRETE.



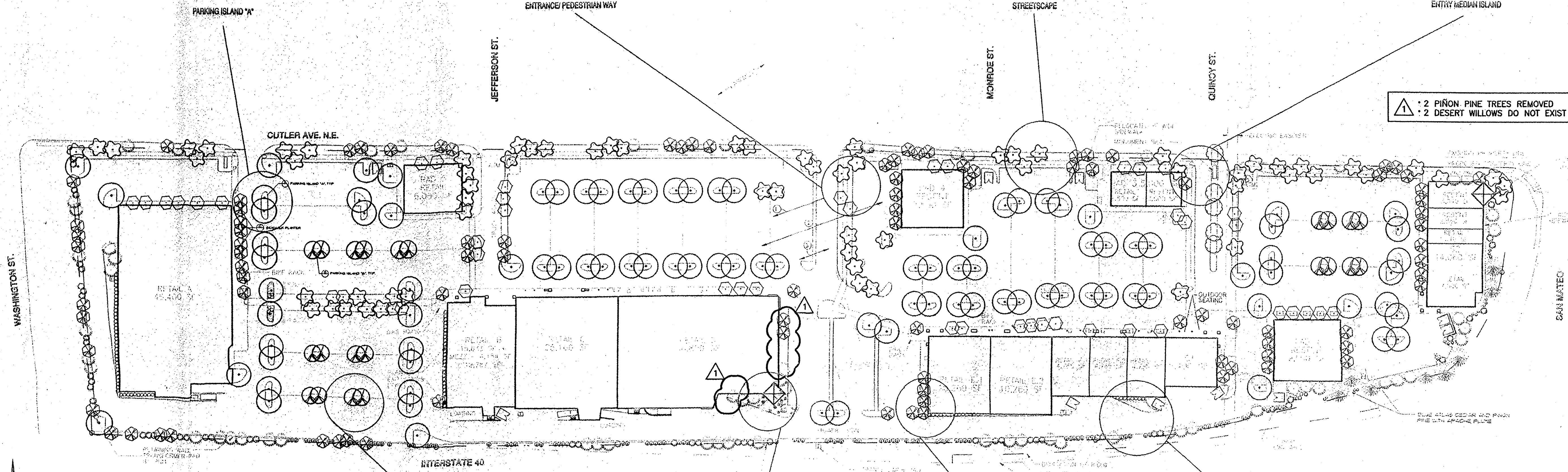
THE ENTRY AND PEDESTRIAN WAYS WILL BE PRIMARILY PLANTED WITH CHITALPA TREES, WITH ADDED THORNLESS HAWTHORN LINKING THE ROUTE VISUALLY WITH THE PEDESTRIAN CORRIDOR ON THE NORTH SIDE OF THE BUILDINGS. BENEATH THE CHITALPA WILL BE PLANTED EITHER BEACH WORMWOOD OR GREEK GERMANDER, WITH COLOR ADDED IN SUNNY OPEN AREAS AT THE ENTRANCES WITH RED YUCCA UNDERPLANTED WITH YELLOW ICEPLANT. ROSE COLORED COBBLE WILL BE USED FOR MULCH IN OPEN AREAS, WITH 3/8" CRUSHED GRAVEL BENEATH TREES.



THE CUTLER AVENUE STREETSCAPE WILL BE PLANTED WITH PRIMARILY CHITALPA, PINON PINE AND DESERT WILLOW TREES. DESERT WILLOW AREAS WILL BE PLANTED BENEATH WITH ROSEMARY, SIMILARLY TO BUILDING PLANTING BEDS. CHITALPA AREAS WILL BE PLANTED WITH EITHER BEACH WORMWOOD OR GREEK GERMANDER WITH OPEN AREAS IN BETWEEN TREES PLANTED WITH TURPENTINE BUSH ACCENTED WITH RED YUCCA AND PRICKLY PEAR. MULCH WILL BE ROSE COLORED COBBLE IN THE OPEN AREAS, WITH 3/8" CRUSHED GRAVEL UNDER TREES.



THE MEDIAN ISLAND AT THE QUINCY STREET ENTRANCE WILL BE HIGHLIGHTED WITH PURPLE SMOKE TREES, UNDERPLANTED WITH REGAL MIST ORNAMENTAL GRASS MULCHED WITH ROSE COLORED COBBLE.



1 : 2 PINON PINE TREES REMOVED  
2 : 2 DESERT WILLOWS DO NOT EXIST TO DATE

# 1 LANDSCAPE PLAN SCALE 1" = 60'

## PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	NOTES/SPACING
<b>TREES</b>			
<i>Pistacia chinensis</i>	CHINESE PISTACHE	2" CAL	
<i>Chilopsis linearis</i>	DESERT WILLOW	2" CAL	
<i>Quercus emoryi</i>	EMORY OAK	2" CAL	
<i>Chitalpa lushanensis</i>	CHITALPA	2" CAL	
<i>Cedrus atlantica</i>	BLUE ATLAS CEDAR	20 GAL	
<i>Pinus edulis</i>	LEBANON PIN	10 GAL	
<i>Pinus edulis</i>	PINON PINE	B + B 5'-7" HT.	
<i>Cotinus coggygria</i>	PURPLE SMOKE TREE	20 GAL	
<i>Ostrya crataegoides</i>	THORNLESS HAWTHORN	2" CAL	
<b>SHRUBS/VINES</b>			
<i>Yucca glauca</i>	SOAPTREE YUCCA	BASE ROOT 6'-8" HT.	
<i>Folgia paradisa</i>	APACHE PLUME	9 GAL	
<i>Taurine arachnoid</i>	GREEK GERMANDER	1 GAL	2' OC.
<i>Artemisia stelleriana</i>	BEACH WORMWOOD	1 GAL	2' OC.
<i>Rosmarinus officinalis</i>	"ARP" ROSEMARY	5 GAL	3' OC.
<i>Hesperaloe parviflora</i>	RED YUCCA	5 GAL	
<i>Euphorbia myrsinites</i>	BLUE SPURGE	1 GAL	2' OC.
<i>Cercocarpus montanus</i>	CURLLEAF MOUNTAIN MANOGANY	5 GAL	
<i>Cotoneaster glaucophyllus</i>	GRAY COTONEASTER	5 GAL	
<i>Spartium junceum</i>	SPANISH BROOM	5 GAL	
<i>Opuntia sp.</i>	PRICKLY PEAR	1 GAL	3'-4' OC.
<i>Ericaria laetifolia</i>	TURPENTINE BUSH	5 GAL	
<i>Vauquelinia californica</i>	ARIZONA ROSEWOOD	5 GAL	6' OC.
<i>Parthenocissus quinquefolia</i>	WOODBINE	1 GAL	2' OC.
<b>GROUND COVERS/GRASSES</b>			
<i>Dactyloctenium aegyptium</i>	PURPLE ICEPLANT	1 GAL	12" OC.
<i>Dactyloctenium aegyptium</i>	YELLOW ICEPLANT	1 GAL	12" OC.
<i>Hesperaloe parviflora</i>	BLUE AVENA	1 GAL	2' OC.
<i>Bouteloua curtipendula</i>	MEXICAN THREAD GRASS	1 GAL	2' OC.
<i>Bouteloua curtipendula</i>	18" x 18" x 18"	1 GAL	3' OC.

