

CITY OF ALBUQUERQUE



June 30, 2011

Ronald R. Bohannon, P.E.
Tierra West
5571 Midway Park PL NE
Albuquerque, NM 87109

Re: Golden Pride 5231 Central Ave. NW
Request for C.O.—Approved
Engineer's Stamp dated: 11/1/11 (K-11/D078)
Certification dated: 06-27-11

Dear Mr. Read,

Based upon the information provided in your submittal received 06-28-11, the above referenced certification is approved for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3977.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Rudy E. Rael, CE
Engineer Assistant—Hydrology,
Development and Building Services

C: C.O. Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Golden Pride, 5231 Central Ave
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: K-11-10678
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 and 11, Bellevue Addition
CITY ADDRESS: 5231 Central Ave, NW

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN, P.E.
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Scott Anderson, AIA Architects
ADDRESS: 7604 Rio Penasco NW, Suite 204
CITY, STATE: Albuquerque, NM 87120

CONTACT: Scott Anderson
PHONE: _____
ZIP CODE: _____

SURVEYOR: Sandia Land Surveying
ADDRESS: 15 Casa Terenos
CITY, STATE: Placitas, NM

CONTACT: Andrew S. Medina
PHONE: (505) 867-1241
ZIP CODE: 87043

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

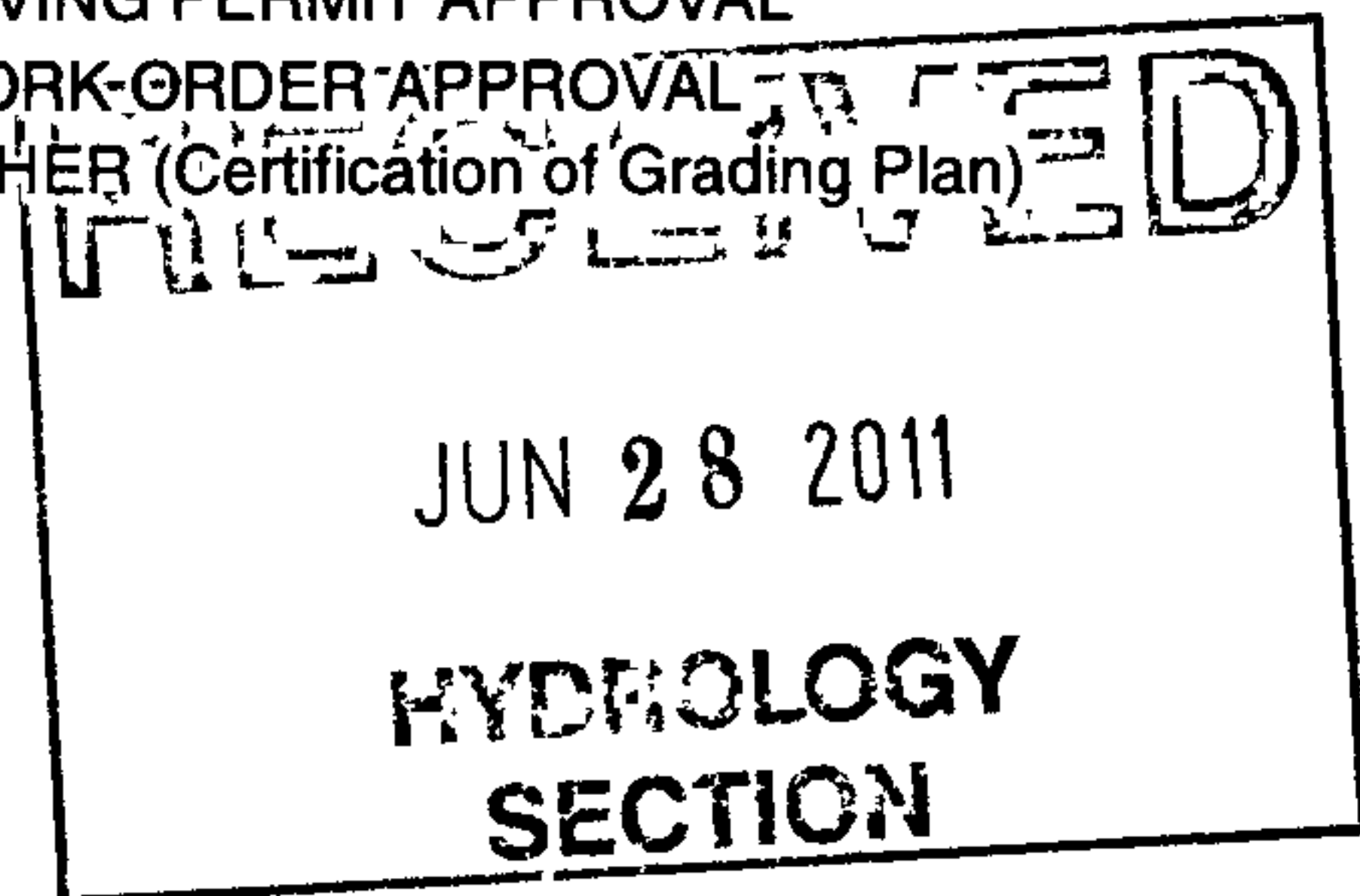
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK-ORDER APPROVAL
- ☒ OTHER (Certification of Grading Plan)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 6/27/2011 BY: Ronald R Bohannon, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



November 3, 2010

Ronald Ray Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Golden Pride, 5231 Central Ave NW
Grading and Drainage Plan
Engineer's Stamp dated 11-01-10 (K11/D078)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11/02/2010, the above referenced plan is approved for Grading Permit and Paving Permit.

Upon completion of the project, provide an Engineer Certification for our files.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Golden Pride ZONE MAP/DRG. FILE # K-11 10078
DRB #: _____ EPC #: 1008363 WORK ORDER #: _____

LEGAL DESCRIPTION Lots 10 & 11, Bellevue Addition
CITY ADDRESS: 5231 Central Avenue NW

ENGINEERING FIRM: Tierra West, LLC CONTACT: Joel D. Hernandez
ADDRESS: 5571 Midway Park Place PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Larry & Dorothy Rainosek CONTACT: _____
ADDRESS: 600 Four Hills Rd SE PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87123

ARCHITECT: Scott Anderson AIA Architects CONTACT: Scott Anderson
ADDRESS: 7604 Rio Penasco NW, Suite 204 PHONE: 505-401-7575
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

SURVEYOR: N/A CONTACT: N/A
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: N/A CONTACT: N/A
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ SO-19

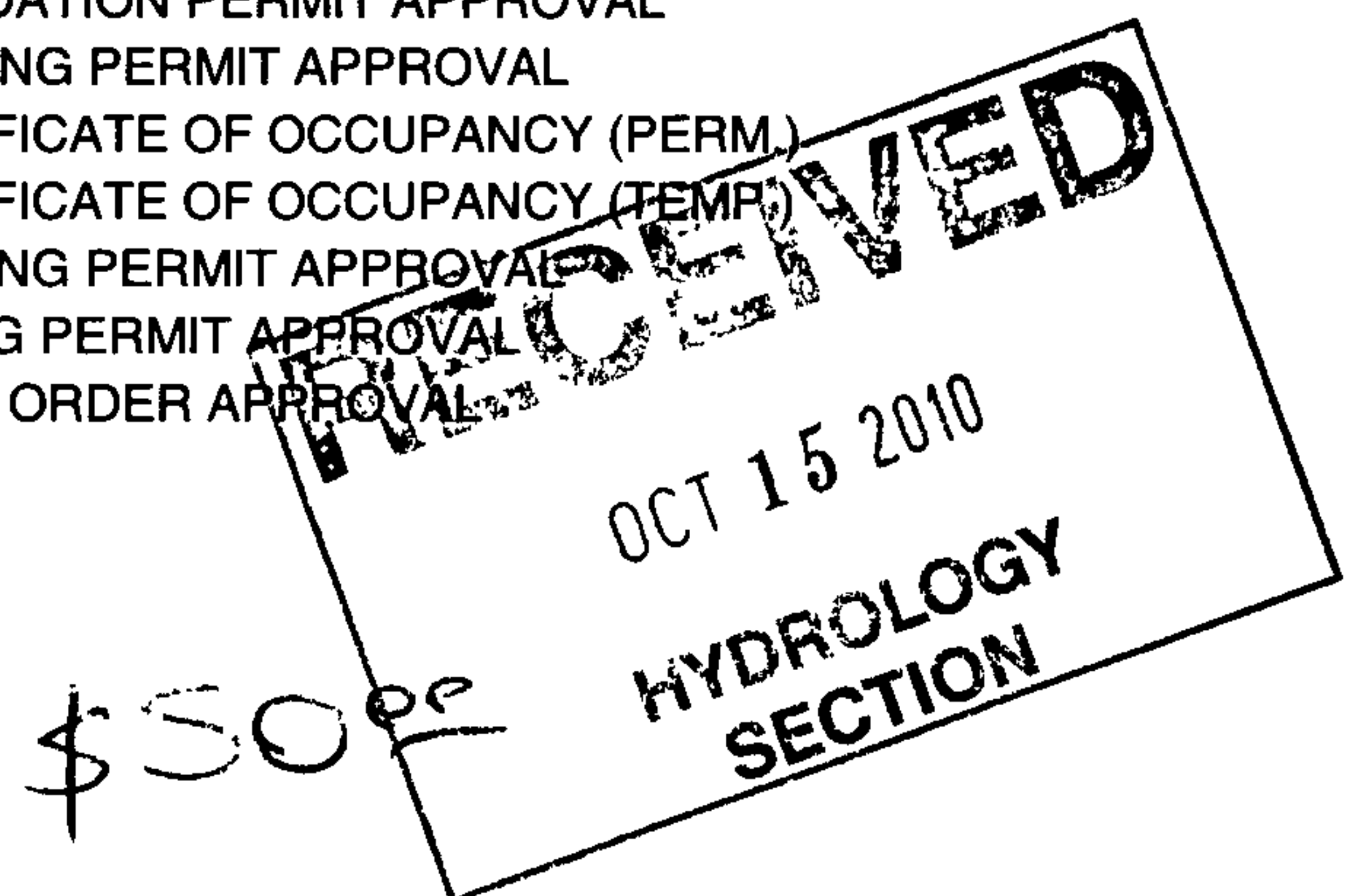
WAS A PRE-DESIGN CONFERENCE ATTENDED:

