

ZONING

Please refer to the Zoning Code for specifics of  
the C-1 zone and the SU-1 zone.

HISTORY



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

## OFFICIAL NOTIFICATION OF DECISION

April 14, 2017

JMD, McMahon, LLC  
2325 San Pedro NE  
ABQ, NM 87110

**Project# 1005280**  
16EPC-40080 Site Development Plan for Building Permit  
16EPC-40081 Amended Site Development Plan for  
Subdivision

### LEGAL DESCRIPTION:

The above actions for all or a portion of Lots 2, 4, 5, 6a, 7a, 8, and 9 in McMahon Market Place, zoned SU-1 for C-1 Uses, located on McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 14 acres. (A-11)  
Staff Planner: Cheryl Somerfeldt

PO Box 1993  
On April 13, 2017 the Environmental Planning Commission (EPC) voted to **APPROVE** Project 1005280, 16EPC-40081, an Amended Site Development Plan for Subdivision, and 16EPC-40080, a Site Development Plan for Building Permit, based on the following findings:

Albuquerque  
**FINDINGS – 16EPC-40081 – APRIL 13, 2017 – SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT**

- NM 87103  
www.cabq.gov
- 1 This is a request for a Site Development Plan for Subdivision Amendment for the site described as McMahon Market Place accompanied by the Site Development Plan for Building Permit 16EPC-40080.
  2. The request for a Site Development Plan for Subdivision Amendment is for the approximately 14-acre subdivision of the McMahon Market Place shopping center at the southeastern corner of the intersection of Unser Boulevard NW and McMahon Boulevard NW.
  3. A Site Development Plan for Subdivision with design standards (Project #1005280), signed off by the DRB in 2009, controls the McMahon Market Place. The original design standards applied to all 9 lots of the original McMahon Market Place.
  4. Five tracts have been developed thus far and contain a retail pharmacy on Lot 3, a strip of small retail shops on Lot 2, and two fast-food restaurants (Lots 1 and 7a), and a fitness club under construction on Lot 8.
  5. The applicant is requesting an Amendment to the Site Development Plan for Subdivision in order to re-design the layout of the remaining lots, add a fourth drive-up service window to the subdivision, deviate from the approved elevations, and amend other elements in the McMahon Market Place design standards.

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6. Lots 5, 6a, and 9 will be re-platted before proceeding with building permits. The original platting for a road alignment which did not occur creates an unusual existing lot configuration for Lots 6 and 6a. Lot 9 will be re-platted into Lots 9a, 9b, 9c, and 9d to have four separate buildings with parking dispersed. The main access to the subject lots is off of McMahon Boulevard NW. Lot 9 will also be accessed from the southwestern entrance point off of Unser Boulevard NW and from Fineland Drive.
7. The subject site is zoned SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption. A fast-food restaurant with a drive-up service window is permissive under the current zoning along with a tap-room and retail stores. Although a drive-up service window is a conditional use in a straight C-1 zone, the SU-1 for C-1 uses zone allows for both permissive and conditional uses.
8. The subject site is in the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and the Unser Boulevard Design Overlay Zone. The subject site is under the jurisdiction of the City of Albuquerque Zoning Code. All of the former are incorporated herein by reference and made part of the record for all purposes.
9. The following Comprehensive Plan policies are applicable:
  - A. Policy II.B.5a - full range of urban land uses is partially furthered The request would add another fast-food restaurant to the area, which is characterized by a range of land uses such as retail (gym, animal clinic, pharmacies and fast-food restaurants) and residential uses. Two other fast-food restaurants are located in the shopping center so the request would not contribute to more land use diversity.
  - B. Policy II.B.5d - neighborhood values/environmental conditions/ other concerns is furthered. The subject site is located in an existing shopping center site that is subject to design standards, which were established to respect neighborhood values and conditions of the area. There is no known neighborhood opposition as of this writing. The proposed new development would be appropriate in terms of its location, intensity, and carrying capacities. Recreational and social resources are supported through the added multi-use trail and proposed outdoor gathering spaces.
  - C. Policy II.B.5.e - new growth/urban facilities/neighborhood integrity is furthered. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity.
  - D. Policy II.B.5l-quality design/new development is furthered. Although the architecture deviates from the design standards significantly, the architecture is innovative and contemporary and uses the earth-tone colors and materials that are generally appropriate for the plan area. The architecture of the tap-room/retail building combines design elements from the original design standards and the fast-food restaurant.

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- E. Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions is partially furthered. Pedestrian pathways are proposed in the locations shown on the approved Site Development Plan for Building Permit. A pedestrian pathway / multi-use trail on Lot 9d is proposed to run along the southern boundary of the subject site and leads from Unser Boulevard to the residential neighborhood, and a pedestrian pathway / multi-use trail is proposed to run along the east side of the drive-up service window. To an extent this mitigates the automobile orientation of the development. However, drive-thru uses are auto-oriented by their nature, making safe and pleasant pedestrian opportunities difficult to integrate. The subject drive-up service window is located on the east side of the fast-food restaurant which causes a conflict between the fast-food restaurant and the tap-room/retail shops. To mitigate pedestrian conflicts, the site plan utilizes narrower drive aisles and specialty pavement crosswalks; and speed bumps will be added to the conditions of approval.
- F. The Transportation and Transit Goal in the Comprehensive Plan is furthered. The proposed fast-food drive-up service window restaurant is auto-oriented and the site has suitable access to the road network. The area is currently underserved by transit. There are bicycle lanes and a multi-use trail on Unser Boulevard and McMahan Boulevard which can connect to the pathway adjacent to the residences shown on the Site Development Plan for Building Permit.

10. The following policies of the West Side Strategic Plan (WSSP) are applicable:

- A. WSSP Policy 1.1 is furthered: The request would result in development of a commercial use in a designated activity center, the McMahan/Unser Neighborhood Center, which will continue to be surrounded by residential development. The proposed non-residential development would occur in a designated center.
- B. WSSP Policy 1.5 is partially furthered: The subject site is in the McMahan/Unser Neighborhood Center. A pedestrian pathway / multi-use trail is proposed for Lots 9c and 9d to connect the residential neighborhoods to Unser Boulevard along the southern edge of the subject site. Pedestrian access between buildings and through the parking lot areas, however, could be improved especially due to the proposed drive-up service window lane which hinders pedestrian access between the buildings. To mitigate pedestrian conflicts, the site plan utilizes narrower drive aisles and specialty pavement crosswalks; and speed bumps will be added to the conditions of approval.
- C. WSSP Policy 3.4 (Seven Bar Ranch) is furthered: The McMahan/Unser Neighborhood Center contains non-residential uses and serves many surrounding subdivisions, such as the Tuscany and Skies West neighborhoods. The request proposes additional commercial uses in a shopping center along with pedestrian and bicycle access. The request furthers WSSP Policy 3.4.

11. The request complies with Sections 4(A), 4(A)(2) and 4(C) of Enactment 117-1999, The Westside-McMahan Land Use and Transportation Guide. The proposed fast-food restaurant with drive-up service window is a C-1 use, and C-1 "Low Commercial" uses are envisioned at this location

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(WSSP, p. 140, 4A and 4A2). The request proposes pedestrian connections to Unser Boulevard through a trail along the subject site's southern boundary. This will help contribute to "safe and efficient" pedestrian movements (4C).

12. A facilitated meeting was held on January 11, 2017. Overall, neighbors were positive about the proposed project. Concerns included hours of operation, the wall between the subject site and the adjacent Tuscany subdivision, and most noticeably the need for a traffic light at McMahon Boulevard and Fineland Drive. The affected neighborhood organizations are the Tuscany Neighborhood Association (NA) and the Westside Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified.
13. Conditions of approval are needed to improve compliance and provide clarity.
14. Amendments to the design standards will only apply to the applicant's properties, not to other properties subject to the site plan for subdivision.

***CONDITIONS OF APPROVAL -16EPC-40081 - APRIL 13, 2017 - SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT***

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. A re-platt is required to reflect the lot configuration shown on the Site Plan for Subdivision prior to approval by the DRB.
4. Signage must comply with the Unser Boulevard Design Overlay Zone and the City of Albuquerque C-1 Zone regulations. Reduce the signage area of the proposed freestanding monument sign on Unser Boulevard to be 75 square feet. Reduce the signage area of the proposed freestanding monument sign on McMahon Boulevard to 100 square feet, and limit freestanding signs to one sign per premises for each street frontage at least 100 feet wide; therefore one new sign is permitted on McMahon Boulevard.

***PLANNING - Zoning Enforcement***

5. All refuse enclosures must have sanitary drain for food services.
6. Do not plant anything next to enclosures that will create an overhang. Shown on pg.L1.1
7. Need site plan to scale with dimensions to verify safe refuse truck access. Pg. A1.1

***CITY ENGINEER - Transportation Development***

**16EPC-40081 Amended Site Development Plan for Subdivision**

8. Clarify limits of amendment and include buildings when possible.
9. Infrastructure and/or ROW dedications may be required at DRB.
10. All work within the public ROW must be constructed under a COA Work Order.
11. Retail/Office/Restaurant on lot 6a does not appear to have a 6 foot pedestrian connection.

***Utility Services - ABCWUA:***

**16EPC-40081 Amended Site Development Plan for Subdivision**

12. The proposed subdivision shall maintain existing Water Utility Authority Easements.
13. Shared use of private sanitary sewer requires a shared maintenance agreement or covenant that is in place prior to approval.
14. Currently there exists onsite infrastructure. Any proposed line relocation will need to be coordinated with Utility Development. All public easements shall be in place prior to relocation.

***FIRE DEPARTMENT/Planning***

15. This project was reviewed and more information is needed. 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 an official review and approval prior to submitting for building permit.

***FINDINGS – 16EPC-40080 – APRIL 13, 2017 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

1. This is a two part request for a Site Development Plan for Building Permit for the site described as McMahon Market Place accompanied by the Site Development Plan for Subdivision Amendment 16-EPC-40081.
2. This is a request for a Site Development Plan for Building Permit for Lots 2, 4, 5, 6a, 7a, and the proposed Lots 9c, and 9d of the McMahon Market Place.
3. The subject lots for the Site Development Plan for Building Permit, Lots 4, 5, 6a, and 9, of the McMahon Market Place, are currently undeveloped. Two new buildings are proposed for Lots 4 and 5. The applicant proposes to develop a 2,224 square foot fast-food restaurant with a drive-up service window on Lot 4, a 2,160 square foot tap-room and 2,387 square feet of retail shops on Lot 5, parking on Lot 6a, and landscaping, parking, and an 8-foot pedestrian pathway / multi-use trail on Lot 9. Only the parking for Lot 6a is being constructed under this Building Permit.

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4. Lots 5, 6a, and 9 will be re-platted before proceeding with building permits. The original platting for a road alignment which did not occur creates an unusual existing lot configuration for Lots 6 and 6a. Lot 9 will be re-platted into Lots 9a, 9b, 9c, and 9d to have four separate buildings with parking dispersed. The main access to the subject lots is off of McMahan Boulevard NW. Lot 9 will also be accessed from the southwestern entrance point off of Unser Boulevard NW and from Fineland Drive.
5. The subject site is zoned SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption. A fast-food restaurant with a drive-up service window is permissive under the current zoning along with a tap-room and retail stores. Although a drive-up service window is a conditional use in a straight C-1 zone, the SU-1 for C-1 uses zone allows for both permissive and conditional uses.
6. The subject site is in the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The West Side Strategic Plan, the Westside-McMahan Land Use & Transportation Guide, and the Unser Boulevard Design Overlay Zone. The subject site is under the jurisdiction of the City of Albuquerque Zoning Code. All of the former are incorporated herein by reference and made part of the record for all purposes.
7. The following Comprehensive Plan policies are applicable:
  - D. Policy II.B.5a - full range of urban land uses is partially furthered The request would add another fast-food restaurant to the area, which is characterized by a range of land uses such as retail (gym, animal clinic, pharmacies and fast-food restaurants) and residential uses. Two other fast-food restaurants are located in the shopping center so the request would not contribute to more land use diversity.
  - E. Policy II.B.5d - neighborhood values/environmental conditions/ other concerns is furthered. The subject site is located in an existing shopping center site that is subject to design standards, which were established to respect neighborhood values and conditions of the area. There is no known neighborhood opposition as of this writing. The proposed new development would be appropriate in terms of its location, intensity, and carrying capacities. Recreational and social resources are supported through the added multi-use trail and proposed outdoor gathering spaces.
  - F. Policy II.B.5.e - new growth/urban facilities/neighborhood integrity is furthered. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity.
  - G. Policy II.B.5l-quality design/new development is furthered. Although the architecture deviates from the design standards significantly, the architecture is innovative and contemporary and uses the earth-tone colors and materials that are generally appropriate for the plan area. The architecture of the tap-room/retail building combines design elements from the original design standards and the fast-food restaurant.

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- H. Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions is partially furthered. Pedestrian pathways are proposed in the locations shown on the approved Site Development Plan for Building Permit. A pedestrian pathway / multi-use trail on Lot 9d is proposed to run along the southern boundary of the subject site and leads from Unser Boulevard to the residential neighborhood, and a pedestrian pathway / multi-use trail is proposed to run along the east side of the drive-up service window. To an extent this mitigates the automobile orientation of the development. However, drive-thru uses are auto-oriented by their nature, making safe and pleasant pedestrian opportunities difficult to integrate. The subject drive-up service window is located on the east side of the fast-food restaurant which causes a conflict between the fast-food restaurant and the tap-room/retail shops. To mitigate pedestrian conflicts, the site plan utilizes narrower drive aisles and specialty pavement crosswalks; and speed bumps will be added to the conditions of approval.
- I. The Transportation and Transit Goal in the Comprehensive Plan is furthered. The proposed fast-food drive-up service window restaurant is auto-oriented and the site has suitable access to the road network. The area is currently underserved by transit. There are bicycle lanes and a multi-use trail on Unser Boulevard and McMahan Boulevard which can connect to the pathway adjacent to the residences shown on the Site Development Plan for Building Permit.
8. The following policies of the West Side Strategic Plan (WSSP) are applicable:
- J. WSSP Policy 1.1 is furthered: The request would result in development of a commercial use in a designated activity center, the McMahan/Unser Neighborhood Center, which will continue to be surrounded by residential development. The proposed non-residential development would occur in a designated center.
- K. WSSP Policy 1.5 is partially furthered: The subject site is in the McMahan/Unser Neighborhood Center. A pedestrian pathway / multi-use trail is proposed for Lots 9c and 9d to connect the residential neighborhoods to Unser Boulevard along the southern edge of the subject site. Pedestrian access between buildings and through the parking lot areas, however, could be improved especially due to the proposed drive-up service window lane which hinders pedestrian access between the buildings. To mitigate pedestrian conflicts, the site plan utilizes narrower drive aisles and specialty pavement crosswalks; and speed bumps will be added to the conditions of approval.
- L. WSSP Policy 3.4 (Seven Bar Ranch) is furthered: The McMahan/Unser Neighborhood Center contains non-residential uses and serves many surrounding subdivisions, such as the Tuscany and Skies West neighborhoods. The request proposes additional commercial uses in a shopping center along with pedestrian and bicycle access. The request furthers WSSP Policy 3.4.
9. The request complies with Sections 4(A), 4(A)(2) and 4(C) of Enactment 117-1999, The Westside-McMahan Land Use and Transportation Guide. The proposed fast-food restaurant with drive-up service window is a C-1 use, and C-1 "Low Commercial" uses are envisioned at this location

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(WSSP, p. 140, 4A and 4A2). The request proposes pedestrian connections to Unser Boulevard through a trail along the subject site's southern boundary. This will help contribute to "safe and efficient" pedestrian movements (4C).

10. A facilitated meeting was held on January 11, 2017. Overall, neighbors were positive about the proposed project. Concerns included hours of operation, the wall between the subject site and the adjacent Tuscan subdivision, and most noticeably the need for a traffic light at McMahon Boulevard and Fineland Drive. The affected neighborhood organizations are the Tuscan Neighborhood Association (NA) and the Westside Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified.
11. Conditions of approval are needed to improve compliance and provide clarity.
12. Amendments to the design standards will only apply to the applicant's properties, not to the other properties subject to the site plan for subdivision.

***CONDITIONS OF APPROVAL –16EPC-40080 – APRIL 13, 2017 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The request shall comply with the amended design standards in the site development plan for subdivision for McMahon Market Place.
4. A re-plat is required to reflect the lot configuration shown on the Site Plan for Subdivision prior to approval by the DRB.
5. Signage must comply with the Unser Boulevard Design Overlay Zone and the City of Albuquerque C-1 Zone regulations. Reduce the signage area of the proposed freestanding monument sign on Unser Boulevard to be 75 square feet. Reduce the signage area of the proposed freestanding monument sign on McMahon Boulevard to 100 square feet, and limit freestanding signs to one sign per premises for each street frontage at least 100 feet wide; therefore one new sign is permitted on McMahon Boulevard.
6. Specify a range of colors after earth-tones such as rust color, light tan, and bronze since earth-tones can be any color.

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7. Provide a face-on detail for the site walls to ensure compatibility with the design standards. A color from the design standards should be specified.
8. Add the dimensions for the outdoor patio spaces onto the site plan.
9. Provide additional screening between the proposed drive-up service window and the proposed serpentine pedestrian pathway.
10. Specify the type and color of the gravel mulch on the landscape plans. Show curb notches for supplemental irrigation on the landscaping plan and in the same location on the grading and drainage plan.
11. Specify the color(s) for the refuse enclosure walls and gates.
12. Add speed bumps as necessary to the site plan in order to slow traffic on the drive aisles.

***PLANNING - Zoning Enforcement***

13. All refuse enclosures must have sanitary drain for food services.
14. Do not plant anything next to enclosures that will create an overhang. Shown on pg.L1.1
15. Need site plan to scale with dimensions to verify safe refuse truck access. Pg. A1.1

***CITY ENGINEER - Transportation Development***

16. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
17. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
18. Include a building for each site location or phase for building permit.

**The following comments need to be addressed prior to DRB:**

19. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
20. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
21. Please identify the location of handicap signs on site plan.
22. Show all drive aisle widths and radii. Some dimensions are not shown.
23. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.

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24. For drive through facilities the minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet).
25. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
26. Parking spaces cannot cross over lot lines.
27. Please identify pedestrian path's widths onsite and at building frontages.
28. Please provide a landing after the handicap ramps to access the buildings. (Handicap ramps can be reduced in size from the 9 foot ramp to provide space for the landing. Also handicap stalls can be 18 feet in length.)

***Utility Services - ABCWUA:***

29. Prior to approval, request for serviceability letter at the link below. The submittal shall include approved fire marshal requirements from the County Fire Marshal's office.  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
30. The property is located outside of the Adopted Service Area and will require a Service Connection Agreement approved by the Water Authority Board (1 month) prior to approval.