SMALLER PLANTING PLANTERS WILL FEATURE EMORY OAKS FOR SHADE, WITH THE GROUND COVER BEING AN ORNAMENTAL GRASS, MEXICAN THREAD GRASS. MULCH WILL BE ROSE COLORED COBBLE

THE SOUTHSIDE OF BUILDING D WILL FEATURE PLANTING BEDS WITH SOAPTREE YUCCA, UNDERPLANTED WITH PURPLE ICEPLANT AND ACCENTED WITH BOULDERS.

BUILDING PLANTERS WITH AN EAST, SOUTH OR WEST SIDE EXPOSURE WILL BE PLANTED WITH DESERT WILLOW, WITH ROSEMARY SHRUBS AND ROSE COLORED COBBLE MULCH. BUILDING PLANTERS WITH A NORTHERN EXPOSURE WILL BE PLANTED WITH THORNLESS HAWTHORN WITH BEACH WORMWOOD AND ROSE COLORED COBBLE MULCH.

## LANDSCAPE NOTES

- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER/DEVELOPER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM.
- TREES IN PARKING ISLANDS SHALL BE LOCATED AT THE CENTERMOST PORTION OF THE ISLAND, TYPICALLY.
- TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.

## LANDSCAPE AREA

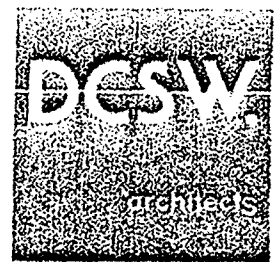
- TOTAL LAND AREA : 13.025 ACRES (871,851.8 SF)
- BUILDING AREA : 129,000 SF
- LANDSCAPE AREA REQUIRED : 12,832 SF (94%)
- LANDSCAPE AREA PROVIDED :

## EXISTING EASEMENTS

- EXISTING APL/FCA DRAINAGE EASEMENT NO. 3
- EXISTING NEW MEXICO DEPARTMENT OF TRANSPORTATION DRAINAGE RIGHT OF WAY
- FOUR (4) EXISTING 18" x 12" CONCRETE BOX CULVERTS

general notes  
contractor to coordinate structural plans with structural, plumbing, mechanical, and electrical plans for routing, structural steel, framing, etc.  
if any conflicts in the construction documents arise, the owner shall decide which takes precedence, and the specifications govern over drawings.  
the contractor is to verify the exactness and accuracy of any survey, or easements or rights in the construction documents.  
contractor to verify all existing on site conditions prior to construct.

## The Pavilions at San Mateo



revisions:  
architect  
collaborative  
southwest inc.  
engineer  
105 4th st. sw  
cibolaque, nm  
87102

SEDBERRY and ASSOCIATES COMMERCIAL REAL ESTATE SERVICES  
ADDRESS: 6301 INDIAN SCHOOL RD. STE. 690  
ALBUQUERQUE, NM. 87110  
PHONE: (505)883-0339  
FAX: (505)883-0870

APPROVED FOR CONSTRUCTION

LARRY A. BLAIR  
EXECUTIVE ENGINEER

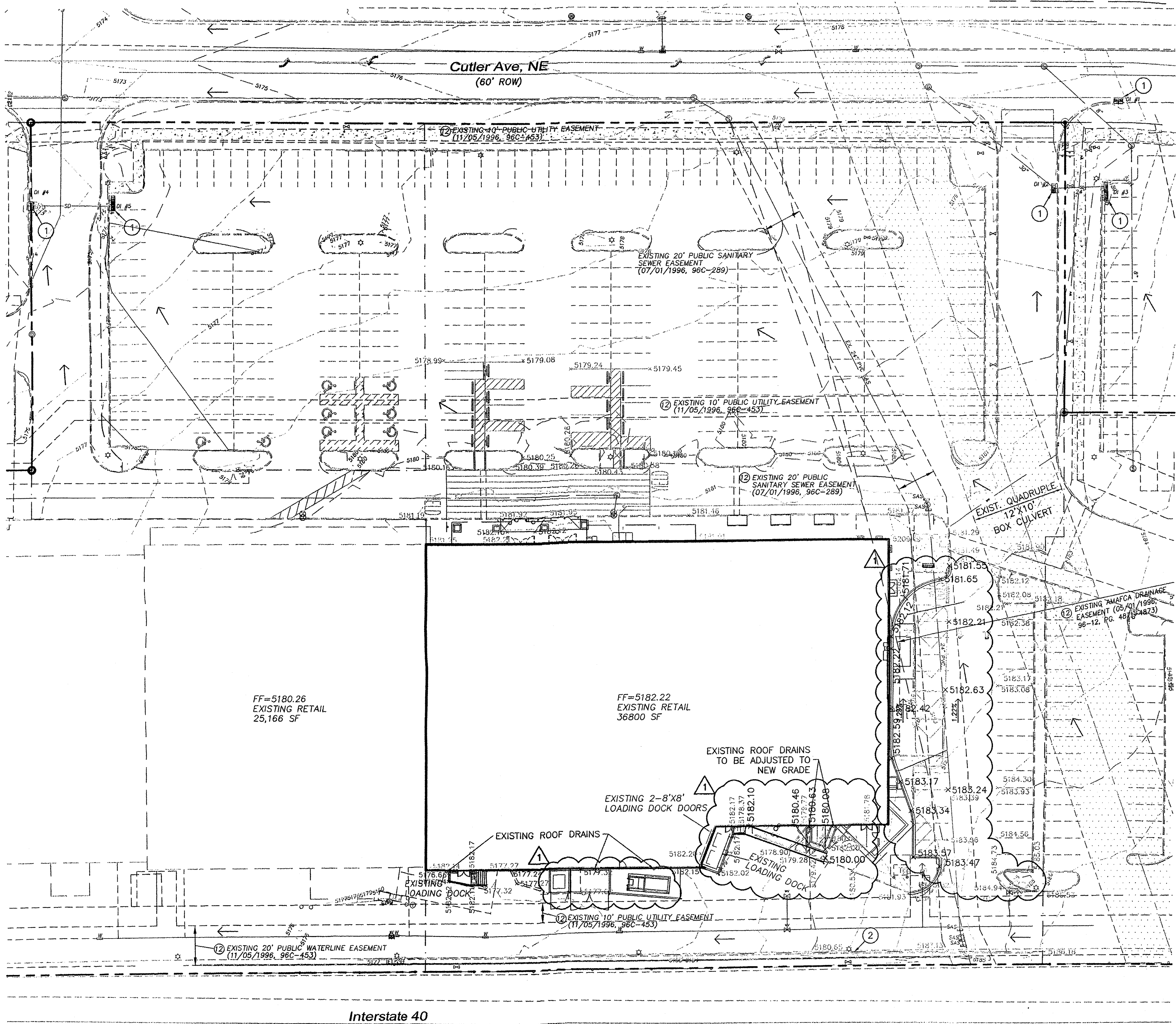
DATE

job no: 9521  
date: 8/22/96

SHEET #  
C3

NO.	DATE	REVISIONS	BY
1	8/22/96	EXISTING LANDSCAPING TO BE REMOVED	VC





**LEGEND**

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- AREA OF CONTROL LIMITS
- EASEMENT
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING STREET LIGHTS
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- EXISTING INLET
- RETAINING WALL