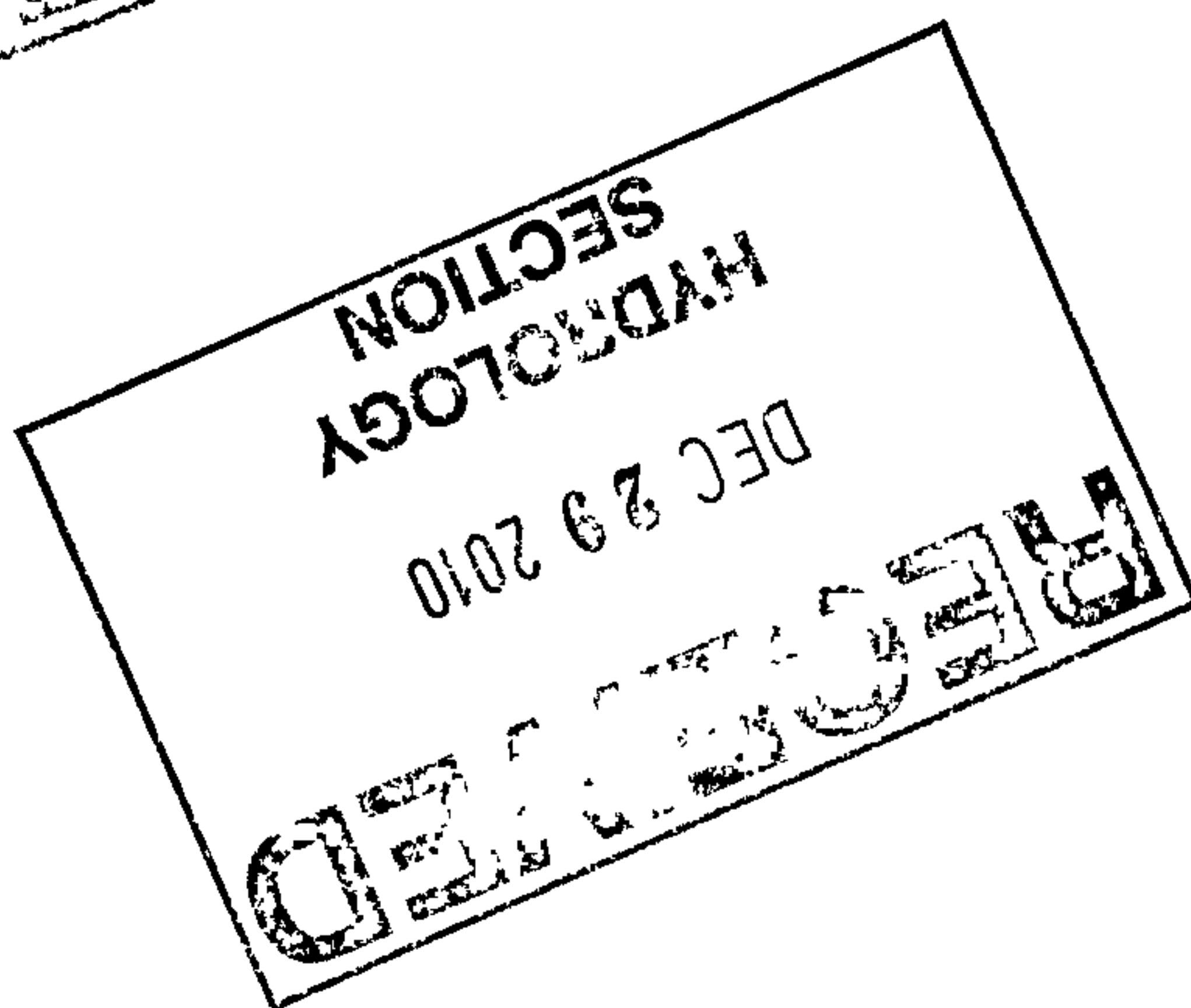
- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 10/15/2010 BY: Joel D. Hernandez, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





(12/29/10) 3:00PM
* MISSING AN APPROVED
SITE PLAN (EPC)
spoke w/ Scott Anderson (RA)
& he'll submit a TCL for our
review NSF

379-5532

gan

TIERRA WEST, LLC

November 1, 2010

Mr. Curtis A. Cherne, P.E.
City of Albuquerque
Development and Building Services
PO Box 1293
Albuquerque, NM 87103

**RE: GOLDEN PRIDE, 5231 CENTRAL AVE NW, GRADING AND DRAINAGE PLAN
RESPONSE TO REVIEW LETTER DATED OCTOBER 20, 2010**

Dear Mr. Cherne:

Pursuant to your letter dated October 20, 2010, Tierra West LLC, on behalf of the owner would like to address the comments listed in that correspondence. The responses are as follows:

1. Is there a new building on this site? If not a Grading Permit and Paving Permit are required.
No building construction is proposed. A Grading Permit and Paving Permit will be requested with this plan, as suggested.
2. The drainage calculations of existing and proposed are required.
The plan was updated to include the required drainage calculations.
3. Is the shaded area asphalt?
The legend on the plan was updated to clarify the proposed pavement area.
4. Please remove conceptual and preliminary from sheet C2.
We have renamed the plan sheet to remove the words conceptual and preliminary.
5. Do driveway entrances and sidewalks exist? Show flow-lines and quarter points.
Sidewalks and driveway entrances are existing, although a new driveway is proposed as indicated on the plan; reference to applicable City Standard Drawings were added. The plan was also updated to show flow-lines and a quarter point table, as requested.
6. Depress all landscape areas.
The plan was updated to depress the landscape areas with additional spot elevations.

Sincerely,

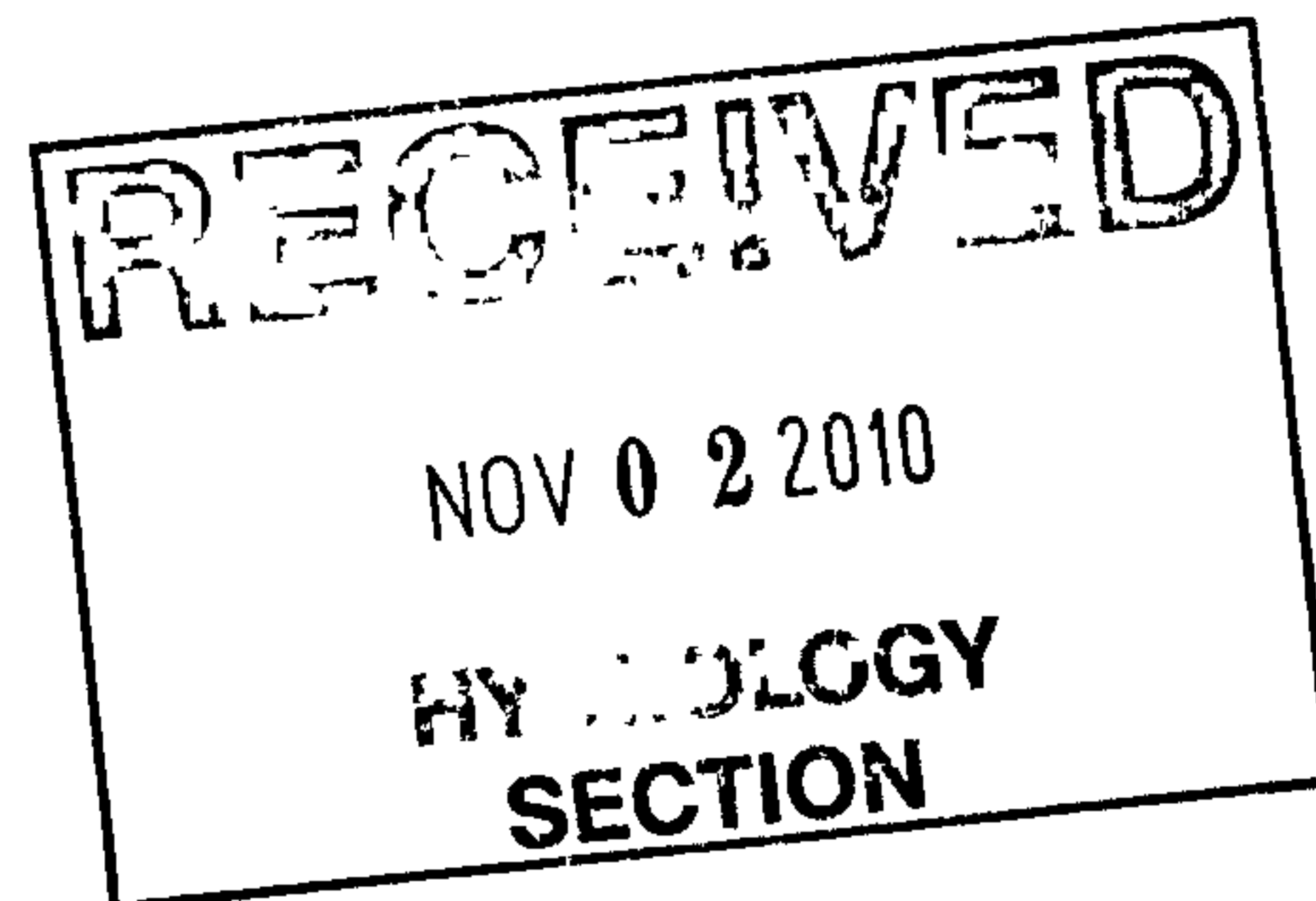


Joel D. Hernandez, PE

Enclosure/s

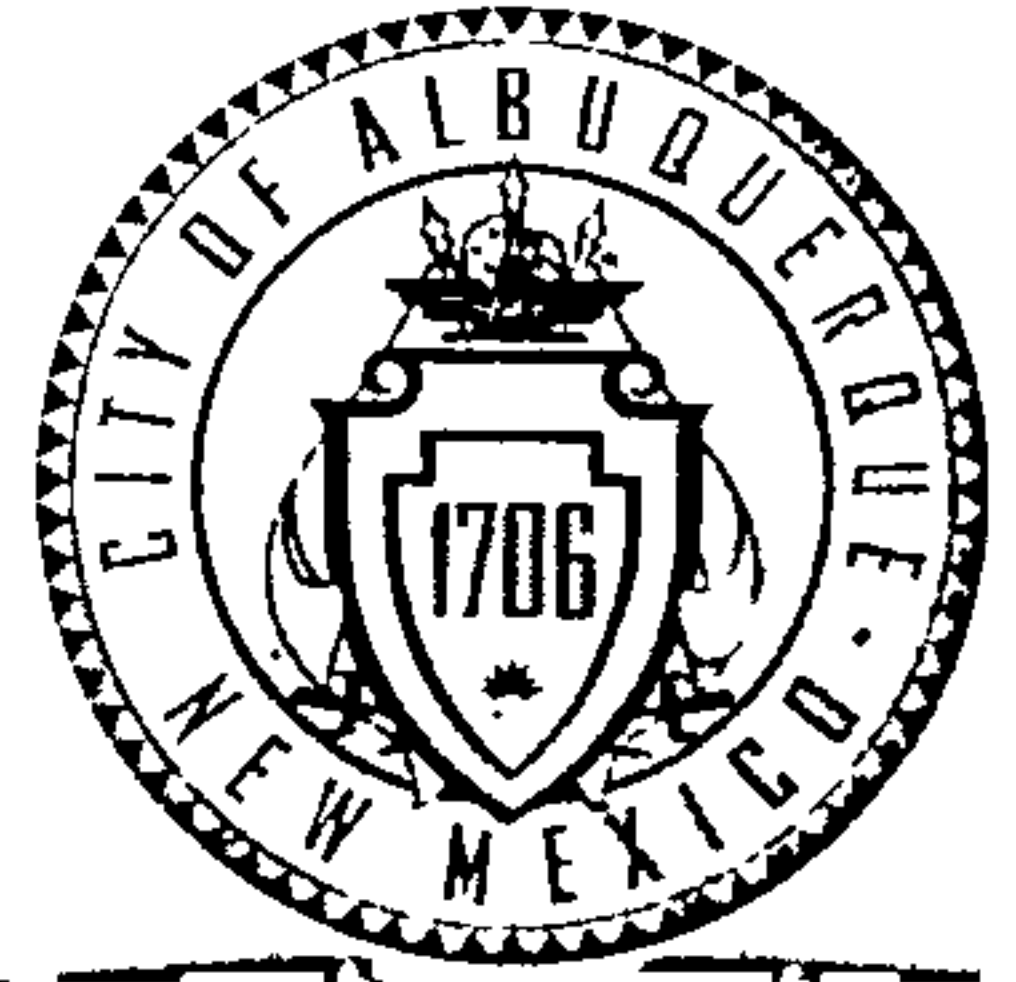
cc: Scott Anderson

JN: 2010026
RRB/JDH/cia



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

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 12, 2011

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Certification Submittal for a **Permanent Building Certificate of Occupancy (C.O.)** for Golden Pride [K11/ D078]
5231 Central Ave.
Engineer's Stamp Dated July 12, 2011