***FIRE DEPARTMENT/Planning***

31. This project was reviewed and more information is needed. 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 an official review and approval prior to submitting for building permit.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 28, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

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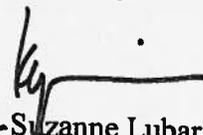
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**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped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

Sincerely,

  
for Suzanne Lubar  
Planning Director

SL/CS

cc: JMD, McMahon, LLC, 2325 San Pedro NE, ABQ, NM 87110  
Martin Grummer, 331 Wellesley Pl NE, ABQ, NM 87106  
Tuscany N.A (TUS) "R", Harry Hendriksen, 10592 Rio Del Sol NW, Albuquerque, New Mexico 87114  
Tuscany N.A. (TUS) "R", Janelle Johnson, P.O. Box 6270, Albuquerque, New Mexico 87197  
Westside Coalition of Neighborhood Assoc., Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120  
Westside Coalition of Neighbor. Assoc., Harry Hendriksen, 10592 Rio Del Sol NW, ABQ, NM 87114  
Cheryl Hamel, 10644 Fountain Ct. NW, ABQ, NM 87114

APPLICATION INFORMATION



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	<b>D</b>		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
<b>STORM DRAINAGE (Form D)</b>	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 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): MARTIN GRUMMER PHONE: 265-2507  
 ADDRESS: 331 WELLESLEY PL NE FAX: \_\_\_\_\_  
 CITY: ALBUQU. STATE NM ZIP 87100 E-MAIL: MGRUMMER@CENTURYLINK.COM  
 APPLICANT: JMD McMAHON LLC PHONE: \_\_\_\_\_  
 ADDRESS: 2325 SAN PEDRO NE FAX: \_\_\_\_\_  
 CITY: ALBUQU. STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BLDG PERMIT FOR LOTS 9a, 9b, 9c, 9d

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. 9a, 9b, 9c, 9d Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: PLAT OF McMAHON MARKETPLACE  
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): A-11-2 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
1005280, 17EPC-40080881, 17000-70135

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 5 No. of proposed lots: 5 Total site area (acres): 47 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: McMAHON  
 Between: DUSEL and FIRELAND  
 Check if project was previously reviewed by: Sketch/Plat/Plan  or Pre-application Review Team (PRT)  Review Date: Aug 17

SIGNATURE: \_\_\_\_\_ DATE: 2 NOV 17  
 (Print Name) MARTIN GRUMMER Applicant  Agent

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17EPC-40064</u>	<u>SBP</u>	_____	<u>\$365.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>LME</u>	_____	<u>\$ 50.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$510.00</u>

Hearing date December 14 2017

Staff signature & Date: [Signature] 11-2-17 Project # 1005280

**FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.  
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

*EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.*

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

*EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.*

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

*EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.*

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

MARTIN GRUBNER  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised August 2017

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

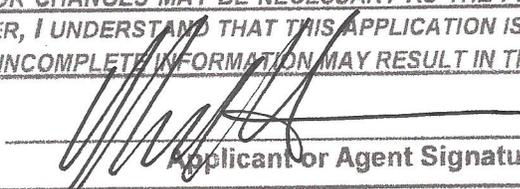
Application case numbers  
TEPC: 400064

[Signature] 11-2-17  
Planner signature / date  
Project #: 1005250

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.**


  
 \_\_\_\_\_ 2/12/07  
 Applicant or Agent Signature / Date

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff**

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

*Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.*

### Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 – SITE PLAN

### A. General information

- 1. Date of drawing and/or last revision
- 2. Scale:
 

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
[other scales, if approved by staff]			
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## B. Proposed Development

### 1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

### 2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 395 provided: 497  
Handicapped spaces (included in required total) required: \_\_\_\_\_ provided: \_\_\_\_\_  
Motorcycle spaces (in addition to required total) required: \_\_\_\_\_ provided: \_\_\_\_\_
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 25 provided: 62
  - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
  - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions
  - 6. Existing and proposed street widths, right-of-way widths and curve radii
  - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 8. Location of traffic signs and signals related to the functioning of the proposal
  - 9. Identify existing and proposed medians and median cuts

### 3. Phasing – This is required information if phasing of project is anticipated

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## SHEET #2 – LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
  - A.  Type, location and size of trees (common and/or botanical names)
  - B.  Type and location of all ground cover material (organic/inorganic)
  - C.  Existing vegetation, indicating whether it is to be preserved or removed
  - D.  Ponding areas either for drainage or landscaping/recreational use
  - E.  Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
  - A. Required and Provided Landscape Area – square footage and percent
  - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

## SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

### B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
  - A. Conceptual onsite drainage system
  - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

### SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

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

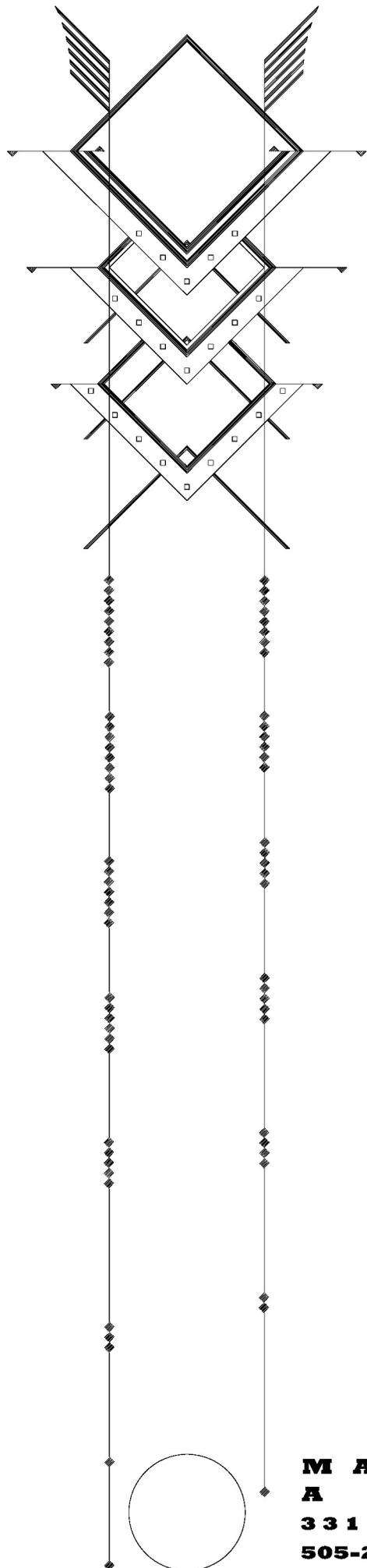
### SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

#### A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
  - a. Identify facade orientation (north, south, east, & west)
  - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
  - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
  - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

#### B. Signage

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



1 Nov 2017

**Kym Dicome**  
Planning Department  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Site Development Plan for Building Permit for McMahon and Unser in Albuquerque, NM**

**Kym**

We are requesting approval of a revision to the Site Development Plan for Building Permit at McMahon and Unser - Lots 6a1, 9a, 9b, 9c and 9d.

Previous Case #: Z-97-138, 1001279, 1005280  
16EPC-40080&81, 17DRB-70135

My client, JMD McMahon, LLC (the Peterson family), would like to revise the approved site plan for building permit. We are asking for approval for Sites 6a1, 9a, 9b, 9c and 9d as shown on drawings accompanying this request.

The design guidelines will remain as approved and the landscape pallet will be the same. This will further the shopping center development. Please note the buildings are slightly smaller to allow for more parking. We have split the building on Lot 9a to create a protected public gathering area for pedestrians with more shade and shielding from traffic. We have maintained the pedestrian walkways through the site.

You can contact Doug at 884-3478 or me at 265-2507 with any questions or concerns.

SINCERELY

Martin FM Grummer

**M A R T I N F M G R U M M E R**  
**A R C H I T E C T**  
**331 WELLESLEY PL NE ALBUQUERQUE, NM 87106**  
**505-265-2507** [mgrummer@centurylink.net](mailto:mgrummer@centurylink.net)



**PETERSON PROPERTIES, LLC**

**AUTHORIZATION OF AGENT**

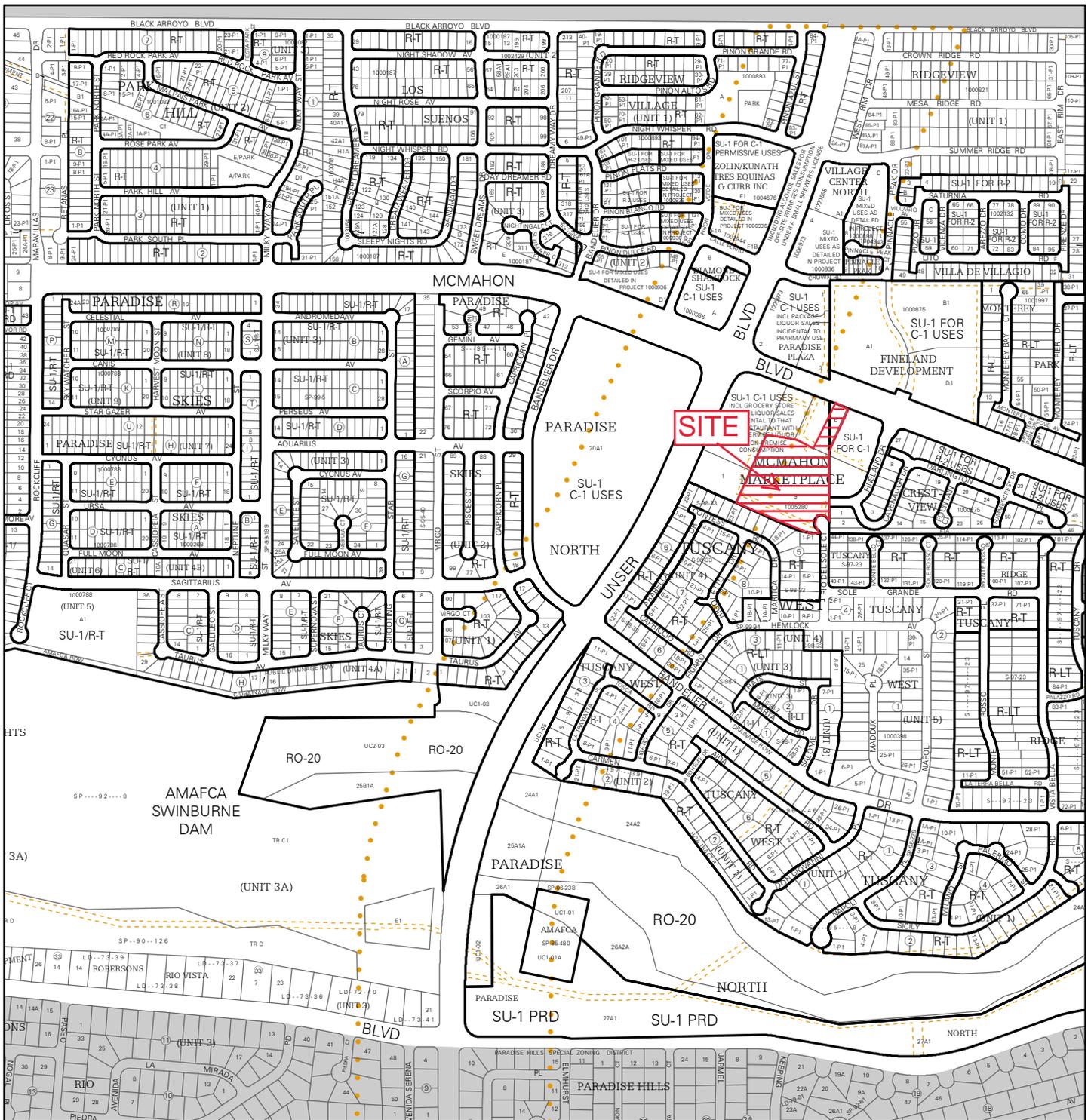
The undersigned party hereby certifies as follows:

1. The undersigned party, JMD-McMahon, LLC ("Owner"), is the owner of that certain property located at the southeast corner of Unser Blvd. and McMahon, particularly Lots, 6A1 and 9A, 9B, 9B, and 9D of the development known as McMahon Marketplace, ("Property").
2. By the execution of this letter the Owner agrees and certifies that Martin Grummer ("Architect"), may act on behalf of the Owner and submit documentation, to the City of Albuquerque and Environmental Planning Commission for the aforementioned Property.

Executed this 2ND day of NOVEMBER, 2017.

JMD-McMahon, LLC, a New Mexico limited liability company

By:   
\_\_\_\_\_  
Douglas Peterson, Manager



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

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-11-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

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: MARTIN GUMMER DATE OF REQUEST: 12/23/16 ZONE ATLAS PAGE(S): A-11

**CURRENT:**

ZONING SU-1 FOC-1  
PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_

**LEGAL DESCRIPTION:**

LOT OR TRACT # 4, 5, 6, 9 BLOCK # 0000  
SUBDIVISION NAME MCMAHON MARKET PLACE

**REQUESTED CITY ACTION(S):**

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

**SITE DEVELOPMENT PLAN:**

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

\*includes platting actions

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: 7 BLDGS  
BUILDING SIZE: 97,464 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE \_\_\_\_\_

DATE 23 DEC 16

(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes: SE CORNER OF MCMAHON / UNSER RETAIL DEVELOPMENT TIS.

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

Tony Lel  
TRAFFIC ENGINEER

12-23-16  
DATE

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

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

**McMahon / Unser Commercial Development**

(Southeast Corner)

**Traffic Impact Study**



**November 28, 2006**

*Terry O. Brown, P.E.*

**Presented to:**

***Transportation Development Division  
City of Albuquerque***

**Developers:**

**SCM Property Company, LLC  
10400 West 18th Ave.  
Lakewood, CO 80215**



*Terry O. Brown*

---

Terry O. Brown, P.E.  
P. O. Box 92051  
Albuquerque, NM 87199  
(505) 883-8807

**McMahon / Unser Commercial Development  
(Southeast Corner of McMahon Blvd. / Unser Blvd.)  
TRAFFIC IMPACT STUDY**

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**McMahon / Unser Commercial Development  
(Southeast Corner of McMahon Blvd. / Unser Blvd.)  
TRAFFIC IMPACT STUDY**

**STUDY PURPOSE**

The study is being conducted in conjunction with a request for approval of a proposed retail commercial development plan such as the one shown in the Appendix (Page A-2) of this report. The purpose of this study is to identify the impact of the proposed commercial Development on the adjacent transportation system, and to make recommendations to mitigate any significant adverse impact on the adjacent transportation system resulting from the implementation of the proposed plan. This report is being prepared to meet the requirements of the City of Albuquerque Transportation Development Division in association with the development of the McMahon / Unser Commercial Development located at the southeast corner of the intersection of McMahon Blvd. / Unser Blvd.

**STUDY PROCEDURES**

A scoping meeting was held on Wednesday, August 30, 2006 with City of Albuquerque Transportation staff (Tony Loyd and John Hartmann) prior to completion of the study to discuss scope and methodology to be utilized within the report. Tony Loyd summarized the meeting and defined the requirements and procedures for the study in letter dated September xx, 2006 (See beginning of Appendix).

The basic procedure followed is described as follows:

- 1) Calculate the generated trips for the proposed development consisting of approximately 73,000 S.F. of retail commercial center (See more detailed trip generation rate table in Appendix).
- 2) Calculate trip distribution for the newly generated trips by this development. The new commercial trips will be distributed based on year 2010 population within a two-mile radius of the proposed new commercial development.
- 3) Determine Trip Assignments for the newly generated trips based on the results of the Trip Distribution Analysis and logical routing to and from the site. Also, pass-by trip assignments are considered in this study.
- 4) Acquire recent traffic counts from the City of Albuquerque for all signalized intersections to be analyzed in this report. Conduct new AM and PM Peak Hour traffic counts for all existing unsignalized intersections to be analyzed in this report.
- 5) Calculate growth rate for the area utilizing a historic linear growth trend line of the Mid-Region Council of Governments' (MRCOG) Traffic Flow Data from 2001 to 2005 to define area traffic growth rate. For volumes at or near the intersection of McMahon Blvd. / Unser Blvd, Mid-Region Council of Governments' forecasts were utilized and growth rates applied to calculated the 2010 volumes.
- 6) Consider trips generated from the recently approved Paradise Heights Subdivision, Anasazi Ridge Subdivision, Cabazon Development (Rio Rancho), Smith's Site (McMahon Blvd. / Golf Course Rd.), and the proposed commercial center at the southwest corner of McMahon Blvd. / Unser Blvd.

- 7) Determine 2010 NO BUILD Volumes by growing the existing turning movement counts to the year 2010 utilizing the calculated annual historic growth rate for the area, and then adding in generated traffic volumes from the other approved and proposed projects. For the intersection of McMahan Blvd. / Unser Blvd. the 2010 NO BUILD Volumes were calculated by applying the growth rates to the 2020 forecast volumes to back in to the 2010 volumes.
- 8) Add in data from Trip Assignments Maps and Tables to the 2010 NO BUILD Volumes to obtain 2010 BUILD Volumes for this project.
- 9) Provide signalized and / or unsignalized intersection analyses for the following intersections:

	INTERSECTION	TYPE CONTROL	NO BUILD	BUILD
1)	McMahan Blvd. / Unser Blvd.	Traffic Signal	2010	2010
2)	Bandelier Dr. / Unser Blvd.	Traffic Signal	2010	2010
3)	McMahan Blvd. / Bandelier West	Stop Sign	2010	2010
4)	Night Whisper / Unser Blvd.	Stop Sign	2010	2010
5)	McMahan Blvd. / Fineland Dr.	Stop Sign	2010	2010
6)	Driveway "A" / Unser Blvd.	Stop Sign	N/A	2010
14)	McMahan Blvd. / Driveway "B"	Stop Sign	N/A	2010

### **GENERAL AREA CHARACTERISTICS**

The proposed development plan is located southeast corner of the intersection of McMahan Blvd. / Unser Blvd. as shown on the Vicinity Map on Page A-1 of the Appendix of this report. The property is bounded on the north by McMahan Blvd., on the west by Unser Blvd.

This project is located in a relatively active development area. The area to the east and to the south is residential. The areas to the west and north are commercial.

### **AREA STREET NETWORK**

McMahan Blvd. is classified as a Principal Arterial Street on the Long Range Roadway System Plan for the Albuquerque Urban Area. McMahan Blvd. (west of Golf Course Rd.) is a Limited Access Arterial Street. McMahan Blvd. was recently reconstructed so that there will be a continuous four-lane facility connecting Unser Blvd. with Coors By-Pass Blvd. Access to McMahan Blvd. is regulated by the McMahan Blvd. (Westside Blvd.) Corridor Plan.

Unser Blvd. is classified as a Limited Access Principal Arterial Street on the Long Range Roadway System Plan for the Albuquerque Urban Area. It is a two and four lane paved street with curbs and gutters intermittently present. The posted speed limit on Unser Blvd. near Bandelier Rd. is 35 MPH.

Bandelier Dr. is not classified on the Long Range Roadway System Plan for the Albuquerque Urban Area. It is considered a local street for the purpose of this report.

## **EXISTING TRAFFIC VOLUMES**

2005 Average Weekday Traffic Volumes (AWDT) for major streets in the site plan area are shown on Page A-3 in the Appendix.

Recent AM and PM peak hour turning movement counts were provided by the City of Albuquerque for the following intersections:

*McMahon Blvd. / Unser Blvd. – 2020 (Forecasts from MRCOG)*  
*Bandelier Dr. / Unser Blvd. – 2003*

Existing AM and PM peak hour turning movement counts for the intersection of McMahon Blvd. / Bandelier Dr. West, McMahon Blvd. / Fineland Dr, and Night Whisper / Unser Blvd. were also obtained by the consultant for this study.

The counts are included at the end of the Appendix.

## **EXISTING (2006) LEVELS OF SERVICE**

The Highway Capacity Manual defines Level of Service (LOS) for signalized intersections in terms of average controlled delay per vehicle as follows:

LOS A	10.0" or less	Most Vehicles do not stop
LOS B	10.1 to 20.0"	Some Vehicles stop
LOS C	20.1 to 35.0"	Significant number of vehicles stop.
LOS D	35.1 to 55.0"	Many vehicles stop.
LOS E	55.1 to 80.0"	Limit of acceptable delay.
LOS F	> 80.0"	Unacceptable delay.

Level of Service D is generally considered acceptable in urban areas and is the desirable base condition for analysis in a traffic study. In addition to consideration of the overall level-of-service of the signalized intersection, the levels-of-service of each individual movement should be considered also.

Existing levels of service were not calculated for this report since the primary volumes at McMahon Blvd. / Unser Blvd. were not based on existing volumes.

## **EXISTING TRANSIT SERVICE**

This area is not serviced by the City of Albuquerque Transit System at this time.

## **PROPOSED DEVELOPMENT**

The proposed project consists of approximately 38,500 S.F. of retail commercial buildings located along the frontage of McMahon Blvd. and Unser Blvd. (See Conceptual Site Plan on Page A-2 of the Appendix). There is a vacant tract of land to the south and east of the intersection which will have assumed uses in this Traffic Impact Study those uses as comprised of an additional 34,500 S.F. of commercial uses. The 34,500 S.F. of assumed uses are not a part of this site plan.

## TRIP GENERATION

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation report (7th Edition, 2003). Trips for the development were determined based on land uses defined on the Conceptual Site Development Plan on Page A-2 in the Appendix of this report.

The resulting number of trips generated for the proposed development are summarized in the following table:

### *McMahon / Unser Commercial Development (SE Corner)* Trip Generation Data

COMMENT	USE (ITE CODE)	DESCRIPTION	24 HR VOL		A. M. PEAK HR.		P. M. PEAK HR.	
			GROSS	ENTER	EXIT	ENTER	EXIT	
<b>Summary Sheet</b>			Units					
			16.03	2,004	36	25	132	138
		Walgreen's (Local Data)	3.90	1,935	106	101	70	65
		Fast Food Restaurant w/ Drive-Thru Window (934)	4.30	2,133	116	112	77	71
		Fast Food Restaurant w/ Drive-Thru Window (934)	20	3,057	109	104	133	133
		Gasoline / Service Station w/ Convenience Market / Car Wash (946)	34.50	3,400	50	32	149	162
Starbucks		Starbucks (Local Data)	2.00	992	91	87	34	32
		Drive-In Bank (912)	5.00	2,101	56	41	128	128
		<b>Subtotal</b>		<b>15,622</b>	<b>564</b>	<b>502</b>	<b>723</b>	<b>729</b>
		<b>Pass-by Trips</b>						
			25%				(181)	(182)
		<b>Total New Trips to System (Offsite)</b>		<b>15,622</b>	<b>564</b>	<b>502</b>	<b>542</b>	<b>547</b>

A 25% adjustment was made to the PM Peak Hour trip generation rates for Pass-by Trips.