**DRAINAGE NARRATIVE:**

**PURPOSE:** The purpose of this report is to provide a revised grading and drainage plan for a single retail store take-over in the Pavilions Shopping Center at San Mateo. It is intended to give an overview of the approved drainage management plan for the overall shopping center and illustrate the minor grading changes and drainage design for the subject suite take-over, and act as an accurate record for future reference.

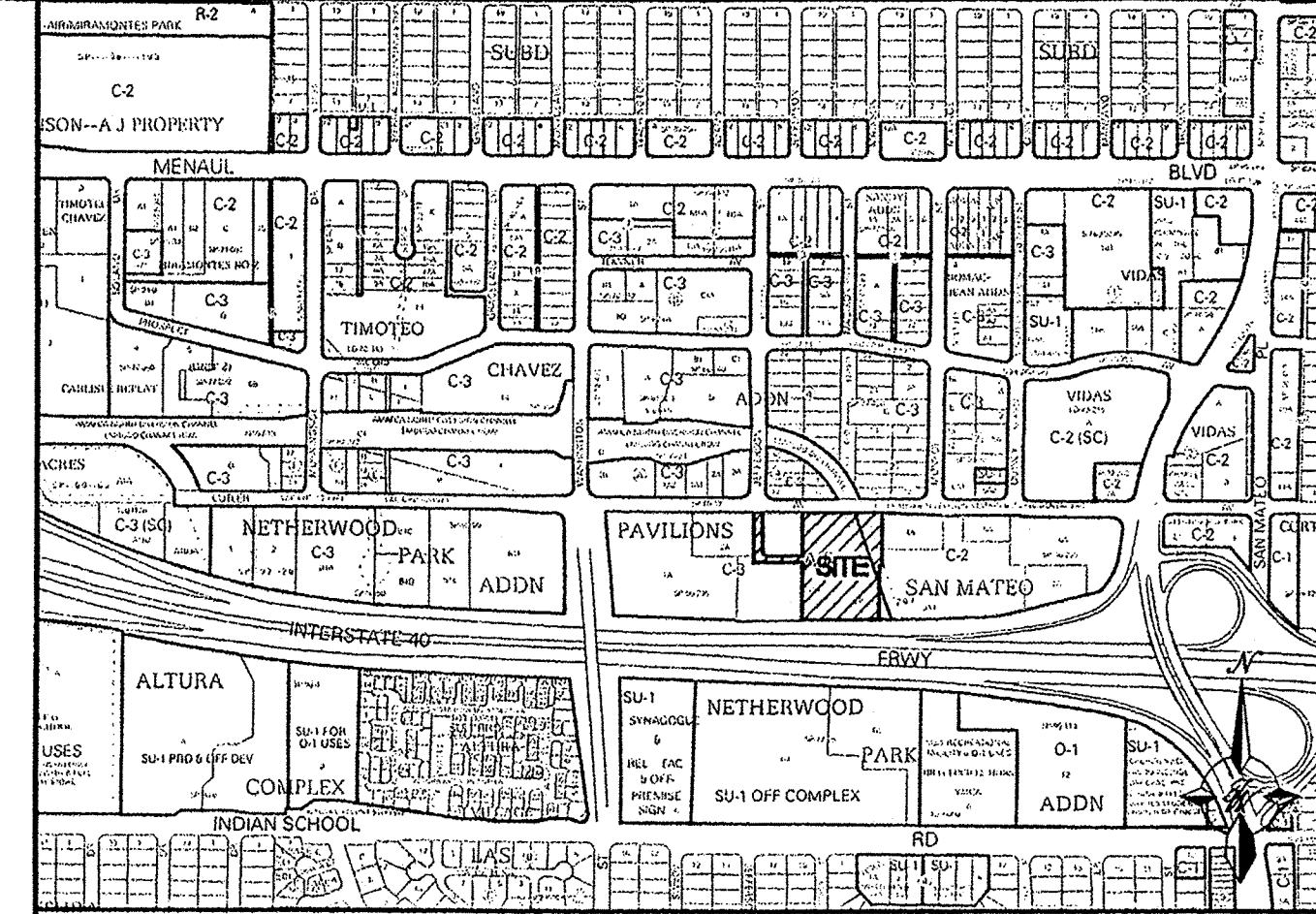
**PREVIOUS GRADING AND DRAINAGE PLAN AND REPORT:** On file with the City of Albuquerque are the approved Grading and Drainage Plan and approved drainage report for the development of the Pavilions Shopping Center. This report and accompanying Grading and Drainage Plan which will amend the subject site, references the above mentioned grading and drainage plan (6/29/1996) and report (Revised June 1996), developed by Bohannon-Houston Inc.

**EXISTING CONDITIONS:** The Pavilions Shopping Center is located on the northwest corner of San Mateo and Interstate 40; bound by Cutler Avenue to the north and Washington Street to the west. The shopping center occupies approximately 20 acres and currently contains eight buildings (several with multiple tenants per building). The subject suite is an existing 36,800 square foot retail space recently vacated by Ultimate Electronics.