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 07-13-11, Transportation Development has no objection to the issuance of a **Permanent Certificate of Occupancy**. This letter serves as a "green tag" from Transportation Development for a **Permanent Certificate of Occupancy** to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

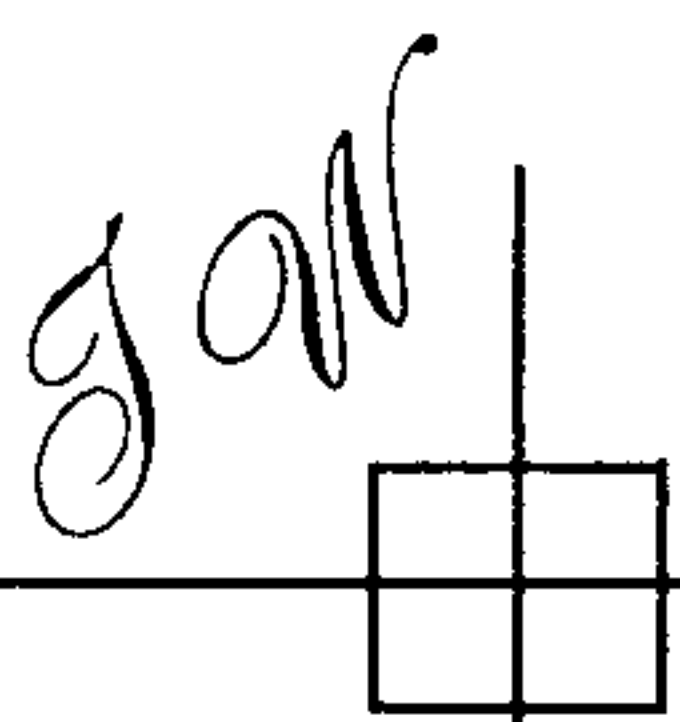
Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



TIERRA WEST, LLC

July 12, 2011

Ms. Kristal Metro, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: TRAFFIC CIRCULATION LAYOUT CERTIFICATION
GOLDEN PRIDE – 2631 COORS BLVD. NE
PROJECT # 1002759**

Dear Ms. Metro:

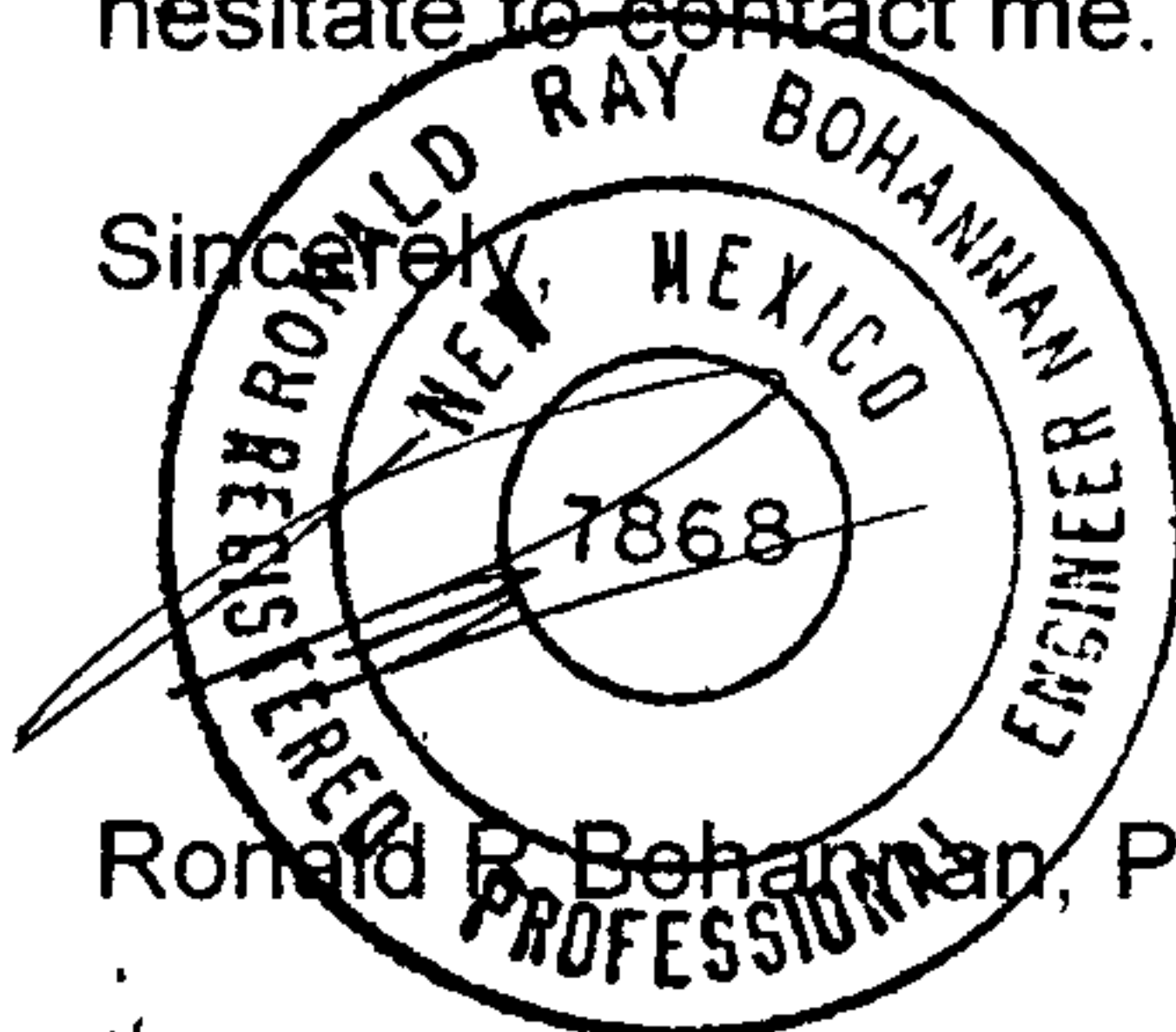
I, Ronald R. Bohannon, NMPE # 7868, and President of Tierra West LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Traffic Circulation Layout Plan dated February 07, 2011. I further certify that I personally visited the site on June 27, 2011 and determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of the new site improvements.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Enclosed, please find the information sheet and the as-built Traffic Circulation Layout Plan. There are no punchlist items and the project has been constructed in substantial compliance with the approved plan. Therefore, we request approval of the as-built Traffic Circulation Layout Plan.

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

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2010026
JH/bf/cla

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Golden Pride, 5231 Central Ave
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: K-11-~~4~~2078
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 and 11, Bellevue Addition
CITY ADDRESS: 5231 Central Ave, NW

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN, P.E.
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Scott Anderson, AIA Architects
ADDRESS: 7604 Rio Penasco NW, Suite 204
CITY, STATE: Albuquerque, NM 87120

CONTACT: Scott Anderson
PHONE: _____
ZIP CODE: _____

SURVEYOR: Sandia Land Surveying
ADDRESS: 15 Casa Terenos
CITY, STATE: Placitas, NM

CONTACT: Andrew S. Medina
PHONE: (505) 867-1241
ZIP CODE: 87043

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

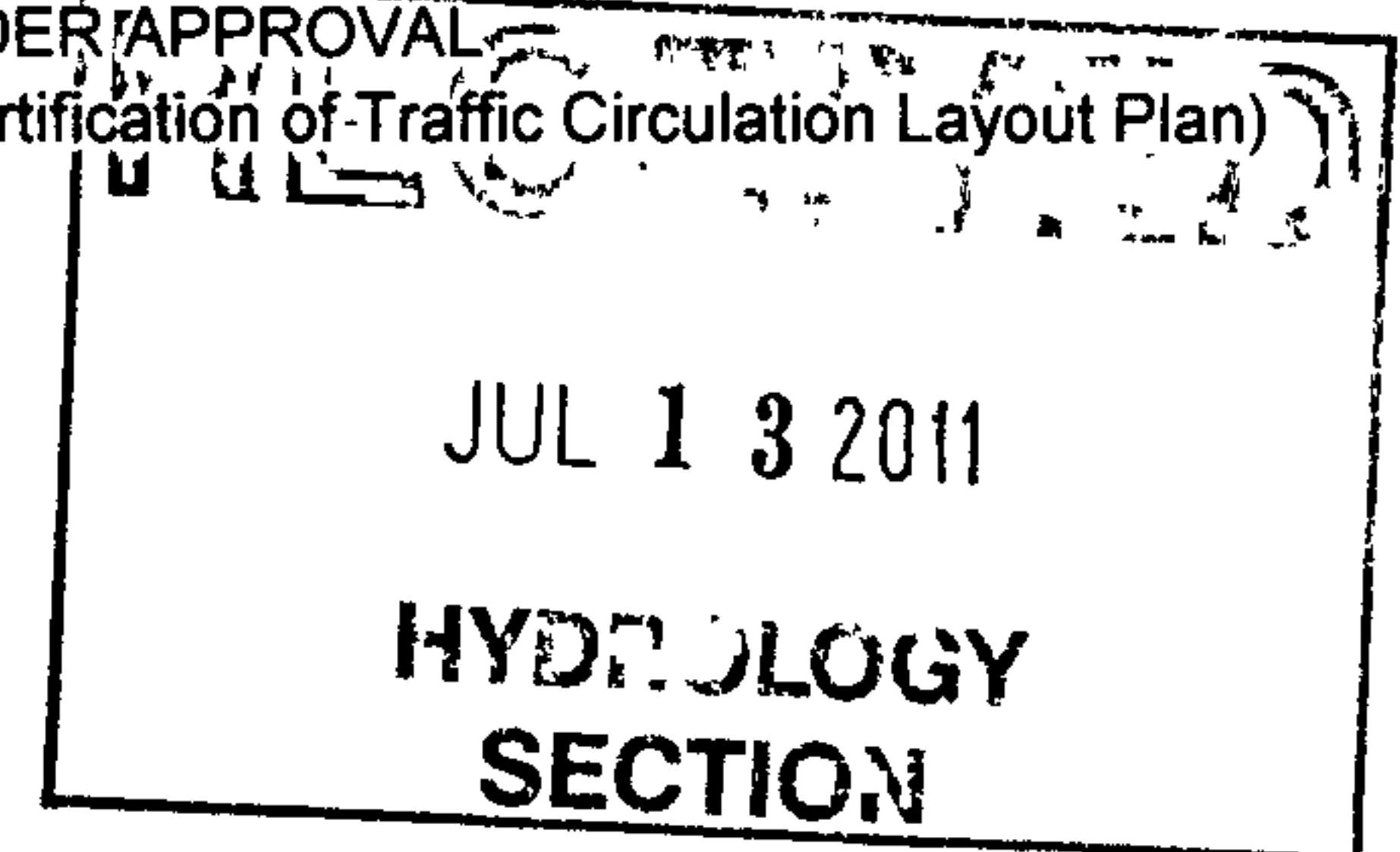
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (Certification of Traffic Circulation Layout Plan)

WAS A PRE-DESIGN CONFERENCE ATTENDED.