## TRIP DISTRIBUTION

### Primary and Diverted Linked Trips:

Trips were distributed as follows:

#### *Commercial Land Uses*

Primary and diverted linked trips for the commercial land use development were distributed proportionally to the 2010 projected population of Data Analysis Subzones within a two mile radius of the proposed development. Population data for the years 2000 and 2025 were taken from the 2025 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico, S-03-01 (2000), Appendix B and Appendix C, supplied by the Mid-Region Council of Governments (MRCOG). Population data from the years 2000 and 2025 was interpolated linearly to obtain 2010 population data to utilize for this analysis. Population Subzones were grouped based on the most likely major street(s) or route(s) to the subject development. The trip distribution worksheets and associated map of data analysis subzones is shown in the Appendix. The Trip Distribution map can be found in the Appendix on Page A-18.

## **TRIP ASSIGNMENT**

Trip assignments are first made on a percentage basis derived from data established in the trip distribution determination process and logical routing. Those percentages are then applied to the projected trips to determine individual traffic movements. Percentage trip assignments are shown on Appendix Pages A-19 thru A-20.

## **BACKGROUND TRAFFIC GROWTH**

Background traffic growth rates were considered for each individual approach to an intersection that was targeted for analysis based on data from the 2001, 2002, 2003, 2004, and 2005 Traffic Flow maps prepared by the Mid-Region Council of Governments. Almost all of the Traffic Flow Data for the years 2001, 2002, 2003, 2004, and 2005 taken from the MRCOG Traffic Flow Maps were Standard Data. The data from those years for each approach was plotted on a graph and a linear "regression trend line" calculated using the equation format  $y=mx+b$ . The growth rate was determined by calculating the average volume increase per year during the time period considered and dividing that volume into the most recent Average Weekday Traffic (AWDT) used in the analysis from which future volumes will be calculated. The rate of growth of that trend line was utilized as the growth rate for each approach if that calculated rate appeared feasible. However, there were some instances where the rate indicated a negative growth trend. In those cases, an appropriate growth rate from an adjacent segment of the same roadway was considered. Due to the potential for growth in the area, it was believed that a zero percent growth rate was inappropriate for this study. Additionally, if the  $R^2$  value of the trend line was low, other means of establishing a probable growth rate from the data accumulated was considered. Historical Growth Rate Graphs with linear regression trend lines are shown in Appendix D.

The growth rate for the intersection of McMahan Blvd. / Unser Blvd. was determined based on 2005 and 2025 Mid-Region Council of Governments Regional Model Data. The 2005 and 2025 AM and PM Peak Hour Link Volumes were utilized to determine a linear growth rate for the intersection approaches. The linear growth rate was applied negatively to the 2020 projected intersection turning movement volumes utilized in the McMahan / Westside Corridor Study (1999) to achieve the 2010 volumes.

The growth rate utilized for each approach to an intersection is printed at the top of the Turning Movement sheets for each intersection (Appendix Pages A-32 thru A-45).

## **PROJECTED PEAK HOUR TURNING MOVEMENTS FOR 2010 BUILDOUT**

The calculated growth rates for most intersections studied in this report were applied to the most recent peak hour traffic counts furnished by the City of Albuquerque to establish the 2010 background traffic volumes. The volumes at the intersection of McMahan Blvd. / Unser Blvd. were derived by applying the growth rate (backwards) to the 2020 forecast volumes for the intersection of McMahan / Unser supplied by the Mid-Region Council of Governments. Additionally, adjustments were made to the background volumes to account for the additional trips generated by Paradise Heights Subdivision, Anasazi Ridge Subdivision, Cabazon Development, Smith's Commercial Development (McMahan Blvd. / Golf Course Rd.), and the Commercial Development at the southwest corner of McMahan

Blvd. / Unser Blvd. To these volumes, the generated trips based on implementation of the proposed McMahon Blvd. / Unser Blvd. Commercial Development Plan (southeast corner) were added to obtain BUILD volumes for the intersection analyses. See Appendix Pages A-30 thru A-48 for further information regarding turning movement counts.

### **INTERSECTION CAPACITY ANALYSIS**

Intersection capacity analyses were performed in accordance with the procedures for signalized and unsignalized intersections in the Highway Capacity Manual, Transportation Research Board, 2000, using TEAPAC Signal 2000 Signalized Intersection Analysis Software for signalized intersections and HiCAP 2000 (Highway Capacity Software) for unsignalized intersections. For signalized intersections, the operational method of analysis was used for the 2010 conditions (NO BUILD and BUILD).

Capacity analyses were performed for the following traffic conditions.

- 2010 without development of the subject property (2010 NO BUILD)
- 2010 with total development as per the Proposed Site Plan (2010 BUILD).

The results of the existing, 2010 NO BUILD and 2010 BUILD capacity analyses are summarized in the following sections - *Results and Discussion of Intersection Capacity Analyses*.

**RESULTS OF INTERSECTION CAPACITY ANALYSES**

IMPLEMENTATION YEAR (2010)

**Intersection #1: McMahon Blvd. / Unser Blvd. – Pages A-49 thru A-54**

The results of the 2010 implementation year analysis of the signalized intersection of McMahon Blvd. / Unser Blvd. are summarized in the following tables:

**Base Geometry (McMahon Blvd. / Unser Blvd.)**

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB McMahon Blvd.	1	0	2	0	1
WB McMahon Blvd.	1	0	2	0	1
NB Unser Blvd.	1	0	2	0	1
SB Unser Blvd.	1	0	2	0	1

McMahon Blvd. / Unser Blvd.	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	<b><i>C – 23.5</i></b>	<b><i>E – 58.8</i></b>	<b><i>D – 52.9</i></b>	<b><i>F – 97.3</i></b>
Mitigated Geometry			<b><i>C – 30.2</i></b>	<b><i>E – 57.4</i></b>

***D – 39.8*** – Bold Italicized LOS indicates that one or more movements are at Level-of-Service “E” or worse.

Under the assumed base configuration, the intersection of McMahon Blvd. / Unser Blvd. is projected to operate at less-than-acceptable levels-of-service for conditions analyzed in this study. This study assumes that Unser Blvd. is constructed with two northbound and two southbound thru lanes through the intersection. Currently, there is only one lane at each approach, but there is enough pavement for two approach thru lanes. The previously submitted Traffic Impact Study for the proposed commercial development at the southwest corner of McMahon Blvd. / Unser Blvd. recommended the two northbound and two southbound thru lanes on Unser Blvd. Therefore, this study assumes that those two approach through lanes are already in place.

Even so, the level-of-service for the build condition associated with this project is less than desirable. The operation of the intersection of McMahon Blvd. / Unser Blvd. can be improved significantly by constructing dual westbound left turn lanes on McMahon Blvd. The resulting level-of-service is “E” with an average delay of 57.4 seconds. However, the fact that the intersection is only 2.4 seconds above LOS “D” should be acceptable. The dual westbound left turn lanes mitigate the impact of this development on the intersection by restoring the operation back to the approximate NO BUILD Condition level-of-service.

The queuing analysis for this intersection is summarized in the following table:

## Queueing Analysis Summary Sheet

Project:  
Intersection:

McMahon / Unser Commercial Development (SE Corner)  
McMahon Blvd. / Unser Blvd.

<b>Eastbound Approach</b>	<b>Left Turns</b>			<b>Thru Movements</b>			<b>Right Turns</b>		
	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	1	130	N/A	2	310	N/A	1	140	N/A
AM NO BUILD Queue	1	210	300	2	190	175	1	47	100
AM BUILD Queue	1	210	300	2	208	200	1	65	125
Existing Lane Length	1	120	N/A	2	200	N/A	1	140	N/A
PM NO BUILD Queue	1	304	425	2	212	200	1	47	100
PM BUILD Queue	1	304	425	2	230	200	1	65	125
<b>Westbound</b>									
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	2	90	N/A	2	100	N/A	1	20	N/A
AM NO BUILD Queue	2	205	200	2	114	125	1	106	175
AM BUILD Queue	2	384	300	2	129	125	1	136	225
Existing Lane Length	2	250	N/A	2	240	N/A	1	80	N/A
PM NO BUILD Queue	2	411	325	2	266	225	1	165	250
PM BUILD Queue	2	606	450	2	282	250	1	198	300
<b>Northbound</b>									
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	1	80	N/A	2	1,210	N/A	1	230	N/A
AM NO BUILD Queue	1	53	100	2	1,213	800	1	141	225
AM BUILD Queue	1	66	125	2	1,246	825	1	202	300
Existing Lane Length	1	220	N/A	2	1,230	N/A	1	190	N/A
PM NO BUILD Queue	1	146	225	2	1,845	0	1	120	200
PM BUILD Queue	1	160	250	2	1,881	0	1	186	275
<b>Southbound</b>									
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	1	160	N/A	2	830	N/A	1	70	N/A
AM NO BUILD Queue	1	152	250	2	1,260	850	1	121	200
AM BUILD Queue	1	175	275	2	1,308	875	1	121	200
Existing Lane Length	1	60	N/A	2	119	N/A	1	180	N/A
PM NO BUILD Queue	1	91	175	2	973	675	1	199	300
PM BUILD Queue	1	113	200	2	1,019	700	1	199	300

Cycle Length:    AM    PM  
                          130    130

**Intersection #2: Bandelier Dr. / Unser Blvd. – Pages A-55 thru A-60**

The results of the 2010 implementation year analysis of the signalized intersection of Bandelier Dr. / Unser Blvd. are summarized in the following tables:

**Existing Geometry (Bandelier Dr. / Unser Blvd.)**

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Bandelier Dr.	1	0	0	1	0
WB Bandelier Dr.	1	0	1	0	1
NB Unser Blvd.	1	0	1	1	0
SB Unser Blvd.	1	0	1	1	0

Bandelier Dr. / Unser Blvd.	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	<b><i>F - 114</i></b>	<b><i>F - 130</i></b>	<b><i>F - 135</i></b>	<b><i>F - 185</i></b>
Exist Geometry – Add EB / NB RT Lane			<b><i>E - 77.6</i></b>	<b><i>D - 40.1</i></b>

***D – 39.8*** – Bold Italicized LOS indicates that one or more movements are at Level-of-Service “E” or worse.

The intersection of Bandelier Dr. / Unser Blvd. is impacted significantly by the new traffic generated by this project. The intersection is projected to operate at LOS “F” in its current configuration upon implementation of this project. The impact of this development on the intersection of Bandelier Dr. / Unser Blvd. can be mitigated by constructing a new eastbound right turn lane on Bandelier Dr. and a new northbound right turn lane on Unser Blvd.

The queuing analysis for this intersection are summarized in the following table:

## Queueing Analysis Summary Sheet

Project:  
Intersection:

McMahon / Unser Commercial Development (SE Corner)  
Bandelier Dr. / Unser Blvd.

<b>Eastbound Approach</b>	<b>Left Turns</b>			<b>Thru Movements</b>			<b>Right Turns</b>		
	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	1	34	100	1	72	N/A	1	202	N/A
AM NO BUILD Queue	1	132	225	1	95	175	1	427	550
<b>AM BUILD Queue</b>	<b>1</b>	<b>144</b>	<b>225</b>	<b>1</b>	<b>95</b>	<b>175</b>	<b>1</b>	<b>427</b>	<b>550</b>
Existing Lane Length	1	26	100	1	39	N/A	1	59	N/A
PM NO BUILD Queue	1	184	275	1	61	125	1	360	475
<b>PM BUILD Queue</b>	<b>1</b>	<b>196</b>	<b>300</b>	<b>1</b>	<b>61</b>	<b>125</b>	<b>1</b>	<b>360</b>	<b>475</b>
<b>Westbound</b>									
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	1	83	100	1	19	N/A	1	51	N/A
AM NO BUILD Queue	1	100	175	1	29	75	1	73	150
<b>AM BUILD Queue</b>	<b>1</b>	<b>100</b>	<b>175</b>	<b>1</b>	<b>29</b>	<b>75</b>	<b>1</b>	<b>101</b>	<b>175</b>
Existing Lane Length	1	109	100	1	56	N/A	1	122	N/A
PM NO BUILD Queue	1	132	225	1	76	150	1	163	250
<b>PM BUILD Queue</b>	<b>1</b>	<b>132</b>	<b>225</b>	<b>1</b>	<b>76</b>	<b>150</b>	<b>1</b>	<b>190</b>	<b>275</b>
<b>Northbound</b>									
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	1	46	250	2	437	N/A	0	130	N/A
AM NO BUILD Queue	1	212	300	2	890	625	0	215	325
<b>AM BUILD Queue</b>	<b>1</b>	<b>212</b>	<b>300</b>	<b>2</b>	<b>1,063</b>	<b>725</b>	<b>0</b>	<b>215</b>	<b>325</b>
Existing Lane Length	1	200	250	2	894	N/A	0	93	N/A
PM NO BUILD Queue	1	510	650	2	1,672	***	0	154	250
<b>PM BUILD Queue</b>	<b>1</b>	<b>510</b>	<b>650</b>	<b>2</b>	<b>1,839</b>	<b>***</b>	<b>0</b>	<b>154</b>	<b>250</b>
<b>Southbound</b>									
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	1	80	250	2	1,026	N/A	0	5	N/A
AM NO BUILD Queue	1	137	225	2	1,746	0	0	15	50
<b>AM BUILD Queue</b>	<b>1</b>	<b>162</b>	<b>250</b>	<b>2</b>	<b>1,900</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>50</b>
Existing Lane Length	1	84	250	2	502	N/A	0	30	N/A
PM NO BUILD Queue	1	148	225	2	920	650	0	50	100
<b>PM BUILD Queue</b>	<b>1</b>	<b>175</b>	<b>275</b>	<b>2</b>	<b>1,088</b>	<b>750</b>	<b>0</b>	<b>50</b>	<b>100</b>

Cycle Length:    **AM**    **PM**  
                          130    130

**Intersection #3: McMahon Blvd. / Bandelier West – Pages A-61 thru A-64**

The results of the 2010 implementation year analysis of the unsignalized intersection of McMahon Blvd. / Bandelier West are summarized in the following tables:

**Existing Geometry (McMahon Blvd. / Bandelier West)**

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB McMahon Blvd.	0	0	1+	0	0
WB McMahon Blvd.	1	0	1	1	0
NB Bandelier West	0	0	0	0	0
SB Bandelier West	0	0	1+	0	0

1+ denotes a single approach used by all turning movements.

McMahon Blvd. / Bandelier West	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
<b>Minor Street (Bandelier West)</b>				
NB Left Turns	B – 12.3	C – 19.7	B – 12.8	C – 21.1
NB Thru	B – 12.3	C – 19.7	B – 12.8	C – 21.1
NB Right Turns	B – 12.3	C – 19.7	B – 12.8	C – 21.1
<b>Minor Street (Bandelier West)</b>				
SB Left Turns	C – 19.4	D – 25.1	C – 22.1	D – 29.1
SB Thru	C – 19.4	D – 25.1	C – 22.1	D – 29.1
SB Right Turns	C – 19.4	D – 25.1	C – 22.1	D – 29.1
<b>Major Street (McMahon)</b>				
EB Left Turns	A – 1.0	A – 1.0	A – 1.0	A – 1.0
WB Left Turns	A – 8.0	A – 8.0	A – 8.1	A – 8.0

The intersection of McMahon Blvd. / Bandelier West is projected to operate at acceptable levels-of-service for all conditions analyzed in this study. Currently, the south leg of the intersection does not exist.

Implementation of this commercial development will increase traffic volumes at the intersection primarily in the east-west direction. Based on the levels-of-service projected, a traffic signal is not warranted at the intersection.

**Intersection #4: Night Whisper Dr. / Unser Blvd. – Pages A-65 thru A-69**

The results of the 2010 implementation year analysis of the signalized intersection of Night Whisper Dr. / Unser Blvd. are summarized in the following tables:

**Existing Geometry (Night Whisper Dr. / Unser Blvd.)**

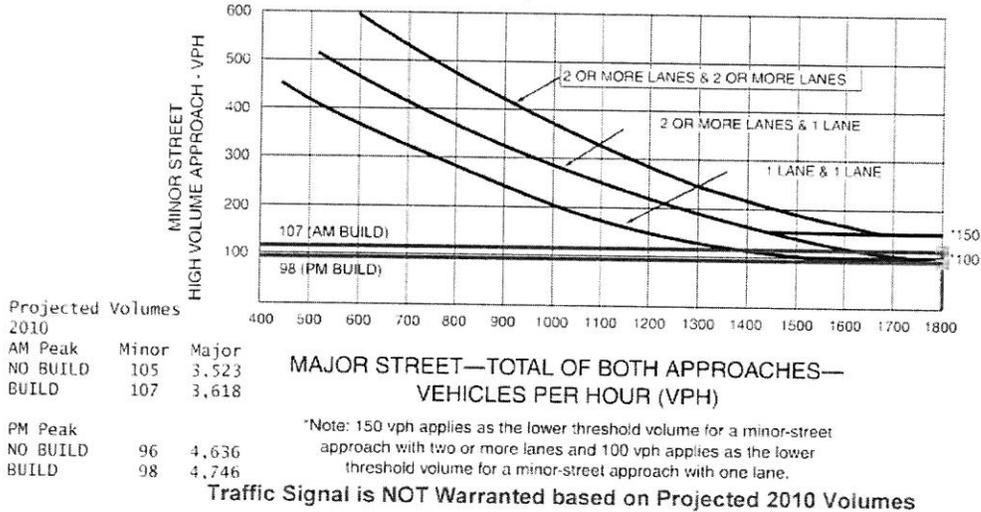
Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Night Whisper Dr.	0	0	1+	0	0
WB Summer Ridge Rd.	0	0	1+	0	0
NB Unser Blvd.	1	0	1	1	0
SB Unser Blvd.	1	0	1	1	0

Night Whisper Dr. / Unser Blvd.	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
<b>Minor Street (Night Whisper Dr.)</b>				
EB Left Turns	F - *	F - *	F - *	F - *
EB Thru	F - *	F - *	F - *	F - *
EB Right Turns	F - *	F - *	F - *	F - *
<b>Minor Street (Summer Ridge Rd.)</b>				
WB Left Turns	F - *	F - *	F - *	F - *
WB Thru	F - *	F - *	F - *	F - *
WB Right Turns	F - *	F - *	F - *	F - *
<b>Major Street (Unser Blvd.)</b>				
NB Left Turns	A - 9.6	A - 9.5	B - 10.1	A - 9.6
SB Left Turns	A - 9.2	A - 9.8	A - 9.3	A - 9.8

F - \* means that no delay was reported.