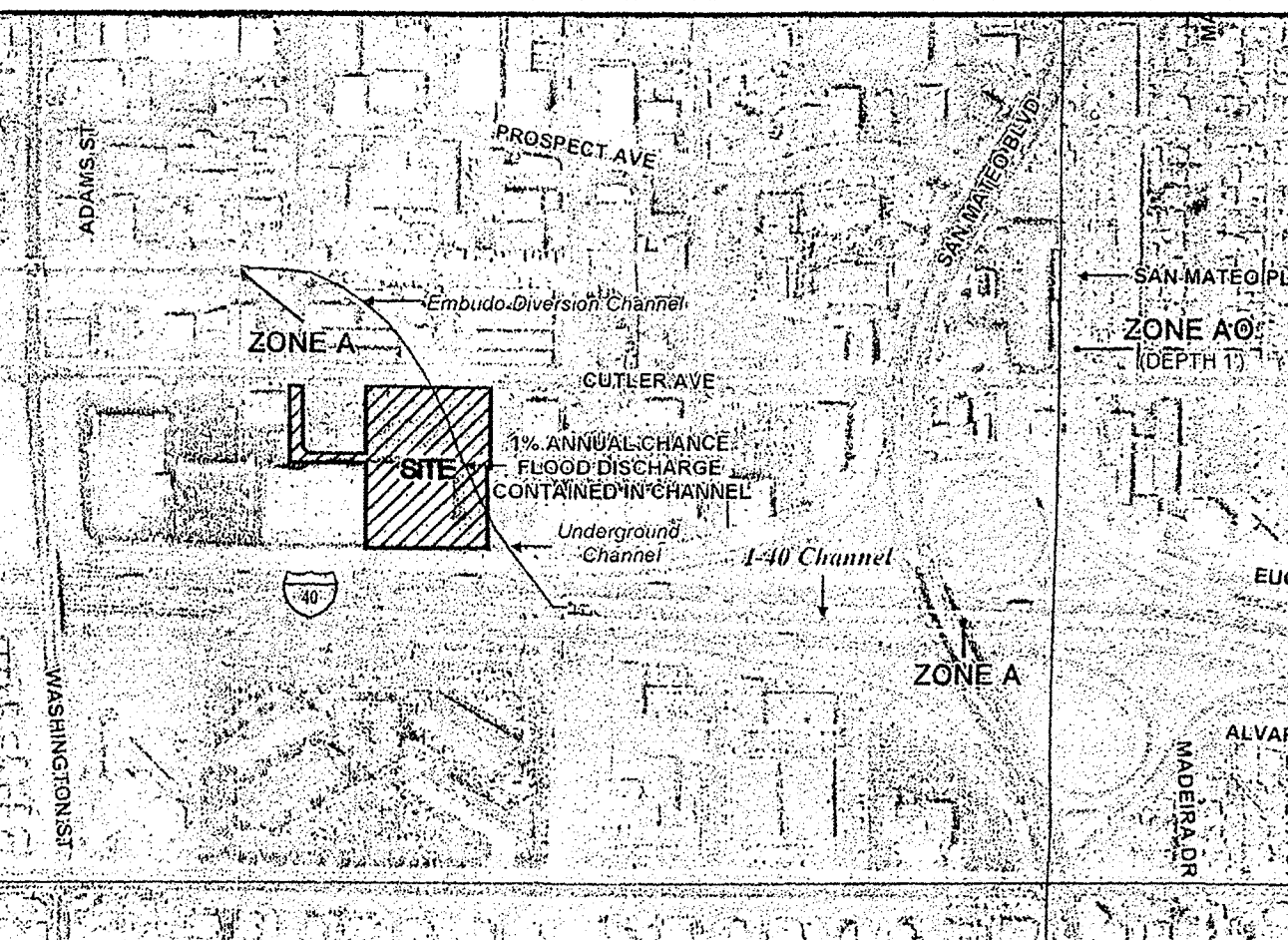
The east half of the shopping center conveys storm water in a northwesterly direction along the parking surface where it is directed into a series of existing storm inlets and 36" storm drain located in the Cutler Avenue right-of-way. This existing Cutler Ave. storm drain conveys runoff to the existing AMAFCA box culverts, which cross the shopping center below grade, and become the Embudo Channel near the northwest portion of the site. Similarly, the remaining west half of the shopping center conveys runoff in a northwesterly direction along the parking surface to a series of existing storm inlets and storm drain system on the west portion of the shopping center, which then connects to the existing 36" storm drain line in Cutler Avenue, and ultimately enter the Embudo Channel.

According to the Bohannon-Houston drainage report, the total peak discharge for the entire shopping center during the 100 year event is 111.03 cfs (including an assumed offsite flow of 10 cfs from the I-40 right-of-way).

**PROPOSED CONDITIONS:** The proposed conversion is for a 36,800 sf take-over of the existing retail space. The conversion will include interior building changes to accommodate the new use with minor exterior building changes; east side grades will be altered per this Grading and Drainage Plan to accommodate a new pharmacy drive up window. Positive drainage will be maintained for this area and existing drainage patterns will not be altered. Impervious areas will remain... and peak discharge will not be increased.



**VICINITY MAP:**



**FIRM MAP:**

**LEGAL DESCRIPTION:**

A PORTION OF TRACT 3A-1 PAVILIONS AT SAN MATEO

**NOTES:**

1. GRADES ON CURB LINE ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**CAUTION:**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