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 7/13/2011 BY: Ronald R Bohannon, PE



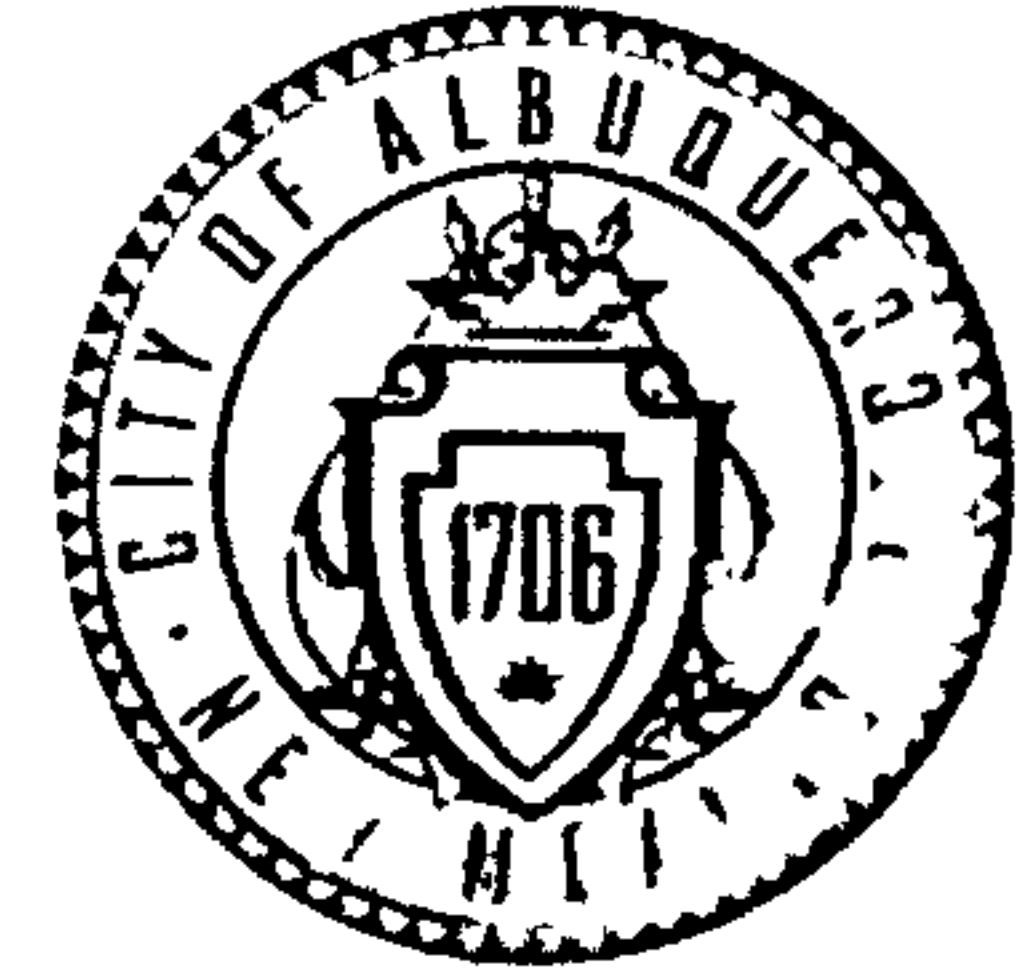
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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 8, 2011

Ronald R. Bohannon, P.E.
Tierra West, LLC.
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Certification Submittal for a **120-day Temporary Building Certificate of Occupancy (C.O.)** for Golden Pride [K11/ D078]
5231 Central Ave.
Engineer's Stamp Dated None provided

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 07-05-11, Transportation Development has **downgraded** your request from a **Permanent** to a **120-day Temporary Certificate of Occupancy**. This letter serves as a "green tag" from Transportation Development for a **120-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy (As a condition for Permanent CO approval): Provide your Engineering stamp on letter of certification and provide the correct date of the approved TCL, which is 02/07/11 instead of January 26, 2011, on your certification statement. Once this issue has been addressed you'll need to re-submit the total package for Permanent C.O.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

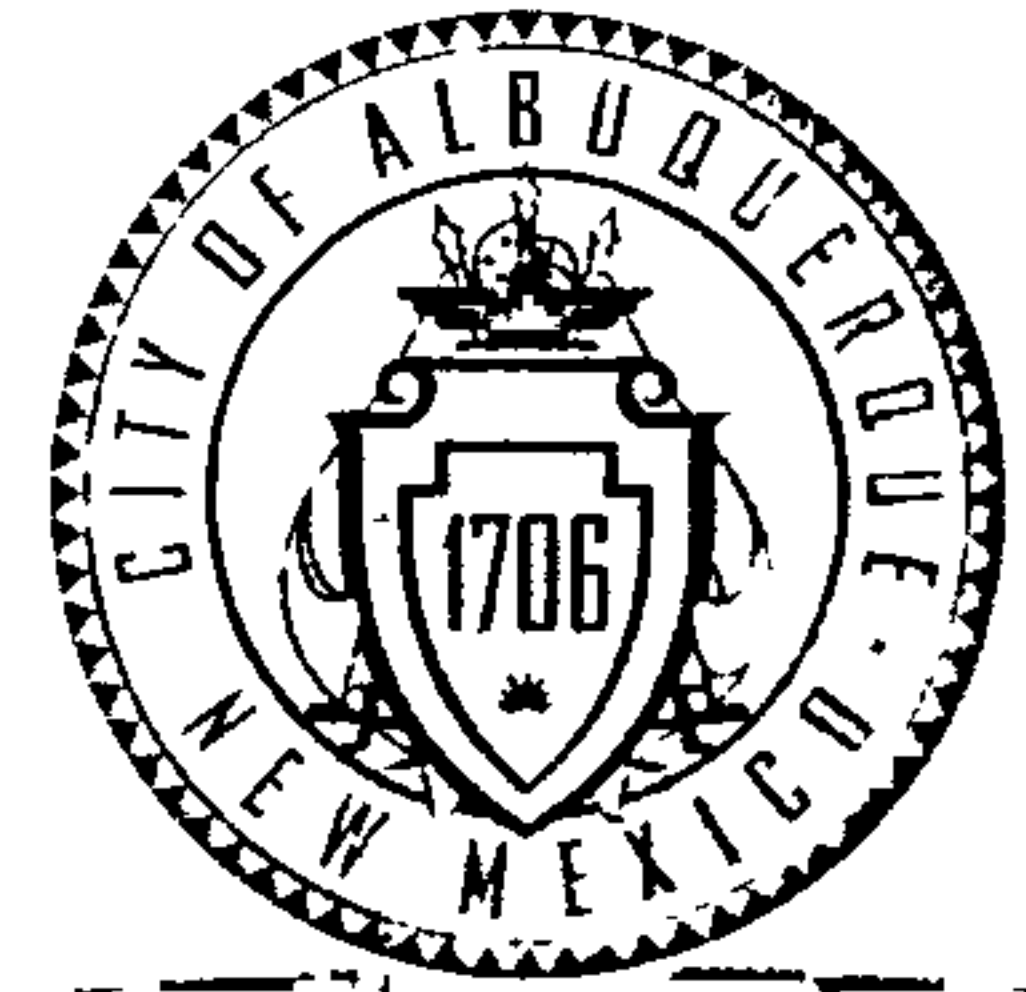
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

July 8, 2011

Ronald R. Bohannon, P.E.
Tierra West, LLC.
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Certification Submittal for a **120-day Temporary Building Certificate of Occupancy (C.O.)** for Golden Pride [K11/ D078]
5231 Central Ave
Engineer's Stamp Dated None provided

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 07-05-11, Transportation Development has **downgraded** your request from a **Permanent** to a **120-day Temporary Certificate of Occupancy**. This letter serves as a "green tag" from Transportation Development for a **120-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy (As a condition for Permanent CO approval): Provide your Engineering stamp on letter of certification and provide the correct date of the approved TCL, which is 02/07/11 instead of January 26, 2011, on your certification statement. Once this issue has been addressed you'll need to re-submit the total package for Permanent C.O.

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Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Golden Pride, 5231 Central Ave
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: K-11-70078
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 and 11, Bellevue Addition
CITY ADDRESS: 5231 Central Ave, NW

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN, P.E.
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Scott Anderson, AIA Architects
ADDRESS: 7604 Rio Penasco NW, Suite 204
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ZIP CODE: 87043

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

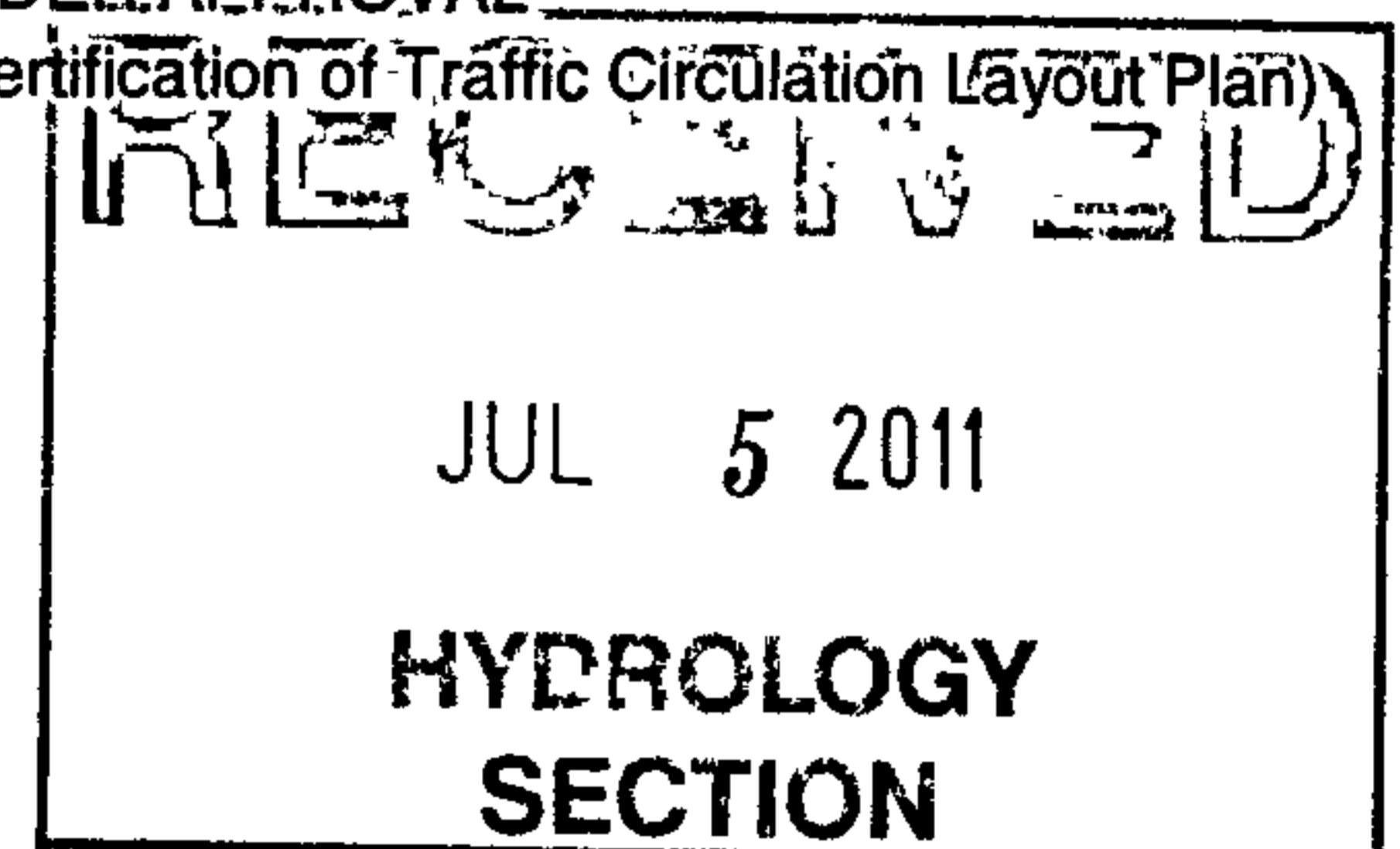
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- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (Certification of Traffic Circulation Layout Plan)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6/28/2011