The intersection of Night Whisper Dr. / Unser Blvd. is projected to operate at an unsatisfactory level-of-service for the projected 2010 AM and PM Peak Hour NO BUILD and BUILD Conditions. As a result of this analysis, the intersection was tested to see if it met the warrants for a traffic signal based on the Peak Hour Warrant criteria. The volumes projected for the 2010 AM and PM Peak Hour Conditions indicate that the intersection is below the level at which a traffic signal would be warranted. Following is the Peak Hour Warrant Graph showing the volumes plotted:

**Figure 4C-3. Warrant 3, Peak Hour  
Night Whisper Dr. / Unser Blvd.**



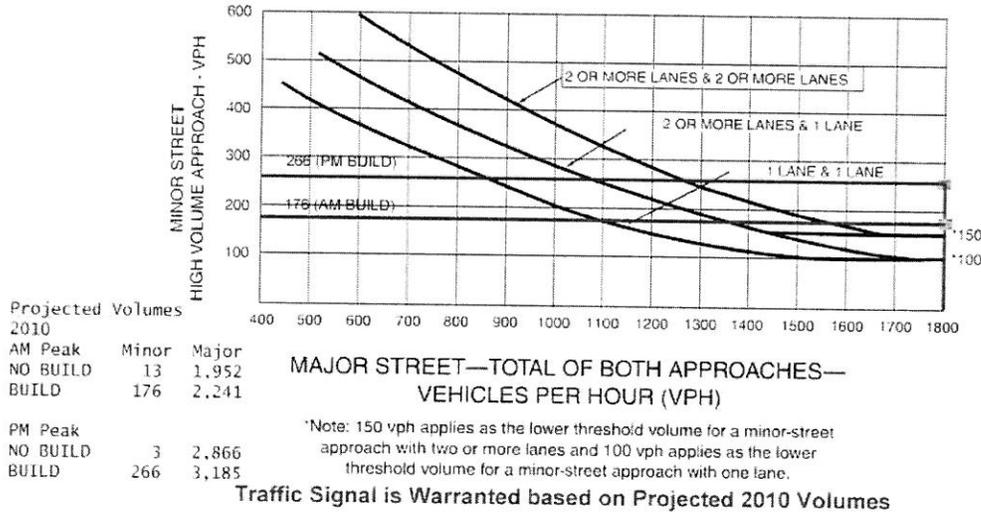
**Intersection #5: McMahon Blvd. / Finland Dr. – Pages A-70 thru A-76**

The results of the analysis of the unsignalized intersection of McMahon Blvd. / Finland Dr. are summarized in the following table:

McMahon Blvd. / Finland Dr	2010 NO BUILD		2010 BUILD	
	AM	PM	AM	PM
<b>Minor Street (Finland Dr.)</b>				
NB Left	D - 27.2	C - 15.9	F - 494	F - 290
NB Right	B - 13.1	A - 9.7	C - 18.6	B - 11.6
<b>Major Street (McMahon Blvd.)</b>				
WB Left	B - 11.7	A - 8.6	C - 15.9	A - 10.1

The intersection of McMahon Blvd. / Finland Dr. is projected to operate at less than acceptable levels-of-service for the projected 2010 PM Peak Hour BUILD Conditions associated with this project. Since the northbound left turn movement is projected to fail for both the 2010 AM and PM Peak Hour periods, a peak hour signal warrant analysis was performed to determine if the intersection volumes meet the warrant for a traffic signal. The intersection of McMahon Blvd. / Finland Dr. is located approximately 875 feet east of Unser Blvd. (centerline to centerline). The Peak Hour Signal Warrant Analysis demonstrates that a signal is warranted at the intersection as indicated by the following graph:

**Figure 4C-3. Warrant 3, Peak Hour  
McMahon Blvd. / Finland Dr.**



The following table demonstrates the operation of the intersection of McMahon Blvd. / Finland Dr. as a signalized intersection:

McMahon Blvd. / Finland Dr.	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
Recommended Geometry	(Not Warranted)		B - 10.1	D - 53.5

The results of the Synchro analysis indicated that the level-of-service for the intersection of McMahon Blvd. / Finland Dr. during the 2010 PM Peak Hour BUILD Condition is "D" with an average delay of 53.5 seconds. The westbound left turn level-of-service was reported as "D". Considering the volumes projected at the intersection for the PM Peak Hour Conditions, the levels-of-service reported by Synchro did not seem appropriate. Therefore, the same intersection was analyzed using TEAPAC Signal 2000 and HiCAP 2000 version 2. Both software programs reported the westbound left turn movement at LOS "A" with an average delay of approximately 5 seconds. The overall intersection delay for both software programs for this intersection was approximately 13 seconds. Given that both Signal 2000 and HiCAP 2000 report that the level-of-service for the 2010 PM Peak Hour BUILD Conditions is "B" with an average intersection delay of approximately 13 seconds, then that is likely the correct report for the operation of the intersection. It appears that Synchro has incorrectly reported the delay by a significant factor.

The recommended geometry for the intersection of McMahon Blvd. / Fineland Dr. is demonstrated in the following table:

**Recommended Geometry (McMahon Blvd. / Fineland Dr.)**

<b>Approach</b>	<b>Left Turn Lanes</b>	<b>Thru/Lefts</b>	<b>Thru Lanes</b>	<b>Thru/Rights</b>	<b>Right Turn Lanes</b>
EB McMahon Blvd.	Future	0	2	0	1
WB McMahon Blvd.	1	0	2	0	Future
NB Fineland Dr.	2	0	0	0	1
SB (Future)	Future Geometry to be determined.				

The table on the following page demonstrates the required queuing lengths for the signalized intersection based on volumes forecast in this report:

### Queueing Analysis Summary Sheet

Project:  
Intersection:

McMahon / Unser Commercial Development (SE Corner)  
McMahon Blvd. / Fineland Dr.

<b>Eastbound</b>	<b>Left Turns</b>			<b>Thru Movements</b>			<b>Right Turns</b>			
	<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	1	0	N/A	2	658	N/A	1	0	N/A	
AM NO BUILD Queue	1	0	0	2	1,140	775	1	0	0	
AM BUILD Queue	1	0	0	2	1,256	825	1	6	25	
Existing Lane Length	1	0	N/A	2	479	N/A	1	0	N/A	
PM NO BUILD Queue	1	0	0	2	929	650	1	0	0	
PM BUILD Queue	1	0	0	2	1,028	700	1	14	50	
<b>Westbound</b>										
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	
Existing Lane Length	1	5	N/A	2	403	N/A	1	0	N/A	
AM NO BUILD Queue	1	8	25	2	804	575	1	0	0	
AM BUILD Queue	1	138	225	2	917	625	1	0	0	
Existing Lane Length	1	12	N/A	2	1,125	N/A	1	0	N/A	
PM NO BUILD Queue	1	18	50	2	1,919	0	1	0	0	
PM BUILD Queue	1	179	275	2	1,991	0	1	0	0	
<b>Northbound</b>										
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	
Existing Lane Length	1	10	N/A	1	0	N/A	1	3	N/A	
AM NO BUILD Queue	1	11	50	1	0	0	1	3	25	
AM BUILD Queue	1	170	250	1	0	0	1	103	175	
Existing Lane Length	1	2	N/A	1	0	N/A	1	1	N/A	
PM NO BUILD Queue	1	2	0	1	0	***	1	1	0	
PM BUILD Queue	1	241	350	1	0	***	1	127	200	
<b>Southbound</b>										
<b>Approach</b>	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	
Existing Lane Length	1	0	N/A	1	0	N/A	0	0	N/A	
AM NO BUILD Queue	1	0	0	1	0	0	0	0	0	
AM BUILD Queue	1	0	0	1	0	0	0	0	0	
Existing Lane Length	1	0	N/A	1	0	N/A	0	0	N/A	
PM NO BUILD Queue	1	0	0	1	0	0	0	0	0	
PM BUILD Queue	1	0	0	1	0	0	0	0	0	

Cycle Length:    AM    PM  
                          130    130

The westbound left turn lane on McMahon Blvd. should be constructed to a length of 275 feet plus transition. The eastbound right turn deceleration lane should be 150 feet long plus

transition. The northbound left turn and right turn lanes on Finland Dr. should be 300 feet long plus transition.

**Intersection # 6: Driveway "A" / Unser Blvd. – Pages A-77 thru A-78**

The results of the analysis of the unsignalized intersection of Driveway "A" / Unser Blvd. are summarized in the following table:

Driveway "A" / Unser Blvd.	2010 BUILD	
	AM	PM
<b>Minor Street (Driveway "A")</b>		
WB Left (PROHIBITED)	N/A	N/A
WB Right	B – 14.0	C – 20.0
<b>Major Street (Unser Blvd.)</b>		
SB Left	D – 30.1	F - *

Driveway "A" is proposed as a right-in, right-out, left-in only driveway on Unser Blvd. Projected 2010 AM and PM Peak Hour BUILD Condition operations of this intersection are acceptable based on the volumes projected in this study. The southbound left turn movement is calculated to be an excessive delay movement. However, this is probably not the case since there is an existing traffic signal situated approximately 1,000 feet to the south (Bandelier Dr.). The signal will provide adequate gaps for northbound Unser Blvd. traffic by stopping the traffic each cycle.

The projected southbound left turn volume on Unser Blvd. at Driveway "A" is 94 vehicles per hour during the PM Peak at full buildout. The queue length provided in the southbound left lane should be at least 150 feet plus transition.

**Intersection # 7: McMahan Blvd. / Driveway "B" – Pages A-77 thru A-78**

The results of the analysis of the unsignalized intersection of McMahan Blvd. / Driveway "B" are summarized in the following table:

McMahan Blvd. / Driveway "B"	2010 BUILD	
	AM	PM
<b>Minor Street (Driveway "B")</b>		
NB Left	C – 21.5	D – 34.0
NB Right	B – 10.4	B – 10.0
<b>Major Street (McMahan Blvd.)</b>		
WB Left	A – 9.5	A – 9.2

Driveway "B" is proposed as a full access unsignalized driveway. Projected 2010 AM and PM Peak Hour BUILD Condition operations of this intersection are acceptable based on the volumes projected in this study at the driveway. There is no resulting excessive delay due to the volumes at the driveway. Another element that needs to be considered is the westbound approach queue lengths on McMahan Blvd. at Unser Blvd.

Recommended in this study are dual westbound left turn lanes at McMahon Blvd. / Unser Blvd. The projected queue length for the dual westbound left turn lanes at McMahon / Unser is 450 feet (based on Poisson's arrival during the 130-second cycle length with 95% confidence level). The calculated queue length reported by Synchro is 307 feet (metered) based on current HCM 2000 methodology considering G/C ratios at the signal. The queue length associated with a single left turn lane is 750 feet. Proposed Driveway "B" is located approximately 500 feet east of Unser Blvd. (centerline to centerline). The calculated queueing for the westbound thru movement and right turn movements are less than 325 feet. Therefore, queuing of westbound traffic on McMahon Blvd. at Unser is only a problem if the westbound left turn movement uses a single left turn lane. If dual westbound left turn lanes are implemented at McMahon Blvd. / Unser Blvd., then queuing based on the projected 2010 volumes should not be problematic. Further analysis utilizing 2025 forecast volumes will be included in the Access Study for this project.

It should be noted that Levels of Service (LOS) for unsignalized intersections cannot be compared directly with Levels of Service for signalized intersections. LOS for unsignalized intersections is based on reserve capacity, which is converted to generalized levels of delay. LOS for signalized intersections is based on actual delay in seconds.

**LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS**

<u>Average Delay (secs)</u>	<u>Level-of-Service</u>
≤ 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Generally speaking, a Level-of-Service D or better is an acceptable parameter for design purposes.

**CONCLUSIONS**

This analysis was conducted using the following methodology: Trip Generation was established using the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (7th Edition). Generated Trips were distributed proportionately based on the population data within a two-mile radius of the project. Growth rate of background traffic volumes was established from Traffic Flow Map data from 2000 through 2000, or from Mid-Region Council of Governments forecast link volumes maps; and the intersection analyses were performed in accordance with the 2000 Highway Capacity Manual. The Traffic Impact Study showed a moderate increase in traffic congestion for the adjacent transportation network based on 100% buildout of the proposed project.

In summary, the proposed retail commercial development plan presents no significant adverse impact to the adjacent transportation system provided that the following recommendations are followed:

## RECOMMENDATIONS

### FROM IMPLEMENTATION YEAR (2010) ANALYSIS

- All design and construction for this project shall insure that adequate site distances at the proposed access points and any offsite intersection for which improvements are constructed.
- Driveways shall be constructed using a minimum of 25-foot radius curb returns or larger is required to accommodate delivery trucks.

### Mitigation Recommendations:

- **McMahon Blvd. / Unser Blvd.** – This report assumes that a second northbound and a second southbound thru lane on Unser Blvd. at McMahon Blvd. will be construct by others. Additionally, dual westbound left turn lanes should be constructed on McMahon Blvd. at Unser Blvd. Two southbound lanes on Unser Blvd. will be required to accept the dual westbound left turn movements. The developer of the southwest corner of McMahon Blvd. / Unser Blvd. will be responsible to construct the two southbound lanes on Unser Blvd. south of McMahon Blvd. The westbound left turn movement will need to be designated as a protected left turn movement only.
- **Bandelier Dr. / Unser Blvd.** – Construct a new eastbound right turn lane at the signalized intersection of Bandelier Dr. / Unser Blvd. Construct the eastbound left turn lane and eastbound right turn lane to a minimum length of 300 feet plus transition or as long as possible between Unser Blvd. and Sagittarius Ave. Incorporate an eastbound right turn overlap phase into the signal at the intersection. In addition, construct a new northbound right turn lane on Unser Blvd. at Bandelier Dr. Incorporate a northbound right turn overlap phase into the signal timing at the intersection.
- **McMahon Blvd. / Fineland Dr.** – This study determined that the intersection of McMahon Blvd. / Fineland Dr. will meet the warrant for a traffic signal based on projected 2010 BUILD volumes forecast for this project. Therefore, the City of Albuquerque should consider permitting a traffic signal to be constructed at the intersection of McMahon Blvd. / Fineland Dr. Currently, the intersection is a tee intersection, but it is expected to be a full four-legged intersection in the future. The south leg of the intersection (Fineland Dr.) should be constructed to implement dual northbound left turn lanes and a right turn lane at the approach. A westbound left turn lane should be constructed on McMahon Blvd. at Fineland Dr. The westbound left turn lane on McMahon Blvd. should be constructed to a length of 250 feet plus transition. The northbound left turn and right turn lanes on Fineland Dr. should be 300 feet long plus transition.
- **Access Driveways:**
  - This project should be accessed utilizing the proposed two unsignalized driveways and the signalized intersection of McMahon Blvd. / Fineland Dr. as shown on the site development plan on Page A-2 of this report. Two driveways are also proposed on Fineland Dr. No driveway on Fineland Dr. should be constructed within 200 feet of

McMahon Blvd. All driveway design should comply with the requirements of the City of Albuquerque's Development Process Manual, current edition.

- Driveway "A" should be constructed as a right-turn-in, right-turn-out, left-turn-in access unsignalized driveway located on the east side of Unser Blvd. approximately 600 feet south of McMahon Blvd. A minimum 150 feet long (plus transition) southbound left turn lane is recommended at Driveway "A".
- Driveway "B" should be a full access unsignalized driveway or a right-in, right-out, left-in only driveway located at least 500 feet east of the centerline of Unser Blvd. A westbound left turn lane should be constructed on McMahon Blvd. at Driveway "B". The length of the westbound left turn lane should be 150 feet plus transition.
- No driveway on Fineland Dr. should be located closer than 200 feet from McMahon Blvd.

## Appendix

<b><u>SITE INFORMATION</u></b>	
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MRCOG's 2005 Traffic Flow Map for the Greater Albuquerque Area	A-3
Long Range Roadway System Plan for the Albuquerque Urban Area	A-4 thru A-5
<b><u>TRIP GENERATION</u></b>	
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Trip Generation Worksheets	A-7 thru A-13
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Pass-by Trip Worksheets	A-21 thru A-23
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<b><u>SIGNALIZED / UNSIGNALIZED INTERSECTION ANALYSES</u></b>	
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UNSignalized Intersection Analyses (McMahon Blvd. / Bandelier West)	A-61 thru A-64
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<b><u>Supporting Data</u></b>	
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Mid-Region Council of Governments' Forecast Data	A-87
Traffic Count Data	A-89 thru A-93

Tuesday, December 06, 2016

**Racquel Michel, P.E.**

City of Albuquerque Transportation Development Section  
Planning Department  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**Re: McMahan Blvd. / Fineland Dr. – Signal Warrant Study**

Dear Racquel:

Provided herein is the Traffic Signal Warrant Analysis for the intersection of McMahan Blvd. / Fineland Dr. NW as an evaluation tool for determining if the existing traffic signal can be activated.

Twelve-hour traffic counts (turning movements volumes) were collected at the intersection of McMahan Blvd. / Fineland Dr. from 7:00 am to 6:00 pm on Tuesday, September 20, 2016. At the time of the traffic count, the McDonald's at the southwest corner of McMahan Blvd. / Fineland was in operation. Also, the senior care facility at the northeast corner of the intersection was opening their facility. A new Anytime Fitness Center was under construction to the south of the existing McDonald's. There was an existing CVS Pharmacy on the southeast corner of McMahan / Unser with existing retail shops to the south. There was an existing Walgreen's Pharmacy on the northeast corner of McMahan / Unser. The traffic from these uses was a part of the traffic count data collected on September 20, 2016.

A Signal Warrant Analysis for the existing traffic volumes at the intersection of McMahan Blvd. / Fineland Dr. is attached for review. The Signal Warrant Analysis based on existing traffic only demonstrated that the volumes at the intersection are currently insufficient to warrant a traffic signal. (See Appendix Pages A-10 thru A-12).

The developer of the project at the southwest corner of McMahan Blvd. / Fineland Dr. has indicated that there is a new Anytime Fitness Center being constructed to the south of the existing McDonald's Fast Food Restaurant, and there are letters of intent for three additional land uses: 1) a 2,200 S.F. Starbucks immediately west of the existing McDonald's, 2) a 4,500 S.F. Tap Room / Shops immediately west of the Starbucks, and 3) a 3,000 S.F. Bank immediately west of the Tap Room / Shops.

Page 2 of 2

**Racquel Michel, P.E.**

Tuesday, December 06, 2016

**Re: McMahan Blvd. / Finland Dr. – Signal Warrant Study**

In assuming the future land uses (listed above), the AM and PM Peak Hour Trip Generation Rates were calculated and distributed through the intersection of McMahan Blvd. / Finland Dr. as per the trip assignments depicted on the site plan on Page A-13 in the Appendix of this analysis letter. Those AM and PM Peak Hour trips were then added to the AM and PM Peak Hour Volumes at the intersection of McMahan Blvd. / Finland Dr. The total volumes (background plus calculated trips of new uses) are called the BUILD volumes in this analysis. Applying the BUILD volumes to the Peak Hour Signal Warrant criteria as defined in the Manual on Uniform Traffic Control Devices (MUTCD) results in the volumes meeting the Peak Hour Warrant based on the BUILD condition PM Peak Hour volumes at the intersection of McMahan Blvd. / Finland Dr. (See Peak Hour graph on Page A-16 in the Appendix of this analysis letter). In addition to meeting the volumes criteria of the Peak Hour Volume Warrant, the MUTCD states that the side street delays for the Peak Hour must be at least 5 hours (see Page A-20 in the Appendix of this letter). The calculated side street delay for the PM Peak Hour BUILD volumes at the unsignalized intersection of McMahan Blvd. / Finland Dr. is 15.53 hours (see Appendix Page A-19).

Therefore, it can be concluded that with the implementation of the new uses as depicted on the site plan map on Page A-13 in the Appendix of this letter, the volumes at the intersection of McMahan Blvd. / Finland Dr. will meet the criteria for the Peak Hour Warrant as established in the Manual on Uniform Traffic Control Devices. Development of the remaining four (4) parcels of land within the development will further contribute to side street volumes on the south leg of Finland Dr. at McMahan Blvd., thus providing additional warrant for a traffic signal at that location.

Please call me if you have questions.

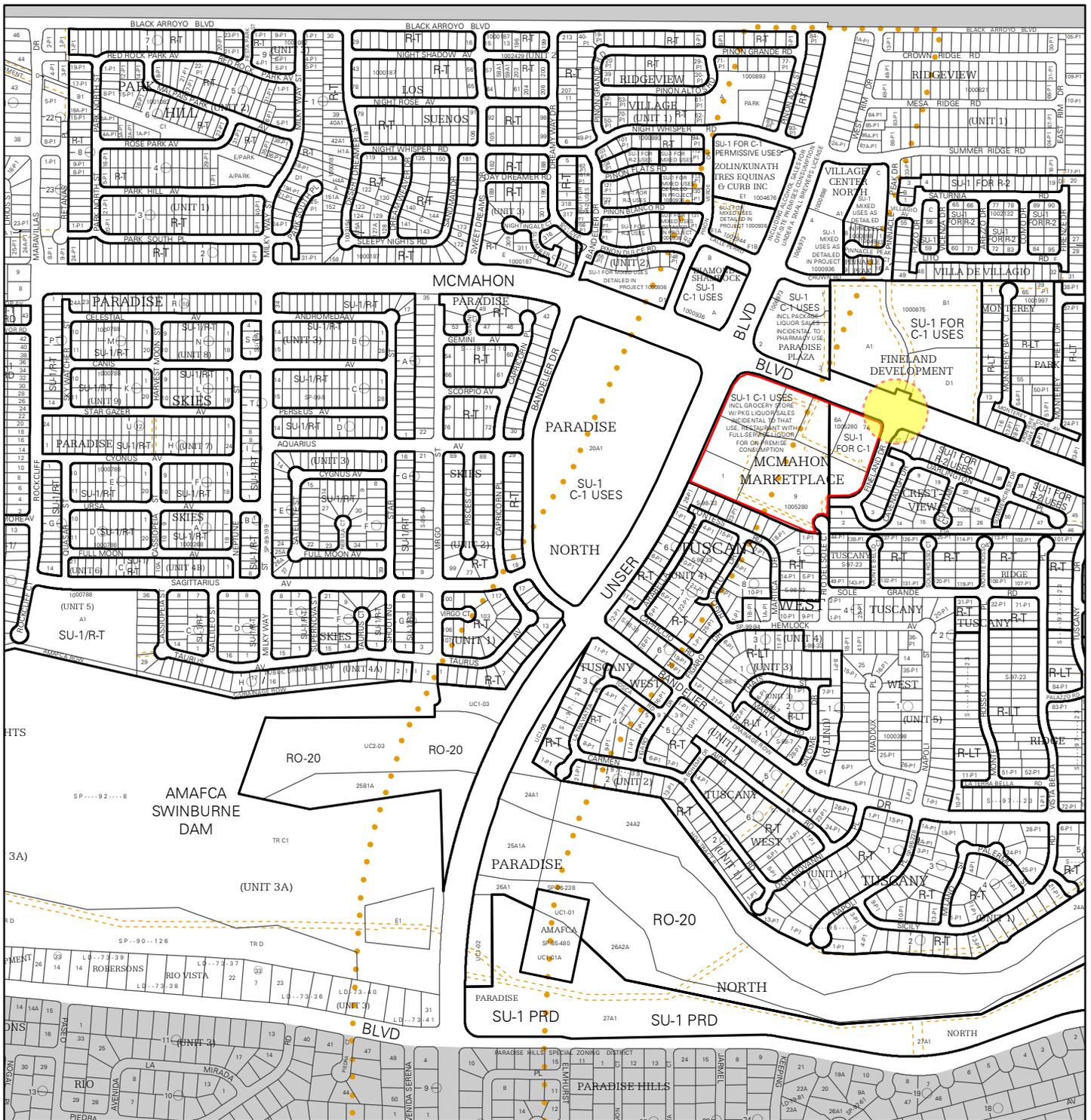
Best Regards,



Terry O. Brown, P.E.