**KEYED NOTE:**

- ① EXISTING DROP INLET
- ② EXISTING RETAINING WALL

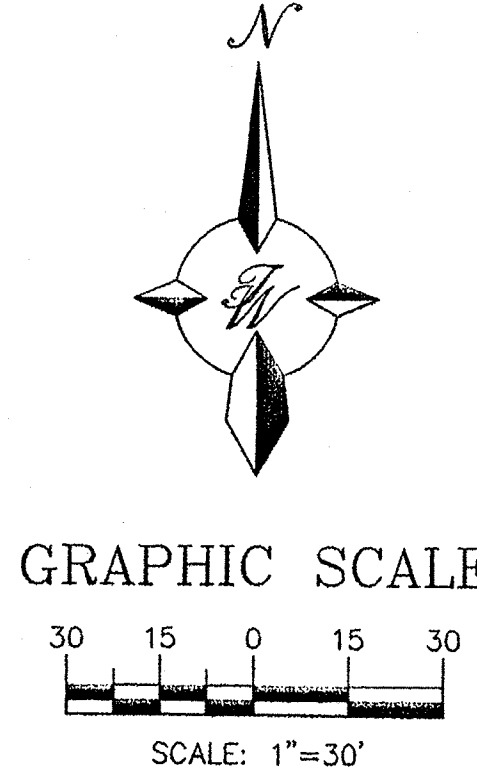
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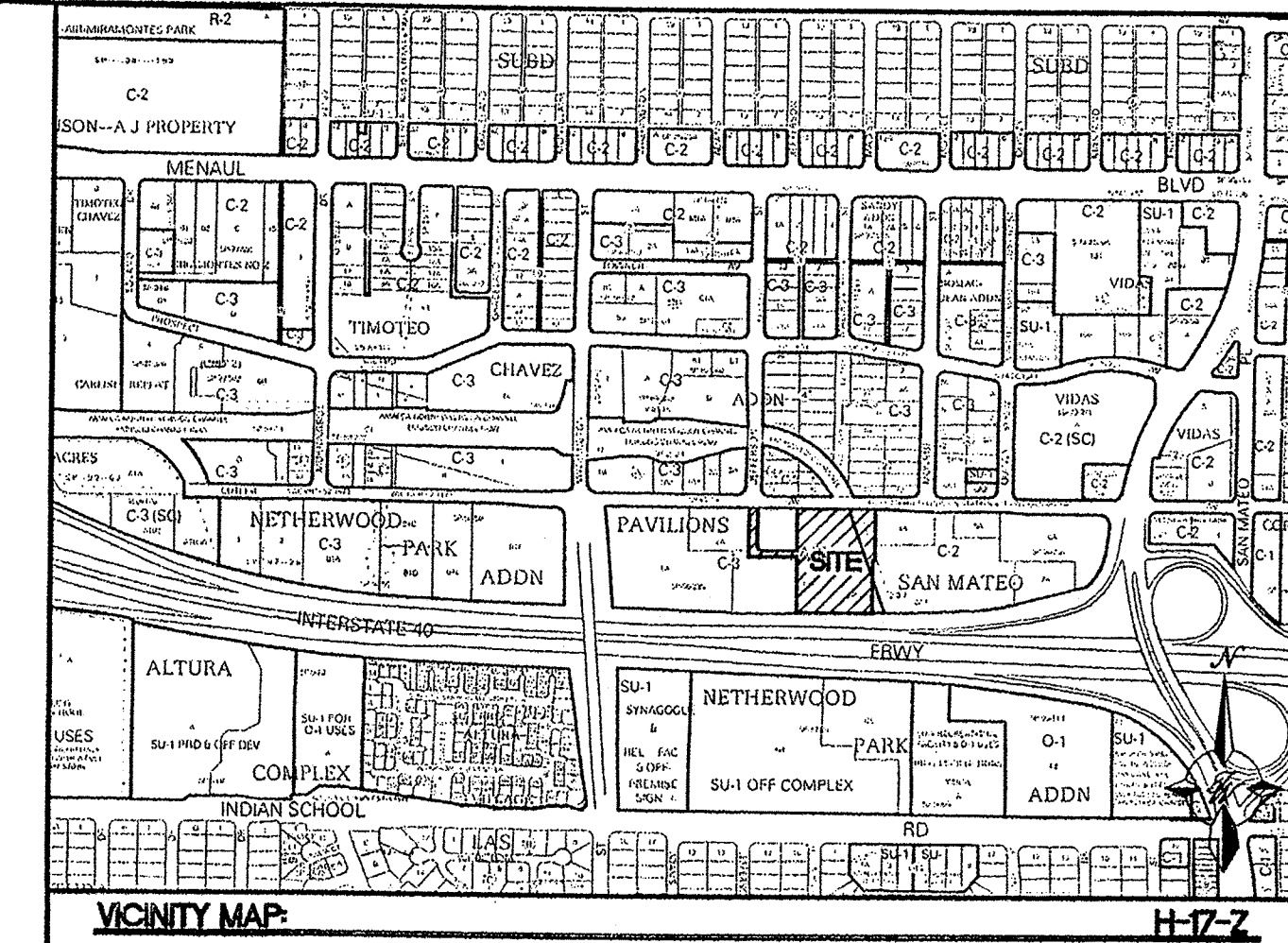
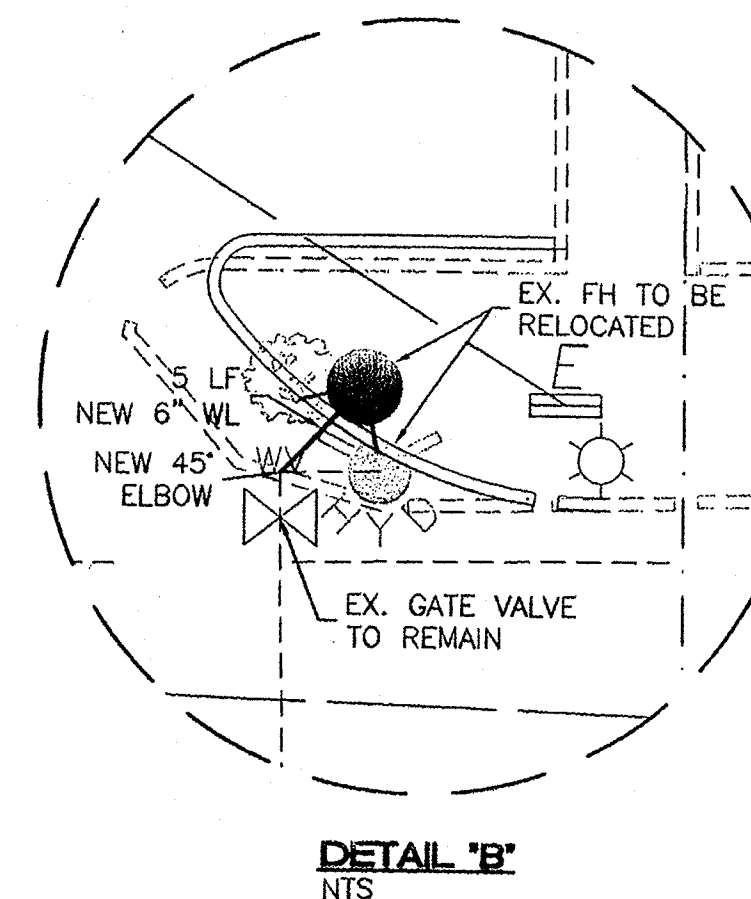
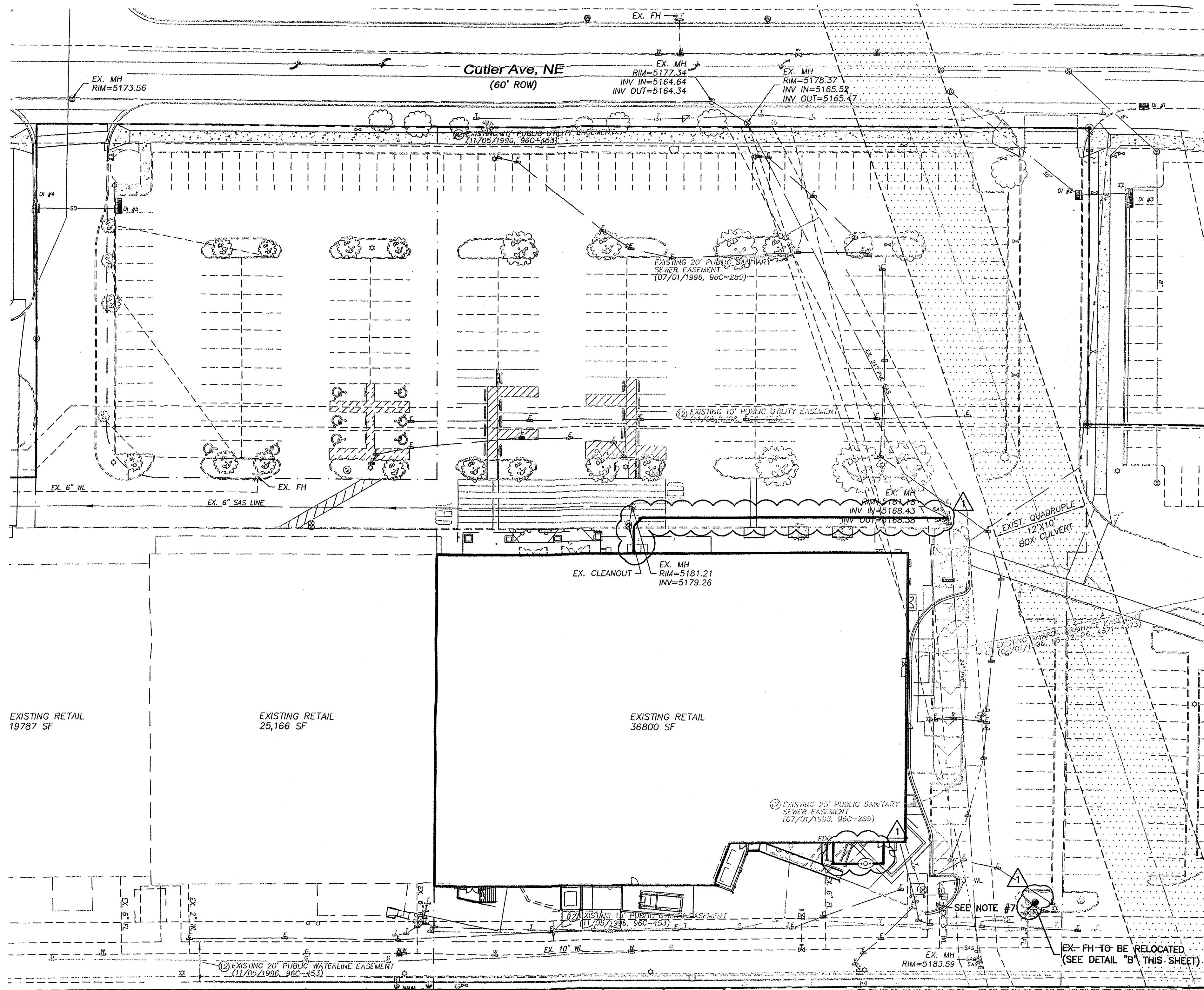
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8-22-12		IMPROVEMENTS REQUIRING RE-GRADING		VC
NO.	DATE	REMARKS	BY	
REVISIONS				
ENGINEER'S SEAL		THE PAVILIONS AT SAN MATEO (TRACT 3A-1)		DRAWN BY
		GRADING PLAN		DY
				DATE
RONALD R. BOHANNON P.E. #7868		TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 855-3100 www.tierrawestllc.com		2011071-GR-AA
				SHEET #
				C4
				JOB #
				2011071