BY: Ronald R Bohannan, PE



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

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gaw

TIERRA WEST, LLC

June 28, 2011

Ms. Kristal Metro, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: TRAFFIC CIRCULATION LAYOUT CERTIFICATION
GOLDEN PRIDE – 2631 COORS BLVD. NE
PROJECT # 1002759**

Dear Ms. Metro:

I, Ronald R. Bohannon, NMPE # 7868, and President of Tierra West LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Traffic Circulation Layout Plan dated January 26, 2011. I further certify that I personally visited the site on June 27, 2011 and determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of the new site improvements.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Enclosed, please find the information sheet and the as-built Traffic Circulation Layout Plan. There are no punchlist items and the project has been constructed in substantial compliance with the approved plan. Therefore, we request approval of the as-built Traffic Circulation Layout Plan.

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

Sincerely,



Ronald R Bohannon, P.E.

Enclosure/s

JN: 2010026
JH/bf/cla

Need P.E.
Stamp

02-07-11

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

CITY OF ALBUQUERQUE



February 7, 2011

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Golden Pride, 5231 Central Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 01-26-11 (K11-D078)

Dear Mr. Bohannon,

The TCL submittal received 01-27-11 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File



RECIPROCAL EASEMENT FOR COMMON ACCESS AND PARKING

This Easement Agreement is entered into between: Rainosek Revocable Trust, owner of Lot 12 of the Bellevue Addition Subdivision, City of Albuquerque, County of Bernalillo, State of New Mexico, and of Rainosek Revocable Trust, owner of Lot 10 and 11 of the Bellevue Addition Subdivision, City of Albuquerque, County of Bernalillo, State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

Lots 10, 11 and 12 in Bellevue Addition Subdivision

The parties desire to create a common access and parking easement between the above-described adjoining lots providing access, from an abutting street, to said lots owned by them for the benefit of each of them; therefore agree as follows.

Subject to any express conditions, limitations or reservations contained herein, owning entity, hereby declares, establishes and grants for the benefits of and as an appurtenance to Lots 10, 11 and 12 in Bellevue Addition Subdivision, a non-exclusive and perpetual easement for reasonable access, ingress / egress, and parking over the portion of the lots improved with the development of a drive-thru restaurant as to provide for the passage of motor vehicles and pedestrians between the lots and all abutting streets or rights-of-way furnishing access to the lots.

This easement is superior and paramount to the rights of any parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

The maintenance of the easement areas are the responsibility of the respective property owners.

In witness whereof, the parties hereto have executed this agreement as follows:

Acknowledged:

Property Owner #1

Printed:

Date: 1-11-11

Larry Rainosek
LARRY RAINOSEK

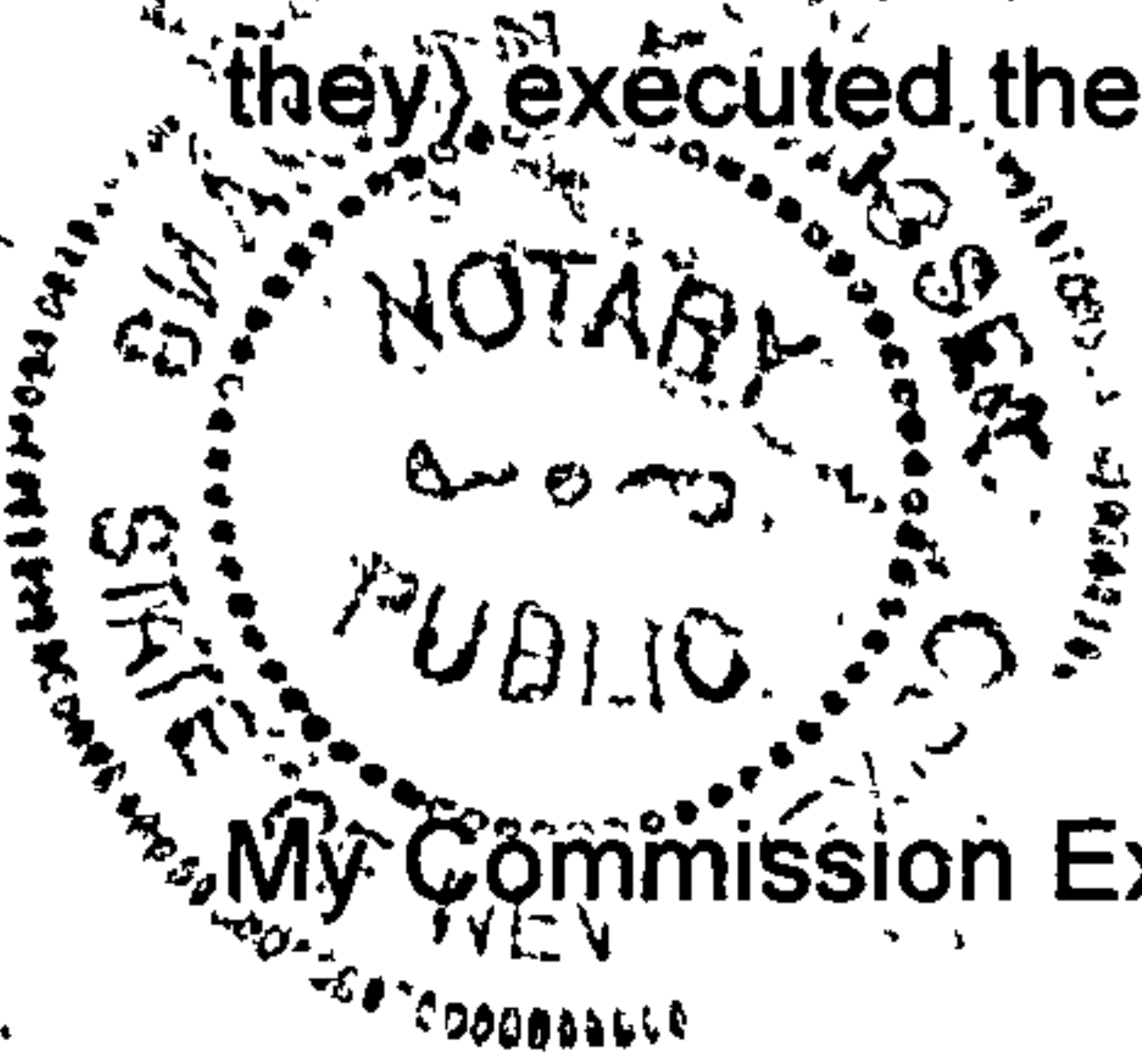
Witnessed:

STATE OF NEW MEXICO)

ss)

COUNTY OF BERNALILLO)

On this 11th day of January, 2011, before me personally appeared Larry Rainosek, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.



Shannon R. K.
Notary Public

Acknowledged:

Property Owner #2

Printed:

Date: 1/11/11

Larry Rainosek
LARRY RAINOSEK

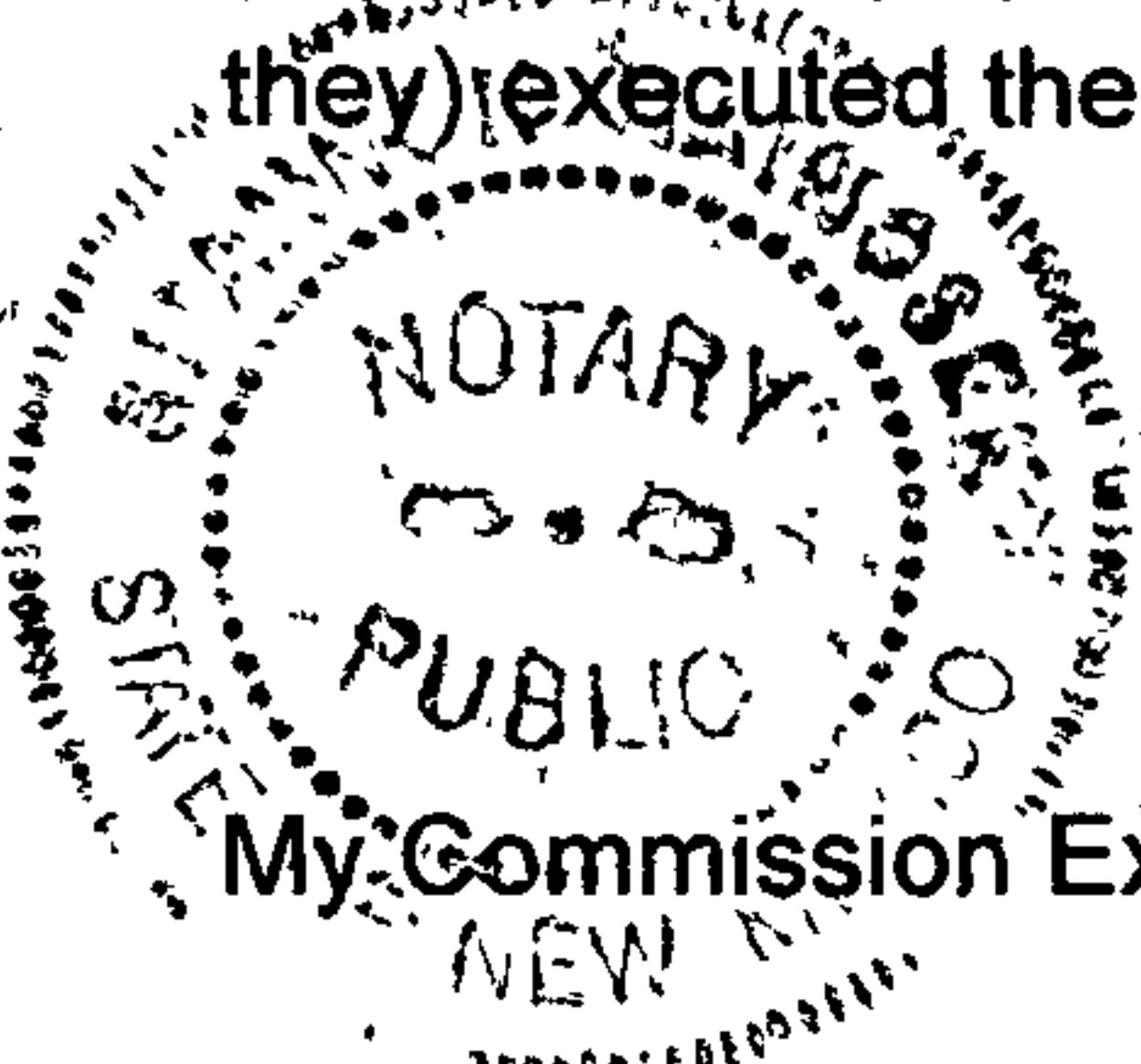
Witnessed:

STATE OF NEW MEXICO)

ss)

COUNTY OF BERNALILLO)

On this 11th day of January, 2011, before me personally appeared Larry Rainosek, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.