Attachments:	Page A-1	Vicinity Map
	Page A-2 thru A-7	Intersection Volume Data
	Page A-8 thru A-9	AM, Noon, PM Peak Hour Volumes
	Page A-10 thru A-12	Signal Warrant Analysis (Existing Volumes)
	Page A-13	Site Plan w/existing / future uses / Trip Assignments
	Page A-14	Trip Generation Worksheet (New Uses)
	Page A-15	BUILD Volumes Worksheet (w/new uses)
	Page A-16	Peak Hour Warrant Analysis (NO BUILD / BUILD)
	Page A-17 thru A-18	AM / PM BUILD Unsignalized Intersection Analysis
	Page A-18	Calculation of Side Street Delay
	Page A-19	Peak Hour Signal Warrant Criteria from MUTCD

cc: Tony Loyd, City of Albuquerque w/attachments  
Doug Peterson, Peterson Properties w/attachments



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-11-Z**

Selected Symbols

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

0 750 1,500 Feet

**A-1**

**TEAPAC[Ver 8.62.01] - 15-Minute Counts: All Vehicles - by Mvmt**

Int# 1 00000000: 09-20-16 @ 0715 hrs													
Begin Time	SB-Approach			WB-Approach			NB-Approach			EB-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
715	4	0	7	1	90	19	11	0	7	23	191	0	353
730	3	1	10	3	110	15	11	0	17	12	182	5	369
745	6	0	8	4	96	8	17	0	8	19	186	3	355
800	3	0	6	3	87	7	14	0	12	16	195	3	346
815	1	3	2	0	88	11	17	0	5	18	163	3	311
830	3	0	5	11	75	16	10	0	14	22	154	1	311
845	4	0	9	2	85	7	10	1	7	23	155	3	306
900	1	3	5	5	64	4	11	0	11	6	107	4	221
915	4	1	6	3	70	17	7	0	9	9	137	2	265
930	3	0	5	3	65	7	7	0	8	9	107	4	218
945	3	0	3	2	88	8	9	1	3	10	119	1	247
1000	3	1	6	1	100	9	7	0	7	9	110	6	259
1015	1	1	5	1	94	9	7	0	10	3	107	11	249
1030	2	0	8	1	79	12	4	0	10	9	137	4	266
1045	0	0	1	2	87	10	8	0	8	10	131	2	259
1100	1	0	9	2	93	8	8	0	6	6	126	6	265
1115	2	1	3	3	105	7	2	0	7	7	131	3	271
1130	0	0	8	4	98	10	9	1	9	11	135	6	291
1145	2	1	7	1	130	11	15	0	13	13	148	3	344
1200	4	0	4	3	128	19	6	1	13	10	124	4	316
1215	2	1	10	10	212	18	6	0	15	14	151	5	444
1230	1	1	13	6	210	20	3	0	12	14	142	11	433
1245	2	1	8	10	225	19	8	0	17	12	131	6	439
1300	4	1	9	5	141	10	8	0	11	10	135	3	337
1315	2	0	6	3	148	11	11	0	12	5	141	4	343
1330	1	0	11	3	126	7	8	0	8	11	117	1	293
1345	3	1	4	3	122	12	7	0	14	15	117	4	302
1400	3	0	6	6	140	15	10	1	11	13	146	5	356
1415	1	0	11	9	130	19	12	1	9	11	140	2	345
1430	2	0	10	9	237	18	11	0	7	9	149	4	456
1445	2	1	6	7	192	15	10	1	20	8	183	12	457
1500	3	1	7	22	134	12	8	0	15	12	152	3	369
1515	3	0	8	6	149	15	7	0	13	11	180	6	398
1530	2	1	10	12	169	9	8	1	13	4	152	8	389
1545	5	1	7	7	158	16	4	0	8	10	155	4	375
1600	1	0	7	10	262	18	8	0	10	8	152	3	479
1615	0	0	6	6	198	22	8	1	11	9	165	3	429
1630	4	1	7	10	220	8	8	0	10	12	167	3	450
1645	6	1	8	10	240	19	3	0	11	6	156	5	465
1700	3	2	7	9	250	17	17	0	13	10	160	9	497
1715	2	0	3	9	241	15	11	1	15	14	191	8	510
1730	1	0	6	9	259	21	9	0	11	9	189	3	517
1745	2	1	8	12	218	17	6	0	15	14	149	5	447
1800	1	0	6	10	199	14	5	0	12	12	135	2	396
<b>Total</b>	<b>106</b>	<b>26</b>	<b>301</b>	<b>258</b>	<b>6412</b>	<b>581</b>	<b>386</b>	<b>10</b>	<b>477</b>	<b>498</b>	<b>6500</b>	<b>193</b>	<b>15748</b>

**TEAPAC[Ver 8.62.01] - 15-Minute Counts: All Vehicles - Totals**

Int# 1 00000000: 09-20-16 @ 0715 hrs

Begin Time	Approach Totals				Exit Totals				Int Total
	SB	WB	NB	EB	SB	WB	NB	EB	
715	11	110	18	214	1	209	42	101	353
730	14	128	28	199	8	203	28	130	369
745	14	108	25	208	7	211	27	110	355
800	9	97	26	214	6	215	23	102	346
815	6	99	22	184	3	182	32	94	311
830	8	102	24	177	12	169	38	92	311
845	13	94	18	181	6	174	30	96	306
900	9	73	22	117	9	123	13	76	221
915	11	90	16	148	5	150	27	83	265
930	8	75	15	120	7	119	16	76	218
945	6	98	13	130	4	131	18	94	247
1000	10	110	14	125	7	123	19	110	259
1015	7	104	17	121	12	119	13	105	249
1030	10	92	14	150	5	149	21	91	266
1045	1	99	16	143	4	140	20	95	259
1100	10	103	14	138	8	143	14	100	265
1115	6	115	9	141	6	136	15	114	271
1130	8	112	19	152	11	152	21	107	291
1145	10	142	28	164	4	170	25	145	344
1200	8	150	20	138	8	134	29	145	316
1215	13	240	21	170	15	167	33	229	444
1230	15	236	15	167	17	158	35	223	433
1245	11	254	25	149	16	147	32	244	439
1300	14	156	19	148	8	152	21	156	337
1315	8	162	23	150	7	158	16	162	343
1330	12	136	16	129	4	136	18	135	293
1345	8	137	21	136	7	128	28	139	302
1400	9	161	22	164	12	162	28	154	356
1415	12	158	22	153	12	163	30	140	345
1430	12	264	18	162	13	170	27	246	456
1445	9	214	31	203	20	199	24	214	457
1500	11	168	23	167	25	167	25	152	369
1515	11	170	20	197	12	195	26	165	398
1530	13	190	22	164	21	170	14	184	389
1545	13	181	12	169	11	166	27	171	375
1600	8	290	18	163	13	167	26	273	479
1615	6	226	20	177	10	179	31	209	429
1630	12	238	18	182	13	182	21	234	450
1645	15	269	14	167	15	167	26	257	465
1700	12	276	30	179	18	184	29	266	497
1715	5	265	27	213	18	205	29	258	510
1730	7	289	20	201	12	204	30	271	517
1745	11	247	21	168	17	163	32	235	447
1800	7	223	17	149	12	146	26	212	396
<b>Total</b>	<b>433</b>	<b>7251</b>	<b>873</b>	<b>7191</b>	<b>461</b>	<b>7187</b>	<b>1105</b>	<b>6995</b>	<b>15748</b>

**TEAPAC[Ver 8.62.01] - 15-Minute Flow Rates: by Movement**

Int# 1 00000000: 09-20-16 @ 0715 hrs

Begin Time	SB-Approach			WB-Approach			NB-Approach			EB-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
715	16	0	28	4	360	76	44	0	28	92	764	0	1412
730	12	4	40	12	440	60	44	0	68	48	728	20	1476
745	24	0	32	16	384	32	68	0	32	76	744	12	1420
800	12	0	24	12	348	28	56	0	48	64	780	12	1384
815	4	12	8	0	352	44	68	0	20	72	652	12	1244
830	12	0	20	44	300	64	40	0	56	88	616	4	1244
845	16	0	36	8	340	28	40	4	28	92	620	12	1224
900	4	12	20	20	256	16	44	0	44	24	428	16	884
915	16	4	24	12	280	68	28	0	36	36	548	8	1060
930	12	0	20	12	260	28	28	0	32	36	428	16	872
945	12	0	12	8	352	32	36	4	12	40	476	4	988
1000	12	4	24	4	400	36	28	0	28	36	440	24	1036
1015	4	4	20	4	376	36	28	0	40	12	428	44	996
1030	8	0	32	4	316	48	16	0	40	36	548	16	1064
1045	0	0	4	8	348	40	32	0	32	40	524	8	1036
1100	4	0	36	8	372	32	32	0	24	24	504	24	1060
1115	8	4	12	12	420	28	8	0	28	28	524	12	1084
1130	0	0	32	16	392	40	36	4	36	44	540	24	1164
1145	8	4	28	4	520	44	60	0	52	52	592	12	1376
1200	16	0	16	12	512	76	24	4	52	40	496	16	1264
1215	8	4	40	40	848	72	24	0	60	56	604	20	1776
1230	4	4	52	24	840	80	12	0	48	56	568	44	1732
1245	8	4	32	40	900	76	32	0	68	48	524	24	1756
1300	16	4	36	20	564	40	32	0	44	40	540	12	1348
1315	8	0	24	12	592	44	44	0	48	20	564	16	1372
1330	4	0	44	12	504	28	32	0	32	44	468	4	1172
1345	12	4	16	12	488	48	28	0	56	60	468	16	1208
1400	12	0	24	24	560	60	40	4	44	52	584	20	1424
1415	4	0	44	36	520	76	48	4	36	44	560	8	1380
1430	8	0	40	36	948	72	44	0	28	36	596	16	1824
1445	8	4	24	28	768	60	40	4	80	32	732	48	1828
1500	12	4	28	88	536	48	32	0	60	48	608	12	1476
1515	12	0	32	24	596	60	28	0	52	44	720	24	1592
1530	8	4	40	48	676	36	32	4	52	16	608	32	1556
1545	20	4	28	28	632	64	16	0	32	40	620	16	1500
1600	4	0	28	40	1048	72	32	0	40	32	608	12	1916
1615	0	0	24	24	792	88	32	4	44	36	660	12	1716
1630	16	4	28	40	880	32	32	0	40	48	668	12	1800
1645	24	4	32	40	960	76	12	0	44	24	624	20	1860
1700	12	8	28	36	1000	68	68	0	52	40	640	36	1988
1715	8	0	12	36	964	60	44	4	60	56	764	32	2040
1730	4	0	24	36	1036	84	36	0	44	36	756	12	2068
1745	8	4	32	48	872	68	24	0	60	56	596	20	1788
1800	4	0	24	40	796	56	20	0	48	48	540	8	1584

**TEAPAC[Ver 8.62.01] - 15-Minute Flow Rates: Appr/Exit Totals**

Int# 1 00000000: 09-20-16 @ 0715 hrs

Begin Time	Approach Totals				Exit Totals				Int Total
	SB	WB	NB	EB	SB	WB	NB	EB	
715	44	440	72	856	4	836	168	404	1412
730	56	512	112	796	32	812	112	520	1476
745	56	432	100	832	28	844	108	440	1420
800	36	388	104	856	24	860	92	408	1384
815	24	396	88	736	12	728	128	376	1244
830	32	408	96	708	48	676	152	368	1244
845	52	376	72	724	24	696	120	384	1224
900	36	292	88	468	36	492	52	304	884
915	44	360	64	592	20	600	108	332	1060
930	32	300	60	480	28	476	64	304	872
945	24	392	52	520	16	524	72	376	988
1000	40	440	56	500	28	492	76	440	1036
1015	28	416	68	484	48	476	52	420	996
1030	40	368	56	600	20	596	84	364	1064
1045	4	396	64	572	16	560	80	380	1036
1100	40	412	56	552	32	572	56	400	1060
1115	24	460	36	564	24	544	60	456	1084
1130	32	448	76	608	44	608	84	428	1164
1145	40	568	112	656	16	680	100	580	1376
1200	32	600	80	552	32	536	116	580	1264
1215	52	960	84	680	60	668	132	916	1776
1230	60	944	60	668	68	632	140	892	1732
1245	44	1016	100	596	64	588	128	976	1756
1300	56	624	76	592	32	608	84	624	1348
1315	32	648	92	600	28	632	64	648	1372
1330	48	544	64	516	16	544	72	540	1172
1345	32	548	84	544	28	512	112	556	1208
1400	36	644	88	656	48	648	112	616	1424
1415	48	632	88	612	48	652	120	560	1380
1430	48	1056	72	648	52	680	108	984	1824
1445	36	856	124	812	80	796	96	856	1828
1500	44	672	92	668	100	668	100	608	1476
1515	44	680	80	788	48	780	104	660	1592
1530	52	760	88	656	84	680	56	736	1556
1545	52	724	48	676	44	664	108	684	1500
1600	32	1160	72	652	52	668	104	1092	1916
1615	24	904	80	708	40	716	124	836	1716
1630	48	952	72	728	52	728	84	936	1800
1645	60	1076	56	668	60	668	104	1028	1860
1700	48	1104	120	716	72	736	116	1064	1988
1715	20	1060	108	852	72	820	116	1032	2040
1730	28	1156	80	804	48	816	120	1084	2068
1745	44	988	84	672	68	652	128	940	1788
1800	28	892	68	596	48	584	104	848	1584

**TEAPAC[Ver 8.62.01] - 60-Minute Volumes: by Movement**

Int# 1 00000000: 09-20-16 @ 0715 hrs													
Begin Time	SB-Approach			WB-Approach			NB-Approach			EB-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
715	16	1	31	11	383	49	53	0	44	70	754	11	1423
730	13	4	26	10	381	41	59	0	42	65	726	14	1381
745	13	3	21	18	346	42	58	0	39	75	698	10	1323
800	11	3	22	16	335	41	51	1	38	79	667	10	1274
815	9	6	21	18	312	38	48	1	37	69	579	11	1149
830	12	4	25	21	294	44	38	1	41	60	553	10	1103
845	12	4	25	13	284	35	35	1	35	47	506	13	1010
900	11	4	19	13	287	36	34	1	31	34	470	11	951
915	13	2	20	9	323	41	30	1	27	37	473	13	989
930	10	2	19	7	347	33	30	1	28	31	443	22	973
945	9	2	22	5	361	38	27	1	30	31	473	22	1021
1000	6	2	20	5	360	40	26	0	35	31	485	23	1033
1015	4	1	23	6	353	39	27	0	34	28	501	23	1039
1030	5	1	21	8	364	37	22	0	31	32	525	15	1061
1045	3	1	21	11	383	35	27	1	30	34	523	17	1086
1100	5	2	27	10	426	36	34	1	35	37	540	18	1171
1115	8	2	22	11	461	47	32	2	42	41	538	16	1222
1130	8	2	29	18	568	58	36	2	50	48	558	18	1395
1145	9	3	34	20	680	68	30	1	53	51	565	23	1537
1200	9	3	35	29	775	76	23	1	57	50	548	26	1632
1215	9	4	40	31	788	67	25	0	55	50	559	25	1653
1230	9	3	36	24	724	60	30	0	52	41	549	24	1552
1245	9	2	34	21	640	47	35	0	48	38	524	14	1412
1300	10	2	30	14	537	40	34	0	45	41	510	12	1275
1315	9	1	27	15	536	45	36	1	45	44	521	14	1294
1330	8	1	32	21	518	53	37	2	42	50	520	12	1296
1345	9	1	31	27	629	64	40	2	41	48	552	15	1459
1400	8	1	33	31	699	67	43	3	47	41	618	23	1614
1415	8	2	34	47	693	64	41	2	51	40	624	21	1627
1430	10	2	31	44	712	60	36	1	55	40	664	25	1680
1445	10	3	31	47	644	51	33	2	61	35	667	29	1613
1500	13	3	32	47	610	52	27	1	49	37	639	21	1531
1515	11	2	32	35	738	58	27	1	44	33	639	21	1641
1530	8	2	30	35	787	65	28	2	42	31	624	18	1672
1545	10	2	27	33	838	64	28	1	39	39	639	13	1733
1600	11	2	28	36	920	67	27	1	42	35	640	14	1823
1615	13	4	28	35	908	66	36	1	45	37	648	20	1841
1630	15	4	25	38	951	59	39	1	49	42	674	25	1922
1645	12	3	24	37	990	72	40	1	50	39	696	25	1989
1700	8	3	24	39	968	70	43	1	54	47	689	25	1971
1715	6	1	23	40	917	67	31	1	53	49	664	18	1870
1730	4	1	20	31	676	52	20	0	38	35	473	10	1360*
1745	3	1	14	22	417	31	11	0	27	26	284	7	843*
1800	1	0	6	10	199	14	5	0	12	12	135	2	396*

**TEAPAC[Ver 8.62.01] - 60-Minute Volumes: Appr/Exit Totals**

Int# 1 00000000: 09-20-16 @ 0715 hrs

Begin Time	Approach Totals				Exit Totals				Int Total
	SB	WB	NB	EB	SB	WB	NB	EB	
715	48	443	97	835	22	838	120	443	1423
730	43	432	101	805	24	811	110	436	1381
745	37	406	97	783	28	777	120	398	1323
800	36	392	90	756	27	740	123	384	1274
815	36	368	86	659	30	648	113	358	1149
830	41	359	80	623	32	616	108	347	1103
845	41	332	71	566	27	566	86	331	1010
900	34	336	66	515	25	523	74	329	951
915	35	373	58	523	23	523	80	363	989
930	31	387	59	496	30	492	66	385	973
945	33	404	58	526	28	522	71	400	1021
1000	28	405	61	539	28	531	73	401	1033
1015	28	398	61	552	29	551	68	391	1039
1030	27	409	53	572	23	568	70	400	1061
1045	25	429	58	574	29	571	70	416	1086
1100	34	472	70	595	29	601	75	466	1171
1115	32	519	76	595	29	592	90	511	1222
1130	39	644	88	624	38	623	108	626	1395
1145	46	768	84	639	44	629	122	742	1537
1200	47	880	81	624	56	606	129	841	1632
1215	53	886	80	634	56	624	121	852	1653
1230	48	808	82	614	48	615	104	785	1552
1245	45	708	83	576	35	593	87	697	1412
1300	42	591	79	563	26	574	83	592	1275
1315	37	596	82	579	30	584	90	590	1294
1330	41	592	81	582	35	589	104	568	1296
1345	41	720	83	615	44	623	113	679	1459
1400	42	797	93	682	57	694	109	754	1614
1415	44	804	94	685	70	699	106	752	1627
1430	43	816	92	729	70	731	102	777	1680
1445	44	742	96	731	78	731	89	715	1613
1500	48	709	77	697	69	698	92	672	1531
1515	45	831	72	693	57	698	93	793	1641
1530	40	887	72	673	55	682	98	837	1672
1545	39	935	68	691	47	694	105	887	1733
1600	41	1023	70	689	51	695	104	973	1823
1615	45	1009	82	705	56	712	107	966	1841
1630	44	1048	89	741	64	738	105	1015	1922
1645	39	1099	91	760	63	760	114	1052	1989
1700	35	1077	98	761	65	756	120	1030	1971
1715	30	1024	85	731	59	718	117	976	1870
1730	25	759	58	518	41	513	88	718	1360*
1745	18	470	38	317	29	309	58	447	843*
1800	7	223	17	149	12	146	26	212	396*