1. ONLY ABCWUA WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY ABCWUA WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE PLAN ABOVE.

### LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- AREA OF CONTROL LIMITS
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. 10" WL — EXISTING WATER LINE
- EX. 18" RCP — EXISTING STORM SEWER LINE

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### NOTICE TO CONTRACTORS

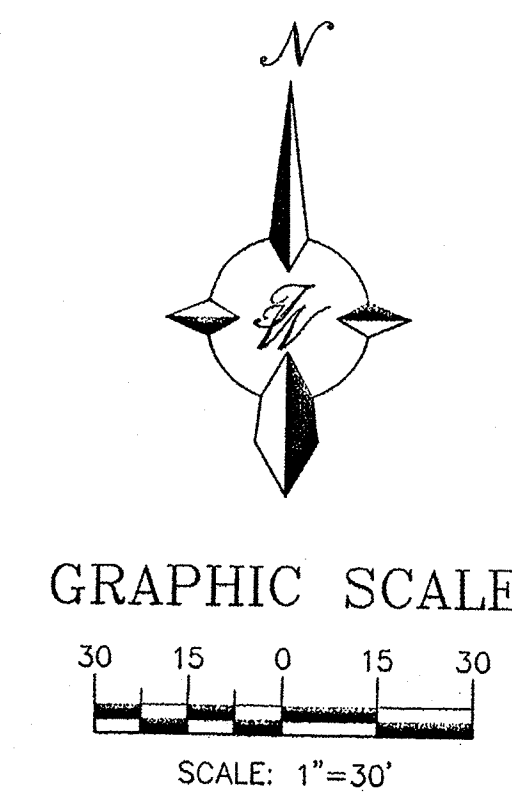
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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
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### GENERAL NOTES:

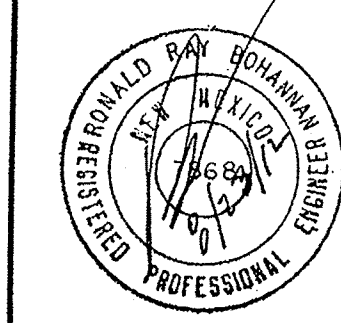


1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
6. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
7. REPLACE EXISTING 2" WATER METER WITH A 3" WATER METER & 3" SERVICE LINE TO THE BUILDING.

### CAUTION:

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**SITE LIGHTING:**  
THE PARKING LOT WILL BE ILLUMINATED W/ MAX. 35' HIGH LIGHT POLE MOUNT FIXTURES W/ BAFFLES TO PREVENT THE EXPOSURE OF DIRECT LIGHT TO SURROUNDING AREAS. THE SECURITY LIGHTING WILL NOT EXTEND BEYOND PROPERTY LINES. WALL PACKS WILL BE LOCATED ALONG THE BACKS OF STORES.

B-22-12	REROUTE SANITARY SEWER SERVICE, ADD GREASE TRAP, RELOCATE FIRE HYDRANT	VC
NO.	DATE	BY
REVISIONS		
ENGINEER'S SEAL	THE PAVILIONS AT SAN MATEO (TRACT 3A-1)	
	MASTER UTILITY PLAN	
	DRAWN BY DY	
	DATE 5/15/12	
	2011071-MU-AA	
	SHEET #	
	C5	
RONALD R. BOHANNAN P.E. #7868	JOB # 2011071	

**TERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505) 858-3100  
www.tierrowestllc.com



COLOR AND MATERIAL PALETTE

CMU

- Existing split-face CMU field: A blend of 2 colors, (Crego) Burgundy with scoria and (Crego) Tan in a ratio of 3:2 or 2:3 between accent bands of CMU. The ratio will vary with building location.
- Existing smooth CMU accent: (Crego) Petroglyph black with scoria at 4'-0" O.C.
- Existing smooth CMU accent insets at building transitions and insets shall be the following colors:  
(Crego) Burgundy with scoria, (Crego) Tan and (Crego) Petroglyph black with scoria

STUCCO

- Stucco colors shall be one of the following:
- Cobble Brown
  - Exterior Dromedary Camel