Shannon R. K.
Notary Public

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Golden Pride
DRB #: _____ EPC #: 1008363

ZONE MAP/DRG. FILE # K-11 / D078
WORK ORDER #: _____

LEGAL DESCRIPTION Lots 10 & 11, Bellevue Addition
CITY ADDRESS: 5231 Central Avenue NW

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Joel D. Hernandez
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Larry & Dorothy Rainosek
ADDRESS: 600 Four Hills Rd SE
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87123

ARCHITECT: Scott Anderson AIA Architects
ADDRESS: 7604 Rio Penasco NW, Suite 204
CITY, STATE: Albuquerque, NM

CONTACT: Scott Anderson
PHONE: 505-401-7575
ZIP CODE: 87120

SURVEYOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: N/A
PHONE: _____
ZIP CODE: _____

CONTRACTOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: N/A
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

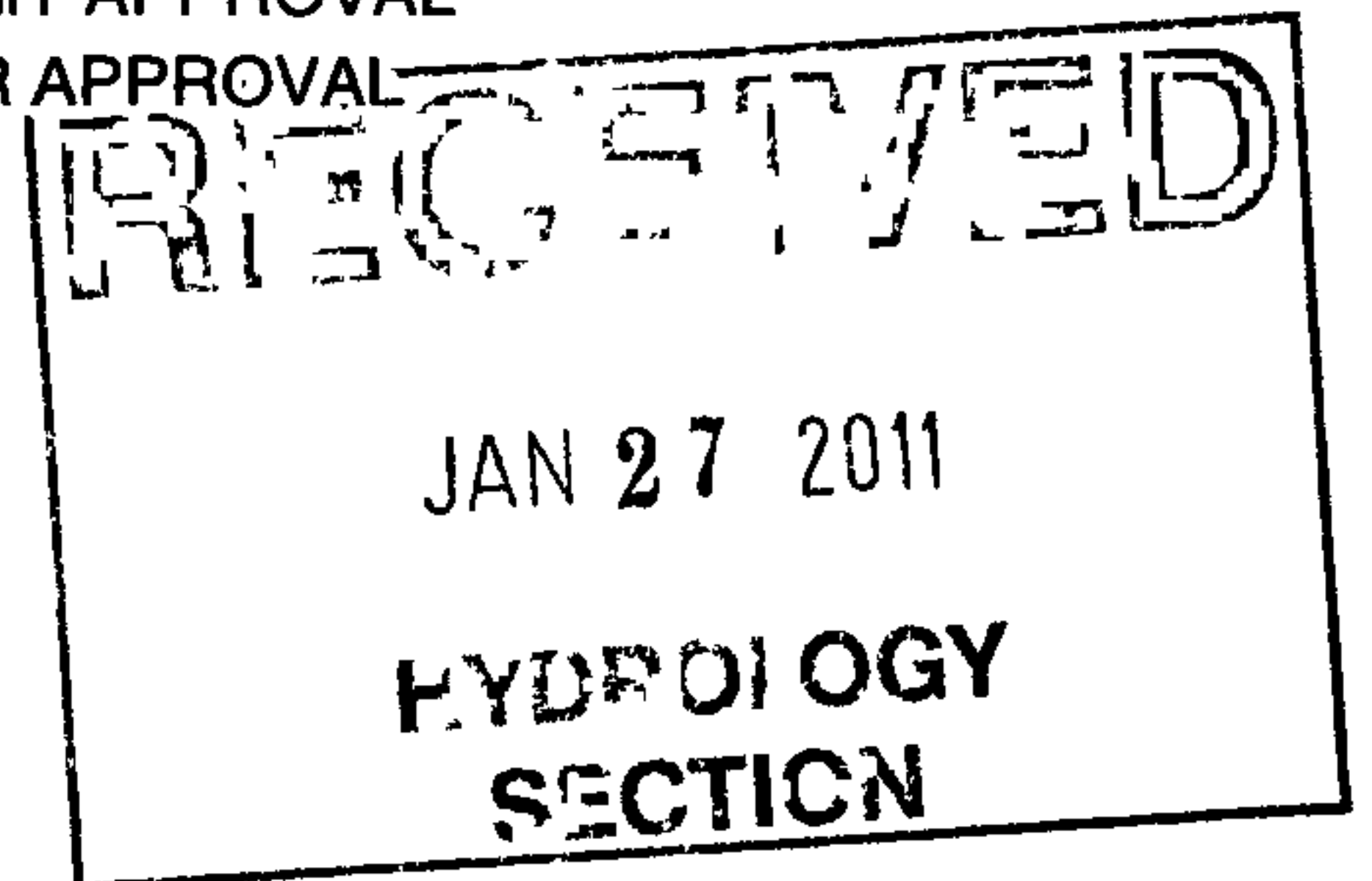
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

<Resub>



DATE SUBMITTED: 1/27/2011 BY: Joel D. Hernandez, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

gaw

TIERRA WEST, LLC

January 26, 2011

Ms. Kristal D. Metro, P.E.
City of Albuquerque
Development and Building Services
PO Box 1293
Albuquerque, NM 87103

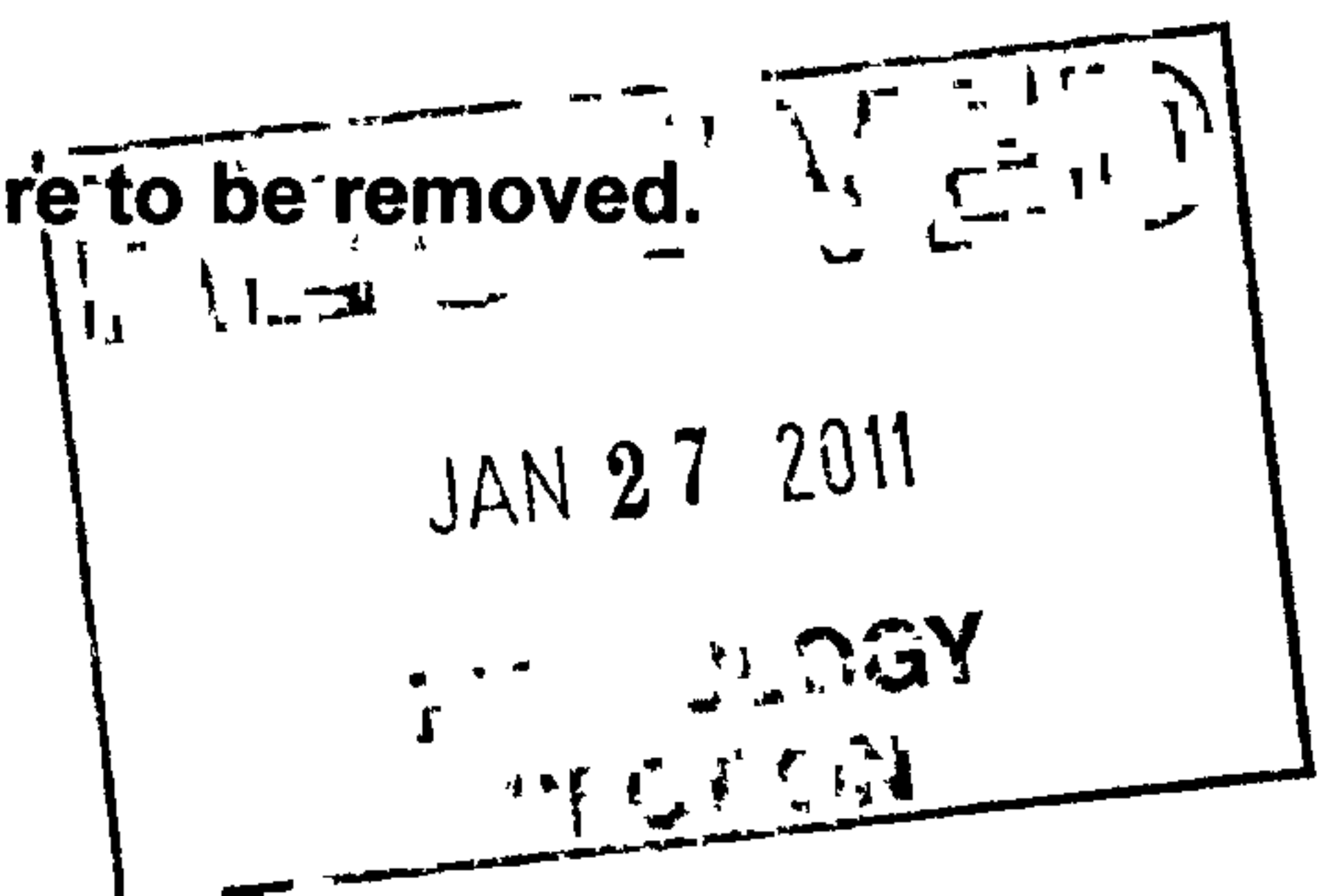
**RE: GOLDEN PRIDE, 5231 CENTRAL AVE NW, TRAFFIC CIRCULATION LAYOUT
RESPONSE TO REVIEW LETTER DATED JANUARY 6, 2010**

Dear Ms. Metro:

Pursuant to your letter dated October 20, 2010, Tierra West LLC, on behalf of the owner would like to address the comments listed in that correspondence. The responses are as follows:

1. Please clarify how this site will circulate. Will the proposed improvements extend the drive through queuing? Additional information is needed.
We have added the following circulation note to the plan: The paving improvements proposed are intended to provide additional queuing for the existing drive-through window at the restaurant located on lot 12, relocate parking spaces deleted from lot 11, and designate a delivery area on lot 11. Drive-through traffic will be directed to enter the queue via the proposed entrance on lot 10. The proposed gates are intended to remain closed to discourage loitering after business hours; the gate on lot 11 will be operated to allow for deliveries.
2. For passenger vehicles, the minimum end island radius is 15 feet.
We reconfigured the landscaped median and striping to comply with the 15-foot minimum radius guideline.
3. Please include two copies of the traffic circulation layout at the next submittal.
Two copies of the traffic circulation layout plan are included with this submittal.
4. Define width of the existing sidewalk.
We updated the plan to include dimensions of the existing sidewalk.
5. Please include a copy of your cross access easement between lots 10, 11, and 12.
A copy of the cross access easement between lots 10, 11, and 12 was submitted by the project architect by separate cover and a copy for reference is included with this submittal
6. Clearly show all parking spaces that are to be removed.
We updated the plan to delineate the parking spaces which are to be removed.