### Traffic Count Data Sheet

Year Counts Taken: **2016**

E-W Street **McMahon Blvd.**

N-S Street: **Fineland Dr.**

Speed Limit (McMahon Blvd.)= **40**

Speed Limit (Fineland Dr.)= **25**

**9/20/16**

**UNSIGNALIZED**

Begin Time	End Time	Eastbound (McMahon Blvd.)			Westbound (McMahon Blvd.)			Northbound (Fineland Dr.)			Southbound (Fineland Dr.)		
		L	T	R	L	T	R	L	T	R	L	T	R
7:00 AM	7:15 AM	0	191	23	19	90	1	7	0	11	7	0	4
7:15 AM	7:30 AM	4	182	12	11	110	3	17	0	11	10	1	3
7:30 AM	7:45 AM	2	186	19	6	96	4	8	0	17	8	0	6
7:45 AM	8:00 AM	2	195	16	7	87	3	12	0	14	6	0	3
8:00 AM	8:15 AM	3	163	18	10	88	1	5	0	17	2	3	1
8:15 AM	8:30 AM	1	154	22	12	75	11	14	0	10	5	0	3
8:30 AM	8:45 AM	2	155	23	5	85	2	7	1	10	9	0	4
8:45 AM	9:00 AM	1	107	6	4	64	5	11	0	11	5	3	1
<b>AM Peak Hour Volumes</b>		<b>8</b>	<b>754</b>	<b>70</b>	<b>43</b>	<b>383</b>	<b>11</b>	<b>44</b>	<b>0</b>	<b>53</b>	<b>31</b>	<b>1</b>	<b>16</b>
% of Total Traffic		0.6%	53.3%	5.0%	3.0%	27.1%	0.8%	3.1%	0.0%	3.7%	2.2%	0.1%	0.0%
% Directional			58.8%			30.9%	<b>Intersection</b>			6.9%		2.3%	
AM Peak Hour Factor			0.97			0.88	0.97			0.87		0.86	

Warrant Data (Highest Side S)    11    726    65    34    381    11    42    0    59    26    4    13

Begin Time	End Time	Eastbound (McMahon Blvd.)			Westbound (McMahon Blvd.)			Northbound (Fineland Dr.)			Southbound (Fineland Dr.)		
		L	T	R	L	T	R	L	T	R	L	T	R
11:00 AM	11:15 AM	2	126	6	8	93	2	6	0	8	9	0	1
11:15 AM	11:30 AM	2	131	7	6	105	3	7	0	2	3	1	2
11:30 AM	11:45 AM	5	135	11	9	98	4	9	1	9	8	0	0
11:45 AM	12:00 PM	1	148	13	10	130	1	13	0	15	7	1	2
12:00 PM	12:15 PM	2	124	10	16	128	3	13	1	6	4	0	4
12:15 PM	12:30 PM	3	151	14	15	211	10	15	0	6	10	1	2
12:30 PM	12:45 PM	4	142	14	15	210	6	12	0	3	13	1	1
12:45 PM	1:00 PM	3	131	12	17	225	10	17	0	8	8	1	2
<b>Noon Peak Hour Volume:</b>		<b>12</b>	<b>548</b>	<b>50</b>	<b>63</b>	<b>774</b>	<b>29</b>	<b>57</b>	<b>1</b>	<b>23</b>	<b>35</b>	<b>3</b>	<b>9</b>
% of Total Traffic		0.7%	34.2%	3.1%	3.9%	48.3%	1.8%	3.6%	0.1%	1.4%	2.2%	0.2%	0.6%
% Directional			38.0%			54.0%	<b>Intersection</b>			5.0%		2.9%	
Noon Peak Hour Factor			0.91			0.86	0.92			0.81		0.78	

Warrant Data (Highest Side S)    11    558    48    50    567    18    50    2    36    29    2    8

### Traffic Count Data Sheet

Year Counts Taken: **2016**

E-W Street **McMahon Blvd.**

N-S Street: **Fineland Dr.**

Speed Limit (McMahon Blvd.)= **40**

Speed Limit (Fineland Dr.)= **25**

**9/20/16**

**UNSIGNALIZED**

Begin Time	End Time	Eastbound (McMahon Blvd.)			Westbound (McMahon Blvd.)			Northbound (Fineland Dr.)			Southbound (Fineland Dr.)		
		L	T	R	L	T	R	L	T	R	L	T	R
4:00 PM	4:15 PM	0	152	8	14	262	10	10	0	8	7	0	1
4:15 PM	4:30 PM	0	165	9	22	198	6	11	1	8	6	0	0
4:30 PM	4:45 PM	1	167	12	8	220	10	10	0	8	7	1	4
4:45 PM	5:00 PM	2	158	6	13	240	10	11	0	3	8	1	6
5:00 PM	5:15 PM	5	160	10	15	250	9	13	0	17	7	2	3
5:15 PM	5:30 PM	6	191	14	11	241	9	15	1	11	3	0	2
5:30 PM	5:45 PM	2	189	9	17	259	9	11	0	9	6	0	1
5:45 PM	6:00 PM	3	149	14	15	218	12	15	0	6	8	1	2
<b>PM Peak Hour Volumes</b>		<b>15</b>	<b>698</b>	<b>39</b>	<b>56</b>	<b>990</b>	<b>37</b>	<b>50</b>	<b>1</b>	<b>40</b>	<b>24</b>	<b>3</b>	<b>12</b>
% of Total Traffic		0.8%	35.5%	2.0%	2.8%	50.4%	1.9%	2.5%	0.1%	2.0%	1.2%	0.2%	0.6%
% Directional			38.3%			55.1%	<b>Intersection</b>		4.6%			2.0%	
PM Peak Hour Factor			0.89			0.95	0.96		0.76			0.65	
<b>Warrant Data (Highest Side S</b>		<b>16</b>	<b>689</b>	<b>47</b>	<b>58</b>	<b>968</b>	<b>39</b>	<b>54</b>	<b>1</b>	<b>43</b>	<b>24</b>	<b>3</b>	<b>8</b>

**TEAPAC[Ver 8.62.01] - MUTCD Warrant Analysis**

Conditions Used for Warrant Analysis 2009 MUTCD

Intersection # 1

Major Street Direction	EastWest
Number of Lanes in North-South direction	2
Number of Lanes in East-West direction	2
Approach speed on major street is greater than 40 mph	No
Isolated community has population less than 10,000	No
Signal will not seriously disrupt progressive traffic flow	No
Trials of other remedies have failed to improve conditions	No
Number of accidents correctable by a signal	0
Peak hour stop sign delay for worst minor approach (veh-hours)	0
Number of accidents correctable by a multi-way stop	0
Peak hour average delay for all minor approaches (sec/veh)	0

**TEAPAC[Ver 8.62.01] - Warrant Analysis for Traffic Signal**

Warrant 1A Analysis - 8-Hour Minimum Vehicular Volume

Start Time	730	1700	1445	1130	1245	1345	830	1600	Req.
Minor Volume	101	98	96	88	83	83	80	70	200
Major Volume	1237	1838	1473	1268	1284	1335	982	1712	600
Warrant Met?	No	No	No	No	No	No	No	No	8

Number of 1-hour periods meeting the warrant 0  
 Signal will not seriously disrupt progressive traffic flow No

>> WARRANT 1A IS NOT MET <<

Warrant 1B Analysis - 8-Hour Interruption of Continuous Traffic

Start Time	730	1700	1445	1130	1245	1345	830	1600	Req.
Minor Volume	101	98	96	88	83	83	80	70	100
Major Volume	1237	1838	1473	1268	1284	1335	982	1712	900
Warrant Met?	Yes	No	No	No	No	No	No	No	8

Number of 1-hour periods meeting the warrant 1  
 Signal will not seriously disrupt progressive traffic flow No

>> WARRANT 1B IS NOT MET <<

**TEAPAC[Ver 8.62.01] - Warrant Analysis for Traffic Signal**

**Warrant 1A Analysis (80%) - 8-Hour Minimum Vehicular Volume**

Start Time	730	1700	1445	1130	1245	1345	830	1600	Req.
Minor Volume	101	98	96	88	83	83	80	70	160
Major Volume	1237	1838	1473	1268	1284	1335	982	1712	480
Warrant Met?	No	No	No	No	No	No	No	No	8

Number of 1-hour periods meeting the warrant 0

**Warrant 1B Analysis (80%) - 8-Hour Interruption of Continuous Traf**

Start Time	715	1430	1130	815	1715	1230	1615	1330	Req.
Minor Volume	97	92	88	86	85	82	82	81	80
Major Volume	1278	1545	1268	1027	1755	1422	1714	1174	720
Warrant Met?	Yes	8							

Number of 1-hour periods meeting the warrant 8

**Warrant 1C Analysis - 8-Hour Combination of Warrants**

80% of Warrants 1A and 1B are met	No
Signal will not seriously disrupt progressive traffic flow	No
Trials of other remedies have failed to reduce delays	No

>> WARRANT 1C IS NOT MET <<

**Warrant 2 Analysis - 4-Hour Vehicular Volume**

Start Time	730	1700	1445	1130	1245	1345	830	1600	Req.
Minor Volume	101	98	96	88	83	83	80	70	—
Minor Reqrmt	128	115	115	121	118	115	202	115	<--
Warrant Met?	No	No	No	No	No	No	No	No	4

Number of 1-hour periods meeting the warrant 0

Signal will not seriously disrupt progressive traffic flow No

>> WARRANT 2 IS NOT MET <<

**TEAPAC[Ver 8.62.01] - Warrant Analysis for Traffic Signal**

**Warrant 3A Analysis - Peak Hour Delay**

Start Time	730	1700	1445	1130	1245	1345	830	1600	Req.
Minor Volume	101	98	96	88	83	83	80	70	150
Total Volume	1381	1971	1613	1395	1412	1459	1103	1823	800
Warrant Met?	No	1							

Number of 1-hour periods meeting the warrant	0
Signal will not seriously disrupt progressive traffic flow	No
Delay for worst minor approach (must be at least 5 veh-hours)	0

>> WARRANT 3A IS NOT MET <<

**Warrant 3B Analysis - Peak Hour Volume**

Start Time	730	1700	1445	1130	1245	1345	830	1600	Req.
Minor Volume	101	98	96	88	83	83	80	70	—
Minor Reqrmt	270	150	193	258	251	235	380	150	<--
Warrant Met?	No	No	No	No	No	No	No	No	1

Number of 1-hour periods meeting the warrant	0
Signal will not seriously disrupt progressive traffic flow	No

>> WARRANT 3B IS NOT MET <<

**Warrant 7 Analysis - Crash Experience**

80% of Warrant 1A or 1B is met	Yes
Signal will not seriously disrupt progressive traffic flow	No
Trials of other remedies have failed to reduce accidents	No
Number of correctable accidents (must be 5 or more per year)	0

>> WARRANT 7 IS NOT MET <<

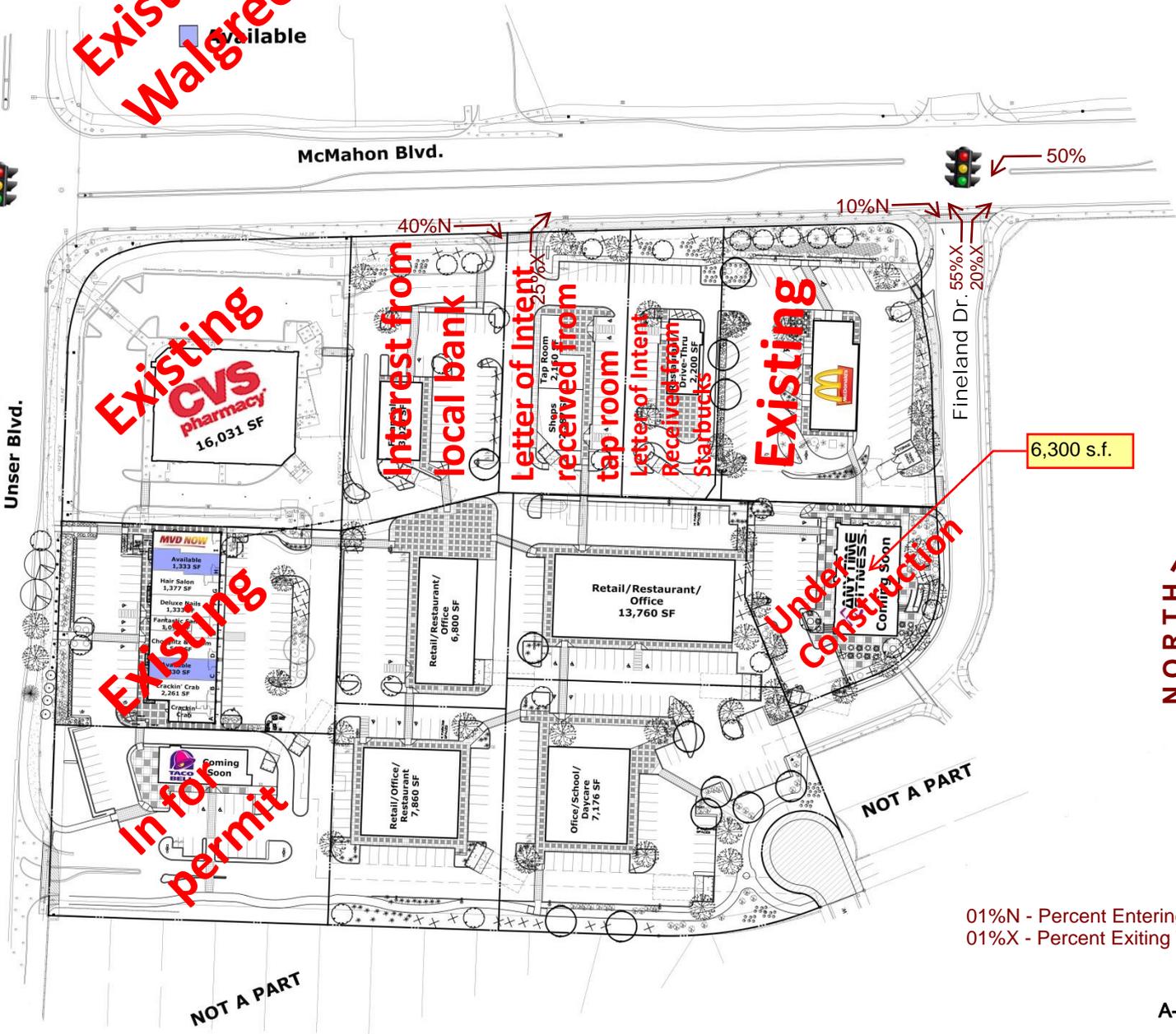
**Summary of MUTCD Traffic Signal Warrant Analysis**

Warrant 1A 8-Hour Minimum Vehicular Volume	NOT MET
Warrant 1B 8-Hour Interruption of Continuous Traffic	NOT MET
Warrant 1C 8-Hour Combination of Warrants	NOT MET
Warrant 2 4-Hour Vehicular Volume	NOT MET
Warrant 3A Peak Hour Delay	NOT MET
Warrant 3B Peak Hour Volume	NOT MET
Warrant 7 Crash Experience	NOT MET

>> Traffic Signal Warrant is NOT MET <<

Interest from WalMart  
Neighborhood Market

Existing  
Walgreens



01%N - Percent Entering Trips  
01%X - Percent Exiting Trips

## *McMahon Blvd. / Fineland Dr. Signal Warrant Study*

### Trip Generation Data (ITE Trip Generation Manual - 9th Edition)

<i>COMMENT</i>	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	<i>DESCRIPTION</i>	<i>GROSS</i>	<i>ENTER</i>	<i>EXIT</i>	<i>ENTER</i>	<i>EXIT</i>	
	<b>Summary Sheet</b>						
		Units					
Anytime Fitness	Health/Fitness Club (492)	6.30	207	4	4	14	10
Starbuck's	Coffee/Donut Shop w/ Drive Thru Window (937)	2.20	1,801	113	108	47	47
Shops / Tap Room	Shopping Center (820)	4.55	911	15	9	36	39
Bank	Walk-In Bank (911)	3.02	-	-	-	16	21
	<b>Subtotal</b>		<b>2,919</b>	<b>132</b>	<b>121</b>	<b>113</b>	<b>117</b>

**McMahon Blvd. / Finland Dr. Signal Warrant Analysis**  
 Projected Turning Movements Worksheet  
**McMahon Blvd. / Finland Dr.**

**INTERSECTION :** E-W Street: **McMahon Blvd.** (1)  
 N-S Street: **Finland Dr.**  
 Year of Existing Counts: 2016  
 Implementation Year: **2016**  
 Growth Rates: 0.00%

	0.00%			0.00%			0.00%			0.00%		
	Eastbound (McMahon Blvd.)			Westbound (McMahon Blvd.)			Northbound (Finland Dr.)			Southbound (Finland Dr.)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	11	726	65	34	381	11	42	0	59	26	4	13
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal (NO BUILD - A.M.)</b>	<b>11</b>	<b>726</b>	<b>65</b>	<b>34</b>	<b>381</b>	<b>11</b>	<b>42</b>	<b>0</b>	<b>59</b>	<b>26</b>	<b>4</b>	<b>13</b>
Percent Commercial Trips Generated(Entering)	0.00%	0.00%	10.00%	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Percent Commercial Trips Generated(Exiting)	0.00%	30.00%	0.00%	0.00%	0.00%	0.00%	55.00%	0.00%	20.00%	0.00%	0.00%	0.00%
Total Trips Generated	0	36	13	26	0	0	67	0	24	0	0	0
<b>Total AM Peak Hour BUILD Volumes</b>	<b>11</b>	<b>762</b>	<b>78</b>	<b>60</b>	<b>381</b>	<b>11</b>	<b>109</b>	<b>0</b>	<b>83</b>	<b>26</b>	<b>4</b>	<b>13</b>

Signal Warrant Volumes	
Major St.	Minor St.
1,228	72
1,303	151
1,817	77
1,886	152

	0.00%			0.00%			0.00%			0.00%		
	Eastbound (McMahon Blvd.)			Westbound (McMahon Blvd.)			Northbound (Finland Dr.)			Southbound (Finland Dr.)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	16	689	47	58	968	39	54	1	43	24	3	8
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal (NO BUILD - P.M.)</b>	<b>16</b>	<b>689</b>	<b>47</b>	<b>58</b>	<b>968</b>	<b>39</b>	<b>54</b>	<b>1</b>	<b>43</b>	<b>24</b>	<b>3</b>	<b>8</b>
Percent Commercial Trips Generated(Entering)	0.00%	0.00%	10.00%	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Percent Commercial Trips Generated(Exiting)	0.00%	30.00%	0.00%	0.00%	0.00%	0.00%	55.00%	0.00%	20.00%	0.00%	0.00%	0.00%
Total Trips Generated	0	35	11	23	0	0	64	0	23	0	0	0
<b>Total PM Peak Hour BUILD Volumes</b>	<b>16</b>	<b>724</b>	<b>58</b>	<b>81</b>	<b>968</b>	<b>39</b>	<b>118</b>	<b>1</b>	<b>66</b>	<b>24</b>	<b>3</b>	<b>8</b>

Number of Commercial Trips Generated: Entering 132, Exiting 113, A.M. 121, P.M. 117, 100% Commercial Development

<b>Project Name</b>
McMahon / Fineland Signal Warrant
<b>Intersection</b>
McMahon Blvd. / Fineland Dr.
<b>Analysis Year</b>
2016