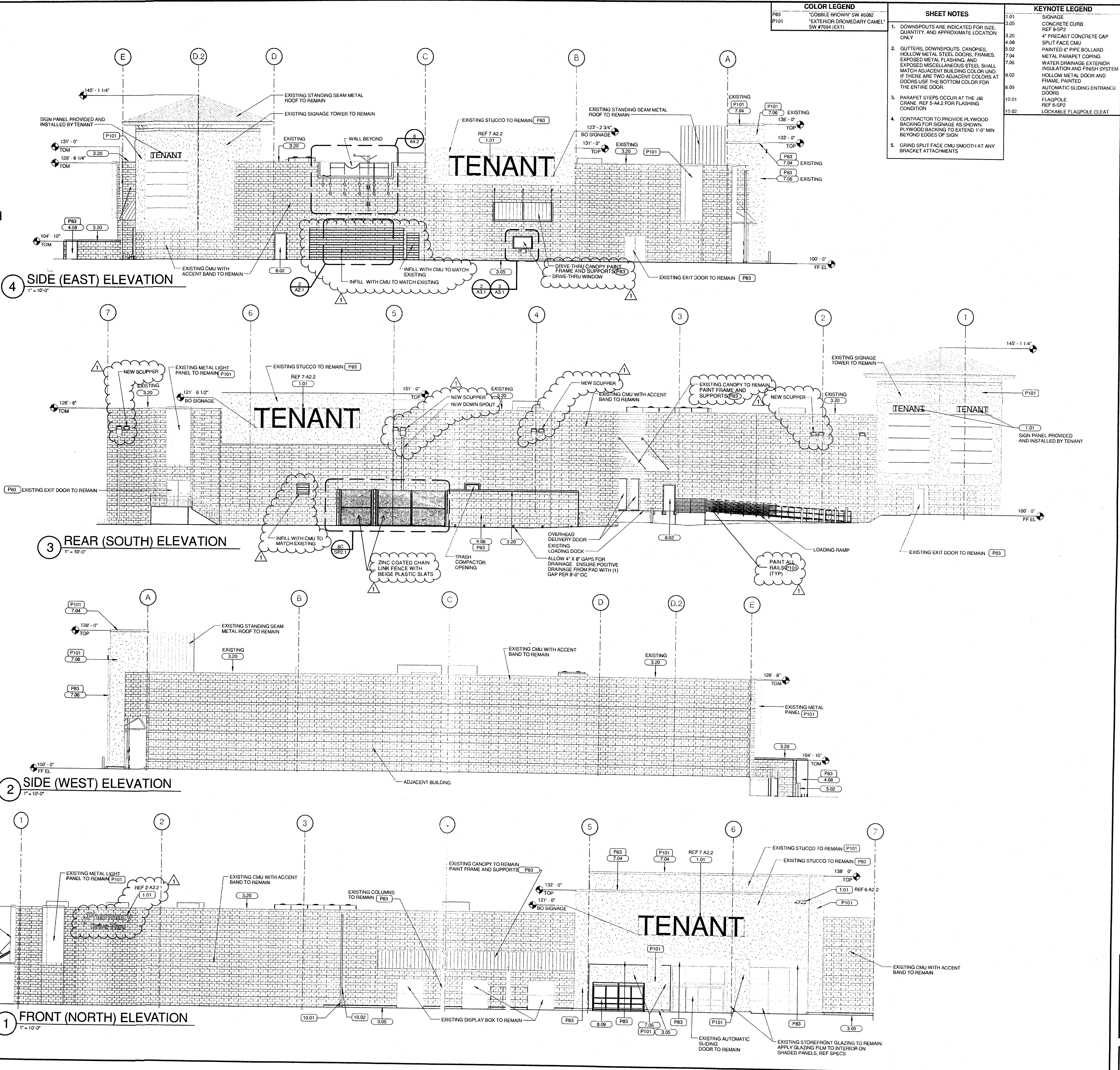
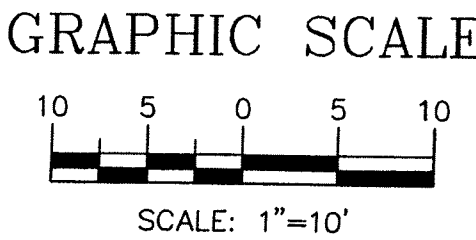
TILE

Existing tile accents may be used at entry areas for an accent color. The color shall be similar to storefront colors.

METAL FINISHES

- Existing pitched roof - galvanized metal
- Fascia - galvanized metal
- Existing awnings - galvanized metal
- Canvas awnings shall be in the color range of storefront finishes.
- No plastic awnings shall be allowed.
- Cable - galvanized metal
- Brackets - galvanized metal
- Storefront - shall be one of the following Kawneer colors:
- A. Sterling gray
7. Metal column enclosures - sterling gray
8. Column capital - sterling gray
9. Metal light panel - exterior dromedary camel

BUILDING SIGNAGE SCHEDULE				
BUILDING SIGNAGE	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
TENANT	3	WHITE	35.00 SF	105.00 SF
PHARMACY DRIVE THRU	1	WHITE	62.68 SF	62.68 SF
SITE SIGNAGE SCHEDULE				
TENANT	2	WHITE	50.00 SF	100.00 SF
CALCULATIONS ARE BASED ON BOX METHOD				