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



7. The proposed 3 foot screen wall may interfere with the sight distance at the entrance. Please provide a sight distance exhibit for the entrance (See the Development Process Manual, Chapter 23, Section 6, Part B. 12).

We updated the layout of the proposed screen walls to allow for the required 11'X11' sight triangle and indicated the dimensions on the traffic circulation layout plan.

8. If the curb cut on lot 12 will no longer be used, it must be removed and replaced with sidewalk and curb and gutter.

The curb cuts on lot 12 are intended to remain in operation.

9. Define all line types.

We have updated the plan to define line types with the legend and/or additional call-outs.

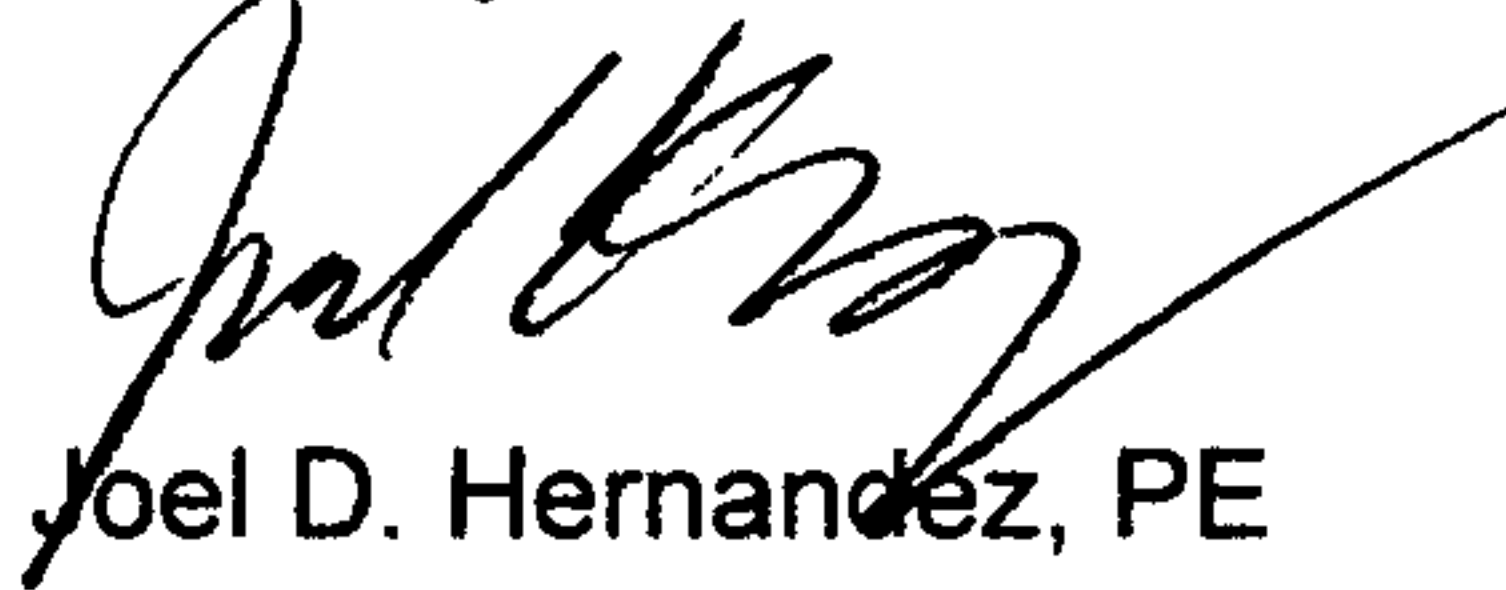
10. Our records indicate that this site is not site plan controlled; please remove the DRB signature block.

We removed the DRB signature block from the plan sheet.

11. Call out the width of the keyway.

We updated the plan to call out the width of the proposed keyway.

Sincerely,



Joel D. Hernandez, PE

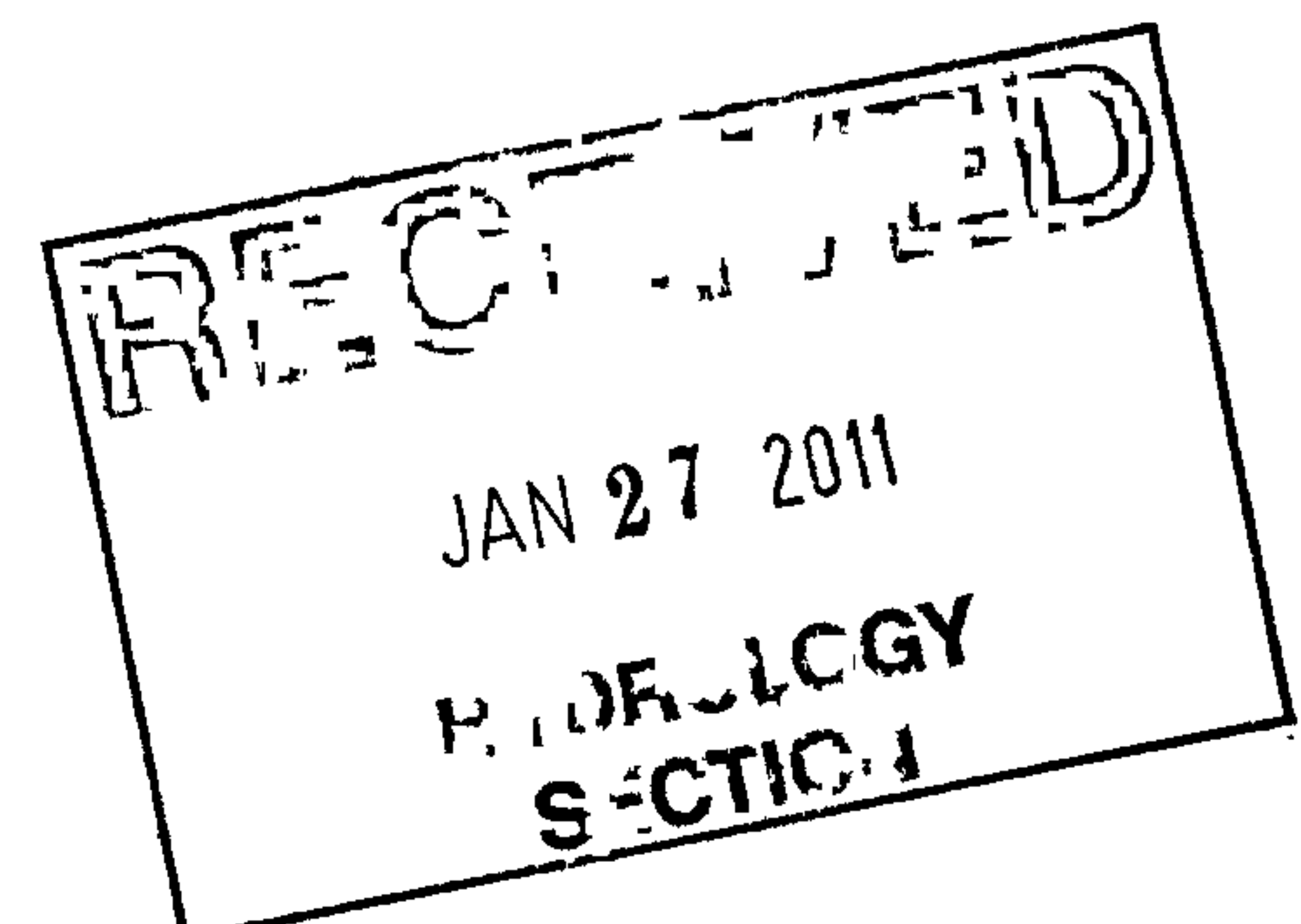
Enclosure/s

cc: Scott Anderson – Scott Anderson AIA Architects

JN: 2010026

RRB/JDH/cla

Z:\2010\2010026\Correspondence\2010026 Kristal Metro TCL Response Ltr 01-26-11 doc



CITY OF ALBUQUERQUE



January 6, 2011

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Golden Pride, 5231 Central Ave NW, Traffic Circulation Layout
Engineer's Stamp dated 10-08-10 (K11-D078)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 12-30-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please clarify how this site will circulate. Will the proposed improvements extend the drive through queuing? Additional information is needed.
2. For passenger vehicles, the minimum end island radius is 15 feet.
3. Please include two copies of the traffic circulation layout at the next submittal.
4. Define width of the existing sidewalk.
5. Please include a copy of your cross access easement between lots 10, 11, and 12.
6. Clearly show all parking spaces that are to be removed.
7. The proposed 3 foot screen wall may interfere with the sight distance at the entrance. Please provide a sight distance exhibit for the entrance (See the *Development Process Manual*, Chapter 23, Section 6, Part B.12).
8. If the curb cut on lot 12 will no longer be used, it must be removed and replaced with sidewalk and curb and gutter.
9. Define all line types.
10. Our records indicate that this site is not site plan controlled; please remove the DRB signature block.
11. Call out the width of the keyway.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Golden Pride

DRB #:

EPC #:

1008363

ZONE MAP/DRG. FILE # K-11

WORK ORDER #:

LEGAL DESCRIPTION: Lots 10 & 11, Bellevue Addition

CITY ADDRESS: 5231 Central Avenue NW

ENGINEERING FIRM: Tierra West, LLC

ADDRESS: 5571 Midway Park Place

CITY, STATE: Albuquerque, NM

CONTACT: Joel D. Hernandez

PHONE: (505) 858-3100

ZIP CODE: 87109

OWNER:

Larry & Dorothy Rainosek

ADDRESS: 600 Four Hills Rd SE

CITY, STATE: Albuquerque, NM

CONTACT:

PHONE:

ZIP CODE: 87123

ARCHITECT:

Call Re: designer for site
Scott Anderson AIA Architects

ADDRESS: 7604 Rio Penasco NW, Suite 204

CITY, STATE: Albuquerque, NM

CONTACT: Scott Anderson

PHONE: 505-401-7575

ZIP CODE: 87120

SURVEYOR:

N/A

ADDRESS:

CITY, STATE:

CONTACT: N/A

PHONE:

ZIP CODE:

CONTRACTOR:

N/A

ADDRESS:

CITY, STATE:

CONTACT: N/A

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**

☐ DRAINAGE PLAN RESUBMITTAL

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION (HYDROLOGY)

☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ ENGINEERS CERTIFICATION (TCL)

☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)

☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA / FINANACIAL GUARANTEE RELEASE

☐ PRELIMINARY PLAT APPROVAL

☐ S. DEV. PLAN FOR SUB'D. APPROVAL

☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

☐ SECTOR PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY (PERM)

☐ CERTIFICATE OF OCCUPANCY (TEMP)

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

☐ WORK ORDER APPROVAL

☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☒ NO

☐ COPY PROVIDED

DATE SUBMITTED:

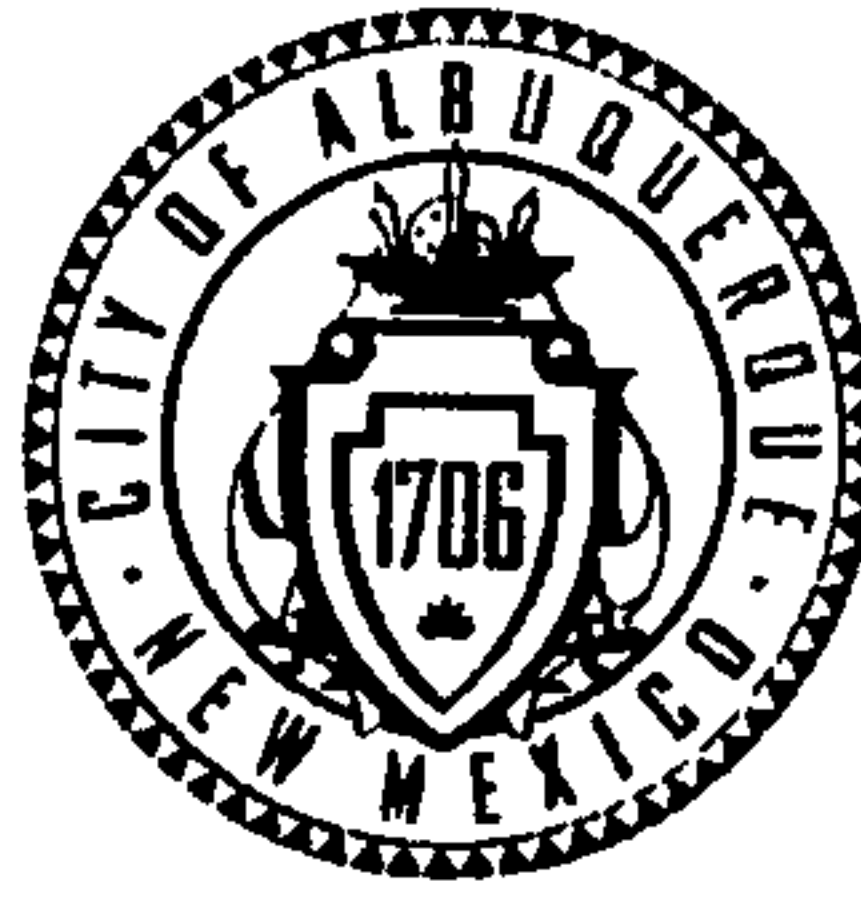
12/30/10

BY:

Scott Anderson

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



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

Date: July 9, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1008363
10EPC-40030 AMEND TO ZONE MAP (ZONE
CHG)

Larry Rainosek & Dorothy Rainosek Trust
2400 Central Ave. SE
Albuquerque, NM 87106

LEGAL DESCRIPTION: SCOTT
ANDERSON agent for LARRY RAINOSEK
& DOROTHY RAINOSEK TRUST requests
the above action for all or a portion of lots 10
& 11, BELLEVUE ADDITION zoned R-2
to P-R (lot 10) & C-2 (lot 11) located on
53RD ST NW BETWEEN CENTRAL AVE
NW AND 52ND ST NW containing
approximately 0.5 acre. (K-11) Carol
Toffaleti, Staff Planner

On July 8, 2010 the Environmental Planning Commission voted to **APPROVE** Project # 1008363/
10EPC-40030, a zone map amendment from R-2 to P-R for lot 10, Bellevue Addition, and a sector
development plan map amendment from R-2 to C-2 for lot 11, Bellevue Addition, based on the following
Findings:

FINDINGS:

1. The request is to rezone lots 10 and 11, Bellevue Addition, from R-2 to P-R and C-2 respectively. The subject site is approximately 0.35 acres and is located on 53rd St. NW, a dead-end street north of Central Ave.
2. The rezoning of lot 10 is a Zone Map Amendment and the rezoning of lot 11 is through a Map Amendment to the West Route 66 Sector Development Plan. Lot 11 was rezoned for commercial use in 1965, but the zone map does not reflect the action of the City Commission.
3. The subject site is in the Established Urban Area of the Comprehensive Plan and the West Side Strategic Plan area. Lot 10 is also within the West Mesa Sector Development Plan area, and Lot 11 is within Segment One of the West Route 66 Sector Development Plan (WR66SDP) area.

4. The WR66SDP (1988, amended 2001 and 2009) established zoning and a Design Overlay Zone (DOZ).
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan, the West Mesa Sector/Community Development Plan, the West Central Metropolitan Redevelopment Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. Lot 10 (approximately 0.1594 acres) is vacant and undeveloped. The majority of Lot 11 (approximately 0.1638 acres) is also vacant and undeveloped. However, a southern strip of Lot 11, approximately 28 ft wide on average, provides circulation and parking for the restaurant business on Lot 12, which has a drive-up service window.
7. Lots 10, 11 and 12, Bellevue Addition, have been under single ownership since 1978.
8. The proposed P-R zone on Lot 10 would serve as off-street parking for Lot 12, zoned C-2, and also Lot 11, if it is rezoned from R-2 to C-2 as proposed.
9. The request is justified per R-270-1980:
 - a. The proposed zone change is consistent with the health, safety, morals and general welfare of the city, because it will facilitate development that includes landscape buffers, alleviates traffic congestion on Central Ave. and 53rd St caused by the drive-up restaurant service, and will not burden public services and facilities.
 - b. The applicant provided an adequate justification for the zone change. The change will not destabilize land use and zoning in the area to any significant degree, because C-2 zoning of Lot 11 is consistent with adjacent non-residential uses, including restaurant, office and institutional, in surrounding C-2 zones. The proposed P-R zone adjacent to residential properties would preclude the construction of any building on Lot 10, leaving the lot relatively open except during peak business hours, when cars would be circulating and parking there.
 - c. The zone changes are not in significant conflict with adopted elements of the Comprehensive Plan (CP), West Side Strategic Plan (WSSP), Southwest Albuquerque Strategic Action Plan (SWASAP), West Central MRA Plan (WCMRAP) and West Route 66 Sector Development Plan (WR66SDP):
 - i. The location and design of new development in the proposed zones would mitigate the traffic impacts of an established business, preclude a building on lot 10 and require landscape buffers, which respects existing neighborhood values and scenic resources (CP Policy II.B.5.d)
 - ii. The change would facilitate infill development of two vacant lots in an older neighborhood, that enhances customer convenience and brings additional vibrancy to this part of the West Central Metropolitan Redevelopment Area (CP Policies II.B.5.e & II.B.5.o, WCMRAP Design Strategy for Atrisco Town Center)

- iii. The change would allow a business owner to improve the condition and appearance of his property, and thereby help improve the overall appearance of the Metropolitan Redevelopment Area (WCMRAP Design Goal and Objective 1)
 - iv. The proposed P-R zone would enhance quality of life by providing spatial separation and landscaping north of Central Ave., which helps mitigate the impacts of noise and air pollution on residential environments (CP Goals for Noise and Air Quality)
 - v. The change would allow an existing business to reduce its traffic impacts on the circulation system at peak hours and improve the efficiency of an arterial (CP Transportation and Transit Policies II.D.4.k & o)
 - vi. The rezoning would allow an established local business to remain and grow in its current location, which will continue to benefit the surrounding neighborhoods by providing jobs and services (Economic Development Policies II.D.6.b., WSSP Objective 8)
 - vii. The change would support the City in its efforts to improve roadway travel and safety on West Central Ave., by reducing traffic congestion and potential vehicular/pedestrian conflicts (WSSP Policy 3.27)
 - viii. The proposed C-2 zone and supporting P-R zone would be compatible with residential uses in a strip commercial context with required buffering (WR66SDP Segment One Commercial Zoning)
- D. 1) An error relating to Lot 11 occurred on the zone map in 1965. Although a rezoning to C-3 was approved by the City, the action was not reflected on the zone map and an R-2 designation has persisted to the present day. The proposed C-2 zoning is therefore consistent with the City's historic intent for the property.
- 3) The proposed P-R and C-2 zones would be more advantageous to the community as articulated in City plans that govern the site (see Section C).
- E. Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood or community. C-2 zoning on Lot 11 is the same zoning as abutting properties and the proposed P-R zoning of Lot 10 only allows off-street parking, with required screening to protect adjoining land uses.
- F. The request would not require unprogrammed capital expenditures by the City.
- G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.
- H. The subject site is not located on a major street, although the change is related to its proximity to Central Ave. This relationship is not the only justification for the rezoning.
- I. The proposed C-2 zone would not be a spot zone because it adjoins existing C-2 zones. The proposed P-R zone may be considered a spot zone, but its main purpose is to serve the adjoining commercial use. It would also provide a transition between commercial and adjacent residential zoning and help realize City Plans (see Section C).
- J. The proposed change would not create strip zoning.

OFFICIAL NOTICE OF DECISION
JULY 8, 2010
PROJECT 1008363
PAGE 4 OF 6

10. Future development of Lot 11 is subject to applicable zoning regulations, including the WR66 DOZ (ref. WR66SDP, p. 86). In current terminology, the "City Planner" cited in the WR66DOZ is the Planning Director. Standard practice has been for the Planning Director to delegate authority to Zoning Enforcement to review and approve proposals in this DOZ as part of the building permit process.
11. Property-owners within 100' and the affected neighborhood associations (NA)--Pat Hurley NA, West Side Merchants Association, Westside Coalition of NAs, South Valley Coalition of NAs, and South West Alliance of Neighbors--were notified. A facilitated meeting was neither offered nor requested. The Board of the Pat Hurley NA submitted a letter of support. There is no known opposition to the request.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY July 23, 2010, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

CMarone

for Deborah Stover
Planning Director

DS/CT/dlh

OFFICIAL NOTICE OF DECISION

JULY 8, 2010

PROJECT 1008363

PAGE 5 OF 6

cc: Scott Anderson, Scott C. Anderson, AIA & Associates, LLC, 7604 Rio Penasco NW, Albuquerque, NM 87120
Barbara Baca, Pat Hurley NA, 636 Atrisco Dr. NW, Albuquerque, NM, 87105
Joan Jones, Pat Hurley NA, 309 Rincon Ct., NW, Albuquerque, NM, 87105
Laura Horton, Westside Coalition of NAs, 7224 Cascada Rd. NW, Albuquerque, NM 87114
Candy Patterson, Westside Coalition of NAs, 7608 Elderwood NW, Albuquerque, NM 87120
Patty Grice, South Valley Coalition of NAs, 206 Fentimon Pl. SE, Albuquerque, NM 87105
Marcia Fernandez, South Valley Coalition of NAs, 2401 Violet SW, Albuquerque, NM 87105
Klarissa Pena, SWAN, 6013 Sunset Gardens SW, Albuquerque, NM 87121
Louis Tafoya, SWAN, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Larry Nelson, West Side Merchants Assn., 929 Old Coors SW, Albuquerque, NM 87105
Humberto Perez, West Side Merchants Assn., 701B Old Coors SW, Albuquerque, NM 87105
Clyde Milligan & Mike Milligan, Milligan Properties LLC, 150 Camino Rayo del Sol, Corrales, NM 87048