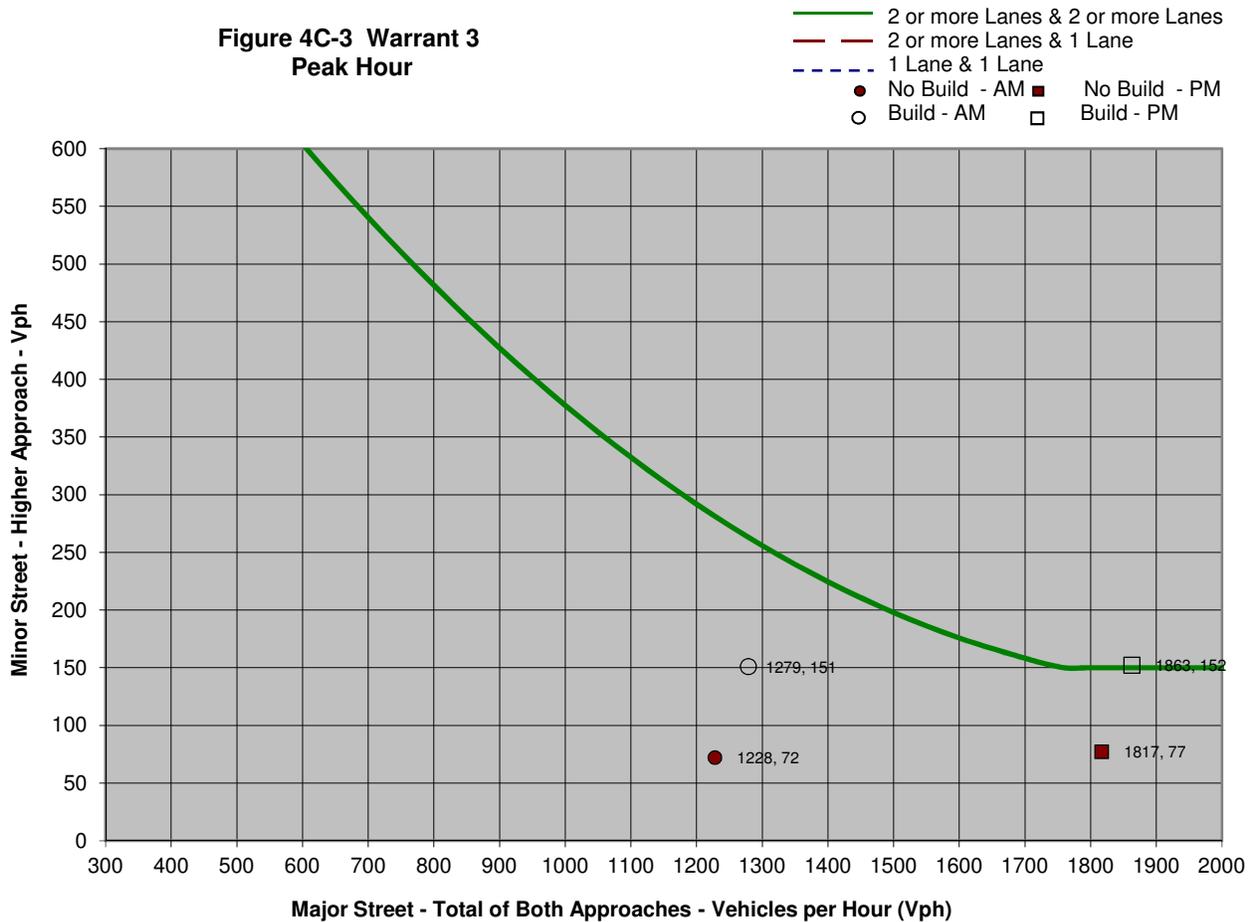
**Analysis Year Traffic Volumes**

	AM	Major	Minor	PM	Major	Minor
No Build		1228	72	No Build	1817	77
Build		1279	151	Build	1863	152

**Number of Lanes**

Major St.	2
Minor St.	2

**Figure 4C-3 Warrant 3  
Peak Hour**



Comments - BUILD Condition assumes implementation of Anytime Fitness Center, Starbuck's, Shops / Tap Room, and Bank as depicted on attached plan. Letters of Intent have been received by Starbuck's, Shops / Tap Room, and Bank. Anytime Fitness Center is under construction.

Lanes and Geometrics  
3: Fineland Dr. & McMahon Blvd.

12/06/2016

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	12	12	12	12	12	12	12	12	12	12	12	12
Lane Width (ft)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Storage Length (ft)	100	0	300	0	200	0	200	0	80	0	80	0
Storage Lanes	1	0	1	0	1	0	1	0	1	0	1	0
Taper Length (ft)	25	25	25	25	25	25	25	25	25	25	25	25
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Fit	0.986			0.996					0.850			0.885
Fit Protected	0.950			0.950					0.950			0.950
Satd. Flow (prot)	1770	3490	0	1770	3525	0	1770	1863	1583	1770	1649	0
Fit Permitted	0.950			0.950					0.950			0.950
Satd. Flow (perm)	1770	3490	0	1770	3525	0	1770	1863	1583	1770	1649	0
Link Speed (mph)	40	40	40	40	40	40	40	40	40	40	40	40
Link Distance (ft)	1148	1148	1847	1847	1847	1847	415	415	496	496	496	496
Travel Time (s)	19.6	19.6	31.5	31.5	31.5	31.5	11.3	11.3	13.5	13.5	13.5	13.5
Intersection Summary												
Area Type:	Other											

HCM 2010 TWSC  
3: Fineland Dr. & McMahon Blvd.

12/06/2016

Intersection	9.3											
Int Delay, s/veh	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Movement	11	762	78	60	381	11	109	1	83	26	4	13
Lane Configurations	11	762	78	60	381	11	109	1	83	26	4	13
Traffic Vol, veh/h	11	762	78	60	381	11	109	1	83	26	4	13
Future Vol, veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Peds. #/hr	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
Sign Control	-	-	None	-	-	None	-	-	None	-	-	None
RT Channelized	100	-	-	300	-	-	200	-	0	80	-	-
Storage Length	-	0	-	-	0	-	-	0	-	-	0	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	786	80	62	393	11	112	1	86	27	4	13
Major/Minor												
	Major1	Major2	Minor1	Minor2								
Conflicting Flow All	404	0	0	866	0	0	1170	1376	433	938	1411	202
Stage 1	-	-	-	-	-	-	848	848	-	522	522	-
Stage 2	-	-	-	-	-	-	322	528	-	416	889	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Sig 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Sig 2	-	-	-	-	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Follow-up Hdwy	2.22	-	-	2.22	-	-	148	144	571	219	137	805
Pot Cap-1 Maneuver	1151	-	-	773	-	-	322	376	-	506	529	-
Stage 1	-	-	-	-	-	-	664	526	-	585	360	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1151	-	-	773	-	-	132	131	571	172	125	805
Mov Cap-2 Maneuver	-	-	-	-	-	-	132	131	-	172	125	-
Stage 1	-	-	-	-	-	-	319	372	-	501	487	-
Stage 2	-	-	-	-	-	-	595	484	-	491	357	-
Approach												
	EB	WB	NB	SB								
HCM Control Delay, s	0.1	1.3	65.6	24.2								
HCM LOS	F	F	F	C								
Minor Lane/Major Mvmt												
	NBLn1	NBLn2	NBLn3	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	132	131	571	1151	-	-	773	-	-	172	353	
HCM Lane V/C Ratio	0.851	0.008	0.15	0.01	-	-	0.08	-	-	0.156	0.05	
HCM Control Delay (s)	106.4	32.7	12.4	8.2	-	-	10.1	-	-	29.8	15.7	
HCM Lane LOS	F	D	B	A	-	-	B	-	-	D	C	
HCM 95th %tile Q(veh)	5.4	0	0.5	0	-	-	0.3	-	-	0.5	0.2	

Lanes and Geometrics  
3: Fineland Dr. & McMahon Blvd.

12/06/2016

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	12	12	12	12	12	12	12	12	12	12	12	12
Lane Width (ft)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Storage Length (ft)	100	0	300	0	200	0	200	0	80	80	0	0
Storage Lanes	1	0	1	0	1	0	1	0	1	1	0	0
Taper Length (ft)	25	25	25	25	25	25	25	25	25	25	25	25
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Ft	0.989			0.994					0.850			0.891
Fit Protected	0.950			0.950					0.950			0.950
Satd. Flow (prot)	1770	3500	0	1770	3518	0	1770	1863	1583	1770	1660	0
Fit Permitted	0.950			0.950					0.950			0.950
Satd. Flow (perm)	1770	3500	0	1770	3518	0	1770	1863	1583	1770	1660	0
Link Speed (mph)	40			40					25			25
Link Distance (ft)	1148			1847					415			496
Travel Time (s)	19.6			31.5					11.3			13.5
Intersection Summary												
Area Type:	Other											

HCM 2010 TWSC  
3: Fineland Dr. & McMahon Blvd.

12/06/2016

Intersection	28.5														
Int Delay, s/veh	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR			
Movement	16	724	58	81	968	39	118	1	66	24	3	8			
Lane Configurations	16	724	58	81	968	39	118	1	66	24	3	8			
Traffic Vol, veh/h	16	724	58	81	968	39	118	1	66	24	3	8			
Future Vol, veh/h	0	0	0	0	0	0	0	0	0	0	0	0			
Conflicting Peds. #/hr	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop			
Sign Control	-	-	None												
RT Channelized	100	-	-	300	-	-	200	-	0	80	-	-			
Storage Length	-	0	-	-	0	-	-	0	-	-	0	-			
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-			
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-			
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96			
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2			
Mvmt Flow	17	754	60	84	1008	41	123	1	69	25	3	8			
Major/Minor															
Major1	1049			815			1492			1608			2045		
Minor2	-			-			-			-			-		
Conflicting Flow All	-			-			-			-			-		
Stage 1	-			-			-			-			-		
Stage 2	-			-			-			-			-		
Critical Hdwy	4.14			4.14			7.54			6.54			6.94		
Critical Hdwy Sig 1	-			-			-			-			-		
Critical Hdwy Sig 2	-			-			-			-			-		
Follow-up Hdwy	2.22			2.22			3.52			4.02			3.32		
Pot Cap-1 Maneuver	659			808			-			85			593		
Stage 1	-			-			-			336			388		
Stage 2	-			-			-			410			251		
Platoon blocked, %	-			-			-			-			-		
Mov Cap-1 Maneuver	659			808			-			72			49		
Mov Cap-2 Maneuver	-			-			-			72			49		
Stage 1	-			-			-			327			378		
Stage 2	-			-			-			356			225		
Approach															
EB	0.2			0.7			-			-			-		
WB	-			-			-			-			-		
EBT	-			-			-			-			-		
EBR	-			-			-			-			-		
WBT	-			-			-			-			-		
WBR	-			-			-			-			-		
NBLn1	-			-			-			-			-		
NBLn2	-			-			-			-			-		
NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
WBLn2	-			-			-			-			-		
WBLn3	-			-			-			-			-		
NBLn1	-			-			-			-			-		
NBLn2	-			-			-			-			-		
NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
WBLn2	-			-			-			-			-		
WBLn3	-			-			-			-			-		
NBLn1	-			-			-			-			-		
NBLn2	-			-			-			-			-		
NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
WBLn2	-			-			-			-			-		
WBLn3	-			-			-			-			-		
NBLn1	-			-			-			-			-		
NBLn2	-			-			-			-			-		
NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
WBLn2	-			-			-			-			-		
WBLn3	-			-			-			-			-		
NBLn1	-			-			-			-			-		
NBLn2	-			-			-			-			-		
NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
WBLn2	-			-			-			-			-		
WBLn3	-			-			-			-			-		
NBLn1	-			-			-			-			-		
NBLn2	-			-			-			-			-		
NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
WBLn2	-			-			-			-			-		
WBLn3	-			-			-			-			-		
NBLn1	-			-			-			-			-		
NBLn2	-			-			-			-			-		
NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
WBLn2	-			-			-			-			-		
WBLn3	-			-			-			-			-		
NBLn1	-			-			-			-			-		
NBLn2	-			-			-			-			-		
NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
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WBLn3	-			-			-			-			-		
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WBLn1	-			-			-			-			-		
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NBLn1	-			-			-			-			-		
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EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
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NBLn3	-			-			-			-			-		
EBLn1	-			-			-			-			-		
EBLn2	-			-			-			-			-		
EBLn3	-			-			-			-			-		
WBLn1	-			-			-			-			-		
WBLn2															

### Calculation of Side Street Delay (Fineland Dr. at McMahon Blvd. - Northbound)

	PM Pk. BUILD Volume	Calculated PM Average Delay (Secs)	Total PM Delay (Secs)
Northbound Left Turn Movement	118	466.6	55,059 Secs
Northbound Thru Movement	1	80.1	80 Secs
Northbound Right Turn Volume	66	11.9	785 Secs
<b>Total Calculated Delay</b>			<b>55,924 Seconds</b>
			<b>932.07 Minutes</b>
			<b>15.53 Hours</b>

## Option:

- 08 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

**Section 4C.03 Warrant 2, Four-Hour Vehicular Volume**

## Support:

- 01 The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

**Standard:**

- 02 **The need for a traffic control signal shall be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) all fall above the applicable curve in Figure 4C-1 for the existing combination of approach lanes. On the minor street, the higher volume shall not be required to be on the same approach during each of these 4 hours.**

## Option:

- 03 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-2 may be used in place of Figure 4C-1.

**Section 4C.04 Warrant 3, Peak Hour**

## Support:

- 01 The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street.

**Standard:**

- 02 **This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.**
- 03 **The need for a traffic control signal shall be considered if an engineering study finds that the criteria in either of the following two categories are met:**
- A. **If all three of the following conditions exist for the same 1 hour (any four consecutive 15-minute periods) of an average day:**
    1. **The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds: 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach; and**
    2. **The volume on the same minor-street approach (one direction only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes; and**
    3. **The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.**
  - B. **The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4C-3 for the existing combination of approach lanes.**

## Option:

- 04 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-4 may be used in place of Figure 4C-3 to evaluate the criteria in the second category of the Standard.
- 05 If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal may be operated in the flashing mode during the hours that the volume criteria of this warrant are not met.

*Guidance:*

- 06 *If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal should be traffic-actuated.*



# City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

March 10, 2009

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**Subject: Albuquerque Archaeological Ordinance—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent: Surv-Tech, Inc.**

**Applicant: Peterson Properties**

**Legal Description: Tract 16A-1, Paradise North and Tract E-1-A, Crestview subdivision**

**Acreage: 14.0 acres +/-**

**Zone Atlas Page: A-11**

**CERTIFICATE OF NO EFFECT: Yes  No**

**SUPPORTING DOCUMENTATION:**

**NIAF form “Cultural Resource Survey of 14 Acres for the Proposed McMahon Marketplace Subdivision, Town of Alameda Grant, Bernalillo County NM” (NMCRIS #113054, TRC Inc. Howard Higgins PhD, P.I.)**

**RECOMMENDATION(S):**

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)*

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
Acting City Archaeologist



November 1, 2017

Renéé Brissette, P.E.  
Senior Engineer, Hydrology  
City of Albuquerque, Planning Dept.

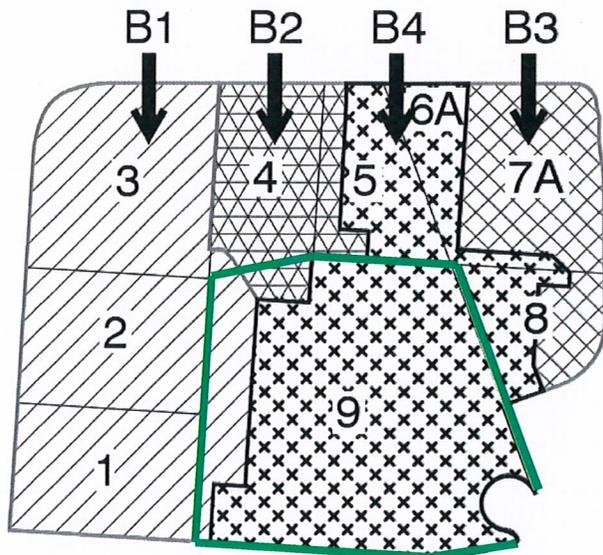
**RE: McMahon Market Place LOT 9**

Dear Ms. Brissette,

Included with this letter is a copy of the proposed Conceptual Drainage and Grading Plan for the above referenced project.

As noted in the McMahon Marketplace DMP which governs the entire 12.13 acre McMahon Marketplace, as the overall property continues to develop, the 41.55 cfs maximum discharge rate will be adhered to.

Per the approved DMP image below, Lot 9 (replatted to 9A, 9B, 9C and 9D) fall within drainage sub-basins B1 (free discharge), B2 (free discharge) and B4 (proposed on-site detention pond). B3 will continue to drain to the basin B3 detention pond with outlet structure controlling discharge to 4.07 cfs during the 100-year 6-hour storm event. This outlet structure will discharge to the detention pond on Lots 5 / 6A per the recently approved Tap Room and Shell Building project (A11D011G).



MCMAHON MARKETPLACE - OVERALL

The fully developed Lot 9 property (3.98 acres) will generate 16.3 cfs during the 100-year 6-hour storm event (based on 5% Land Treatment B, 10% C and 85% D)..

**CALCULATIONS: McMahon Marketplace - Lot 9 (overall) : October 30, 2017**

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

**ON-SITE**

AREA OF SITE: 173576 SF = 3.98

100-year, 6-hour

**DEVELOPED FLOWS:**

**EXCESS PRECIP:**

	Treatment SF	%	Precip. Zone	1
Area A =	0	0%	E <sub>A</sub> =	0.44
Area B =	8679	5%	E <sub>B</sub> =	0.67
Area C =	17358	10%	E <sub>C</sub> =	0.99
Area D =	147539	85%	E <sub>D</sub> =	1.97
Total Area =	173576	100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Developed E	=	1.81 in.
-------------	---	----------

On-Site Volume of Runoff: V<sub>360</sub> =

$$E * A / 12$$

Developed V <sub>360</sub>	=	26138 CF
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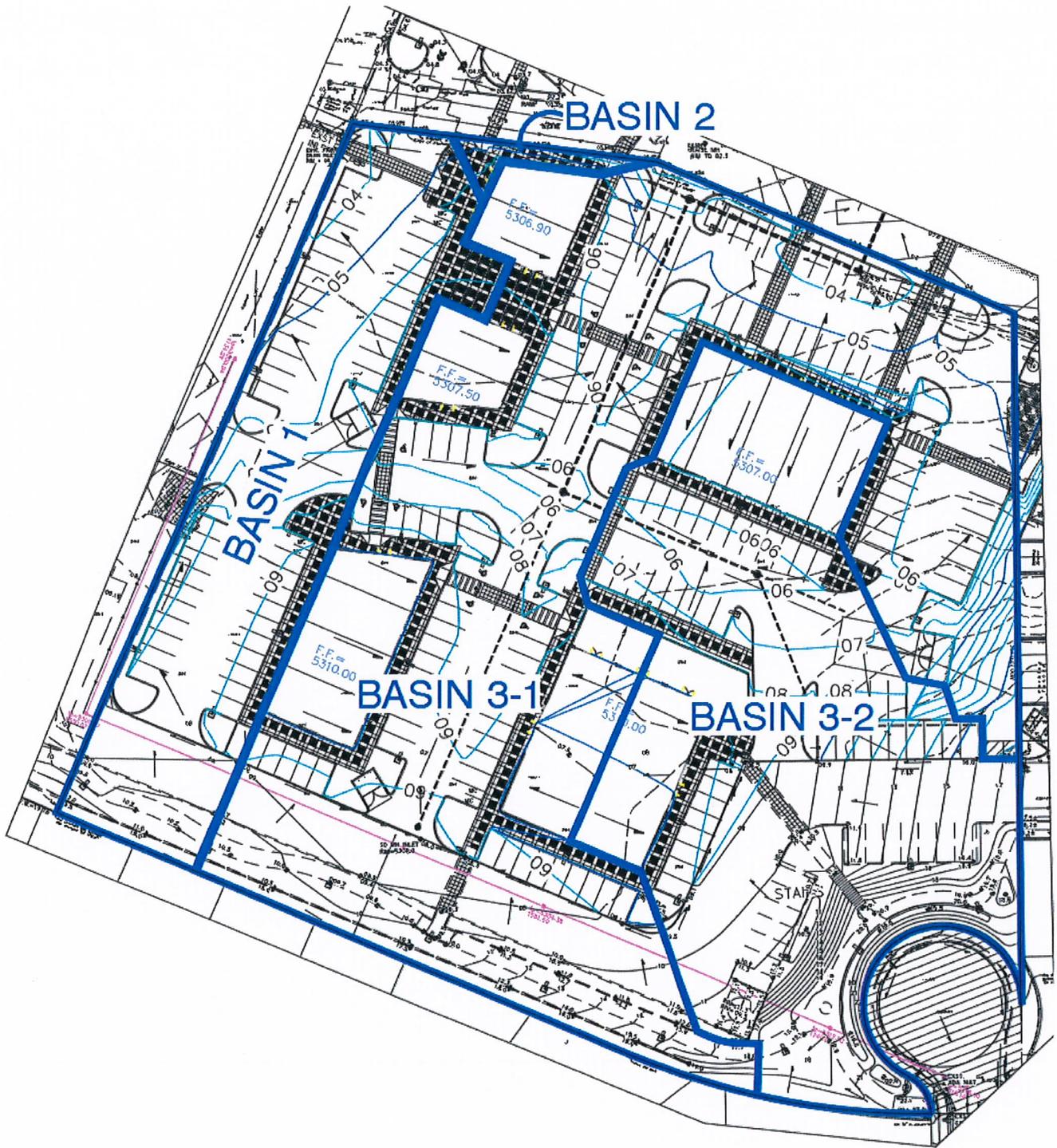
On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>pA</sub>A<sub>A</sub>+Q<sub>pB</sub>A<sub>B</sub>+Q<sub>pC</sub>A<sub>C</sub>+Q<sub>pD</sub>A<sub>D</sub> / 43,560

For Precipitation Zone 1

Q <sub>pA</sub>	=	1.29	Q <sub>pC</sub>	=	2.87
Q <sub>pB</sub>	=	2.03	Q <sub>pD</sub>	=	4.37

Developed Q <sub>p</sub>	=	16.3 CFS
--------------------------	---	----------

This on-site flow will be divided into four drainage basins as follows:



**BASIN 1:** The west portion of the site will free discharge 2.8 cfs to McMahon Blvd. via DMP Basin B1

BASIN NO.	1	DESCRIPTION	MDP Basin B1
Area of basin flows =	30177	SF	= 0.7 Ac.
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E = 1.81 in.			B = 5%
Sub-basin Volume of Runoff (see formula above)			C = 10%
V <sub>360</sub> = 4544 CF			D = 85%
Sub-basin Peak Discharge Rate: (see formula above)			FIRST FLUSH VOL.
Q <sub>p</sub> = 2.8 cfs			727 CF

**BASIN 2:** The small northerly portion of Lot 9 (0.1 cfs) will drain through the Starbucks property (Lot 4) and free discharge to McMahon Blvd. via DMP Basin B2.