CONSULTANTS

**TENANT**

ALBUQUERQUE (SAN MATEO), NM

JOB NUMBER: 87120135 | PHOTO: 41

CHECKED BY: \_\_\_\_\_

DRAWN BY: BW

PHOTO CYCLE: 042712

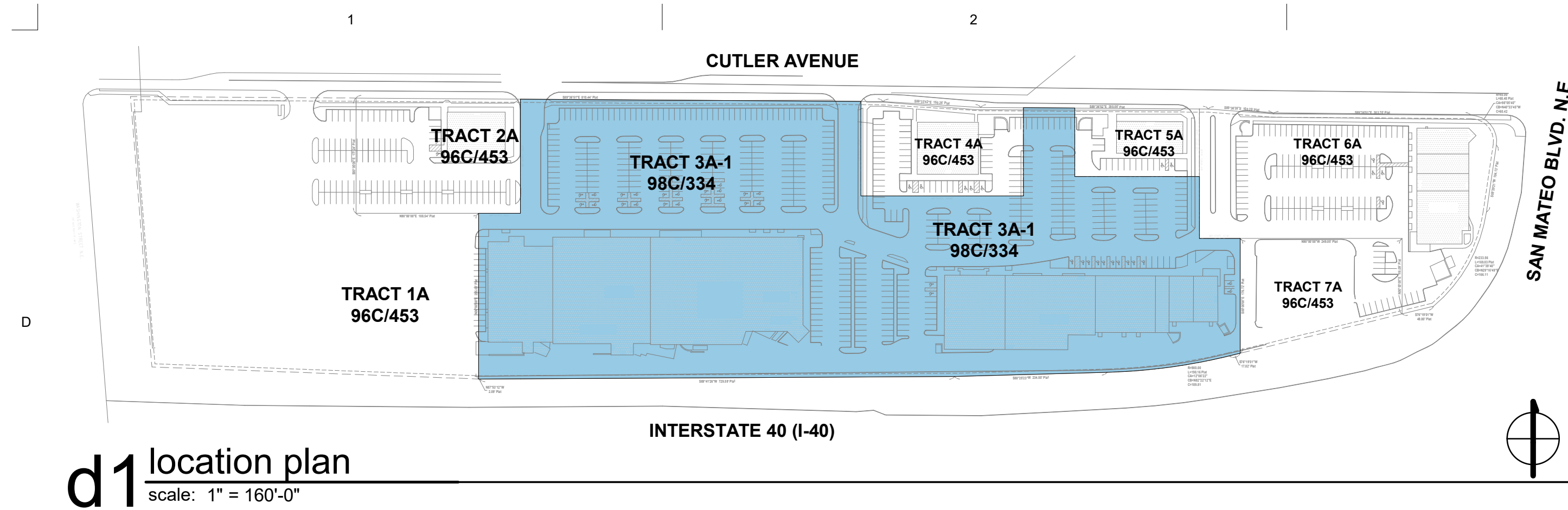
DOCUMENT DATE: 08/10/12

EXTERIOR ELEVATIONS

SHEET: A2

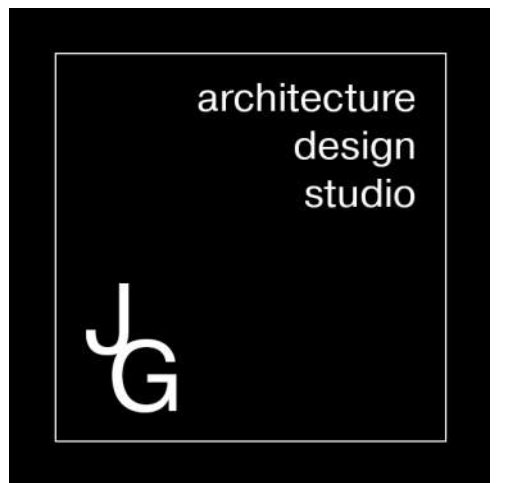
# 8) Proposed Site Plan





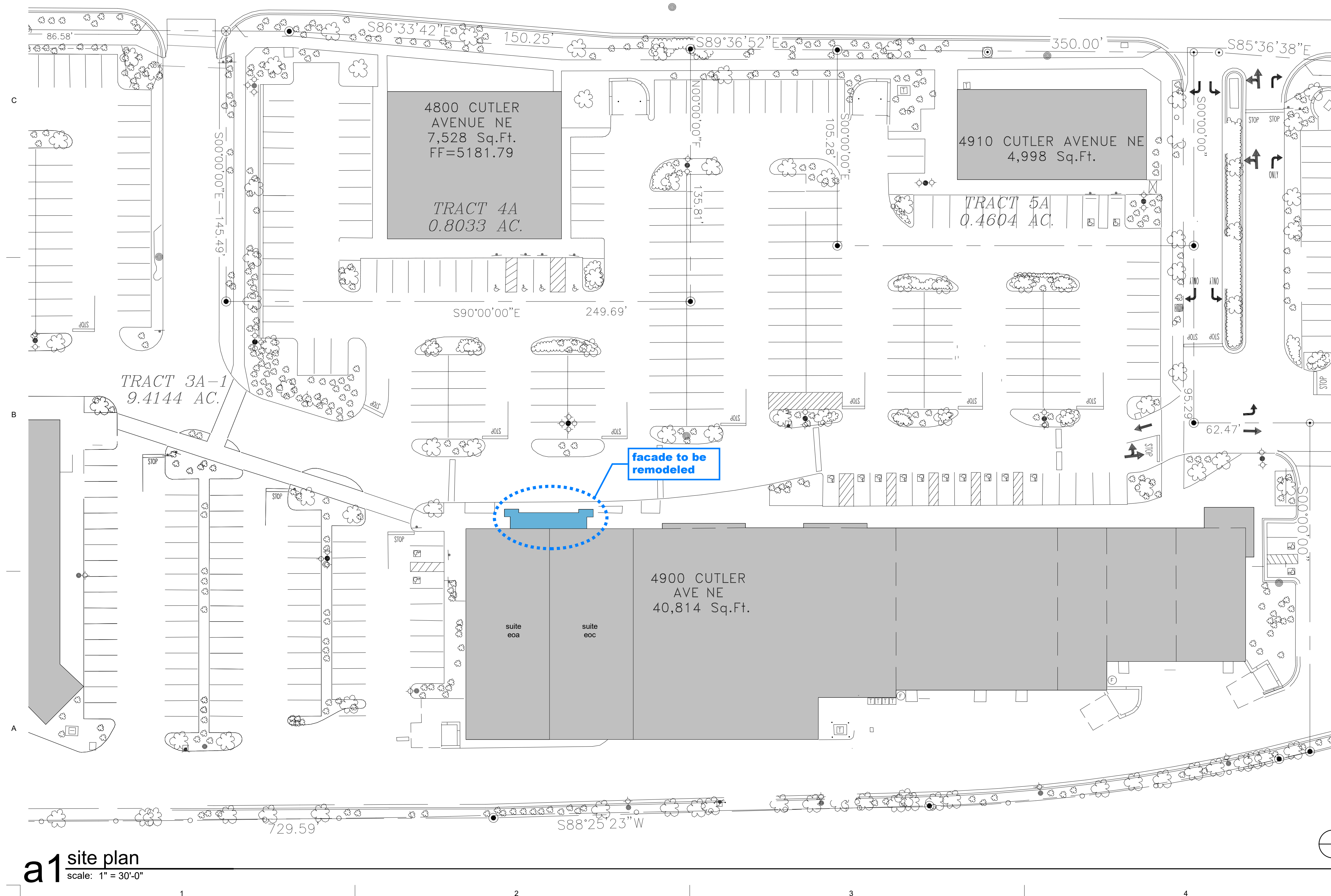
## site plan general notes

- a. new scope of work to be exterior facade remodel of suites eoa/eoc,
  - \* existing gabled entry will be removed and main entry tower modified to match adjacent
  - \* refer to existing elevation and conceptual elevation on this sheet for scope.ze
- b. the building will maintain the same general configuration.
- c. the square footage of the building will not be increased.
- d. the existing site plan will not be modified.
- e. the existing vehicular circulation will not be modified.
- f. the existing landscape will not be modified.



**JORGE GONZALES**  
**ARCHITECTURE DESIGN STUDIO**

CONSULTANT

development review  
application

project name

eoA/eoc facade remodel

pavilions at san mateo  
4900 cutler ne  
albuquerque, new mexico

[illegible]

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project number	2302
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JORGE GONZALEZ ARCHITECTURE DESIGN STUDIO

sheet title

site plan

# as101

mark	date	description