BASIN NO.	2	DESCRIPTION	MDP Basin B2
Area of basin flows =	1079	SF	= 0.0 Ac.
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E = 1.81 in.			B = 5%
Sub-basin Volume of Runoff (see formula above)			C = 10%
V <sub>360</sub> = 162 CF			D = 85%
Sub-basin Peak Discharge Rate: (see formula above)			FIRST FLUSH VOL.
Q <sub>p</sub> = 0.1 cfs			26 CF

**BASINS 3-1 AND 3-2:** The remainder of the property including all buildings and the central parking areas fall within Basins 3-1 and 3-2. These basins will be collected within the proposed on-site storm drain system, routed through underground retention / detention (Stormtech Chambers) and released at a rate (when added to the 100-year 6-hour discharge of McMahon Marketplace Lots 1 through 8) not to exceed the total allowable discharge rate for the fully developed property of 41.55 cfs.

BASIN NO.	3-1	DESCRIPTION	MDP B4
Area of basin flows =	89912	SF	= 2.1 Ac.
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E = 1.75 in.			B = 5%
Sub-basin Volume of Runoff (see formula above)			C = 10%
V <sub>360</sub> = 13096 CF			D = 82%
Sub-basin Peak Discharge Rate: (see formula above)			FIRST FLUSH VOL.
Q <sub>p</sub> = 8.2 cfs			2089 CF

BASIN NO.	3-2	DESCRIPTION	MDP B4
Area of basin flows =	52407	SF	= 1.2 Ac.
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E = 1.81 in.			B = 5%
Sub-basin Volume of Runoff (see formula above)			C = 10%
V <sub>360</sub> = 7892 CF			D = 85%
Sub-basin Peak Discharge Rate: (see formula above)			FIRST FLUSH VOL.
Q <sub>p</sub> = 4.9 cfs			1262 CF

With the upcoming construction of Lots 5A and 6A1, the discharge from the McMahon Marketplace property prior to the Lot 9 full development will be:

DMP Basin B1 (4.6 acre) will continue to drain to the west private storm drain system free discharging to McMahon Blvd. Based on fully developed land treatment ratio of 0 : 5 : 10 : 85, the discharge = 19.1 cfs.

DMP Basin B2 (1.2 acre) will free discharge 4.8 cfs to McMahon Blvd. based on an approved land treatment ratio of 0 : 15 : 11 : 74.

DMP Basin B3 (1.5 acre) is detained within the McDonald's detention pond and released via orifice control at a rate of 4.07 cfs via an 18" RCP extended to into the Lot 5/6A pond. The outflow from this pond has been sized (orifice control) to discharge the allowable portion of Basin B4 plus the full 4.07 cfs from Basin B3.

As noted on the DMP, the fully developed property is permitted a total discharge of 41.55 cfs.

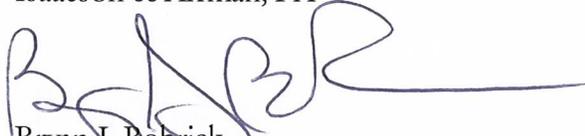
DMP Basin B1	19.1 cfs
DMP Basin B2	4.8 cfs
DMP Basin B3	0 cfs (routed through DMP Basin B4)
MDP Basin B4	Permitted discharge = $41.55 - 19.1 - 4.8 = 17.65$ cfs

The new pond on Lots 5 and 6A is designed to provide first flush retention of 1,901 cf. Lots 5A and 6A1 require 898 cf of first flush storage. The remaining 1003 cf will be utilized by Lot 9 Basins 3-1 and 3-2. Total first flush required for Lot 9, Basins 3-1 and 3-2 = 2089 + 1262 = 3351 cf. Therefore, 2348 cf of first flush storage will be required on Lot 9 either within surface landscape areas or as part of the sub-surface stormtech chamber system.

The allowable discharge from Lot 9 to the Detention Pond on Lot 5/6A is 10.9 cfs. The 100-year 6-hour peak discharge from Lot 9 Basins 3-1 and 3-2 = 13.1 cfs. Therefore, the proposed manhole on Lot 9 tying to the Lot 5/6A storm drain will require orifice control and detention ponding to limit discharge to  $13.1 - 10.9 = 2.2$  cfs. This orifice diameter and the detention / retention will be fully designed as part of the building

Please don't hesitate to call me or Fred Arfman with any questions.

Sincerely,  
Isaacson & Arfman, PA

  
Bryan J. Bobrick  
Project Manager

  
*Fred C. Arfman*  
Fred C. Arfman, PE  
Principal Engineer  
11.01.17

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

## Martin Grummer

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Tuesday, October 31, 2017 2:28 PM  
**To:** 'mgrummer@centurylink.net'  
**Subject:** Notification Inquiry\_5710 McMahan Blvd\_EPC  
**Attachments:** Notification Inquiry\_5710 McMahan Blvd\_EPC.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf; Page\_A-11-Z.PDF

Martin,

Good afternoon. See list of affected neighborhood association and coalition of neighborhood associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone
Tuscany NA	Harry	Hendriksen	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058794995	5058903481
Tuscany NA	Janelle	Johnson	P.O. Box 6270	Albuquerque	NM	87197		5053440822
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058794995	5058903481
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison, Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332  
cabq.gov/neighborhoods

Follow us;



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Tuesday, October 31, 2017 9:00 AM

**To:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Notification Inquiry Sheet Submission

Notification Inquiry For:

Environmental Planning Commission Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Martin Grummer

Company Name

Peterson Properties

Address

2325 San Pedro NE

City

Abuquerque

State

NM

ZIP

87110

Telephone Number

505-265-2507

Email Address

[mgrummer@centurylink.net](mailto:mgrummer@centurylink.net)

Anticipated Date of Public Hearing (if applicable):

December 14

Describe the legal description of the subject site for this project:

Lots 6a, 9a, 9b, 9c and 9d, Plat of McMahan Marketplace

Located on/between (physical address, street name or other identifying mark):

5710 McMahan Blvd. NW between Unser and Fineland

This site is located on the following zone atlas page:

A-11-Z

Association Name	First Name	Last Name
Tuscany NA	Harry	Hendriksen
Tuscany NA	Janelle	Johnson
Westside Coalition of Neighborhood Associations	Harry	Hendriksen
Westside Coalition of Neighborhood Associations	Gerald	Worrall

Address Line 1	City	State	Zip	Mobile Phone	Phone
10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058794995	5058903481
P.O. Box 6270	Albuquerque	NM	87197		5053440822
10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058794995	5058903481
1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893

Email
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hlhen@comcast.net
-------------------

hlhen@comcast.net
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jfworrall@comcast.net
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## **Neighborhood Notification Letters Must Include the Following:**

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text:  
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660.  
A facilitated meeting request must be received by ADR by: November 13, 2017.
6. **\*\*\*NEW\*\*\* Public Hearing Information** - Hearing Date, Start Time and Location.

## **Neighborhood Notification Checklist**

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

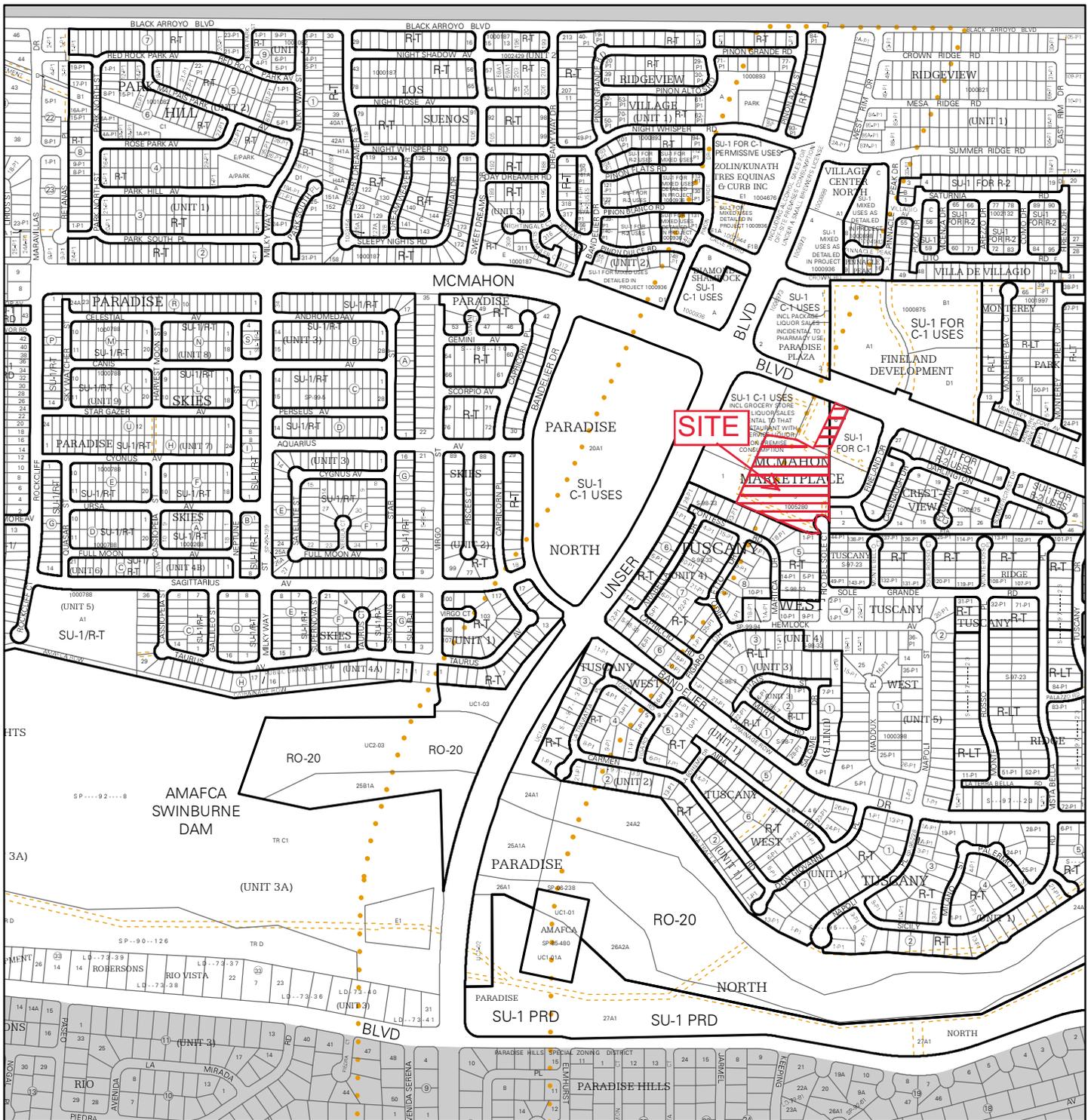
1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

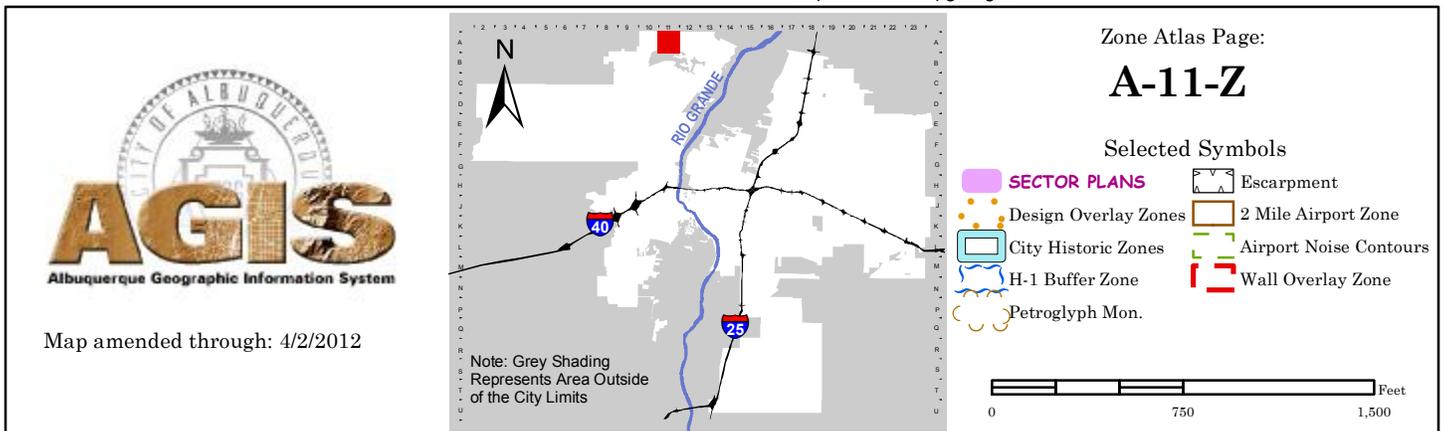
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.



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





SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

CAPITAL ADVANTAGE LLC  
8220 SAN PEDRO NE SUITE 500  
ALBUQUERQUE, NM 87113-2476

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

This letter serves as notice that JMD-McMahon, LLC ("Owner") of the property located between Unser Blvd. and Fineland Dr. with street addresses of 5710 McMahon Blvd. NW, Albuquerque, NM 87114 and 10661 Fineland Dr. NW, Albuquerque, NM 87114 ("Subject Property"), shall submit proposed site plan changes to the EPC for review and your Neighborhood Association is one that may be affected by changes to the Subject Property.

The recorded legal description of the Subject Property is: Lots 6-A1, 9A, 9B, 9C, and 9D of Plat of McMahon Marketplace (Being a Replat of Lots 5, 6-A and 9, McMahon Marketplace) within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as recorded in the real property records as document #2017080064 on August 18, 2017.

The Subject Property is the vacant land located within McMahon Marketplace at the southeast corner of McMahon Blvd. and Fineland in between the operational CVS Pharmacy, forthcoming Starbucks, and Tractor Brewery (new construction) and McDonald's along McMahon and between McMahon Shops along Unser and Anytime Fitness along Fineland. The zoning is SU-1 for C-1 Uses and the Owner will not be requesting a zone change as part of its submittal. The Owner will request a change in the Subject Property for the construction of five new buildings on each of the aforementioned lots. The enclosed site plan and elevations show the detailed proposed changes to the Subject Property.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [stripett@cabq.gov](mailto:stripett@cabq.gov) or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017. The EPC Public Hearing date is December, 14, 2017 at 8:30 AM, to be held in the Hearing Room, located in the basement of the Plaza del Sol building, 600 2<sup>nd</sup> St. NW, Albuquerque, NM 87102. I would also be happy to discuss further; my email is [Doug@PetersonProperties.net](mailto:Doug@PetersonProperties.net) and my office number is 505.884.3578.

Thank you,

Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC

**U.S. Postal Service™**  
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Certified Mail \$  
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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$

Total Postage and Fees \$

Sent To **CAPITAL ADVANTAGE LLC**

Street and Apt. No., P.O. Box, or Rural Route No. **8220 SAN PEDRO NE SUITE 500**

City, State, ZIP+4® **ALBUQUERQUE, NM 87113-2476**

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

7017 0530 0000 9627 2553



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

Westside Coalition of Neighborhood Associations  
Gerald Worrall  
1039 Pinatubo Place NW  
Albuquerque, NM 87120

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

This letter serves as notice that JMD-McMahon, LLC ("Owner") of the property located between Unser Blvd. and Fineland Dr. with street addresses of 5710 McMahon Blvd. NW, Albuquerque, NM 87114 and 10661 Fineland Dr. NW, Albuquerque, NM 87114 ("Subject Property"), shall submit proposed site plan changes to the EPC for review and your Neighborhood Association is one that may be affected by changes to the Subject Property.

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Thank you,

A handwritten signature in black ink, appearing to read 'Doug Peterson', is written over a horizontal line.

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC

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**JMO McMeahan** TRACY BOWLES  
Certified Mail U.S. MAIL **000-000**

Postmark Here  
NOV 01 2017  
ZIP CODE 87110

Extra Services & Fees: **0001905645**  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$  
Total **Westside Coalition of**  
**Neighborhood Associations**

Sent **ATTN: Gerald Worrall**  
Street and Apt. No. **Box No.**  
**1039 Papatubo Place NW**  
City, State, ZIP+4®  
**Albuquerque, NM 87120**

PS Form 3800, April 2015 PSN 753-010-000-9000 See Reverse for Instructions

2120 9618 0000 0090 9702  
7016 0600 0000 8196 0372



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

**November 1, 2017**

TUSCANY N.A. (TUS) "R"  
Harry Hendricksen  
10592 Rio Del Sol NW  
Albuquerque, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**  
**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

Tuscany  
ATTN: Harry Hendriksen  
10592 Rio Del Sole Court NW  
Albuquerque, NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7016 0600 0000 8196 0389  
7016 0600 0000 8196 0389

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p>Tuscany ATTN: Harry Hendriksen 10592 Rio Del Sole Court NW Albuquerque, NM 87114</p>  <p>9590 9402 2411 6249 4783 90</p>		<p>A. Signature <b>X</b></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label) 7016 0600 0000 8196 0389</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input checked="" type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

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**JMD-McMahon L USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ **Tuscany**

Sent To  
**ATTN: Harry Hendriksen**  
Street and Apt. No. or PO Box No.  
**10592 Rio Del Sole Court NW**  
City, State, ZIP+4®  
**Albuquerque, NM 87114**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**  
November 1, 2017

CRESTVIEW HOMEOWNERS ASSOCIATION INC  
PO BOX 93488  
ALBUQUERQUE, NM 87199

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

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Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC

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**OFFICIAL USE**

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 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark Here

Postage \$ \_\_\_\_\_  
 Total Postage and Fees \$ \_\_\_\_\_

**CRESTVIEW HOMEOWNERS**  
 Sent To **ASSOCIATION INC**  
 Street and P.O. Box, 93488  
**ALBUQUERQUE NM 87199**  
 City, State, ZIP+4®

PS Form 3811, March 2015 PSN 7530-02-000-9053 See Reverse for Instructions



4210 9619 0000 0090 9102  
 4210 9619 0000 0090 9102

**PROPERTIES, LLC**  
 SUITE 2-A  
 MEXICO 87110  
 s.net

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you.
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**1. Article Addressed to:**

**CRESTVIEW HOMEOWNERS**  
**ASSOCIATION INC**  
**PO BOX 93488**  
**ALBUQUERQUE NM 87199**



9590 9402 2411 6249 4807 20

**2. Article Number (Transfer from separate label)**

7016 0600 0000 8196 0174

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**  
 Agent  
 Addressee

**B. Received by (Printed Name)** \_\_\_\_\_  
**C. Date of Delivery** \_\_\_\_\_

**D. Is delivery address different from item 1? If YES, enter delivery address below:**  
 Yes  
 No

**3. Service Type**

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

CRESTVIEW HOMEOWNERS  
 ASSOCIATION INC  
 PO BOX 93488  
 ALBUQUERQUE NM 87199



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

VALDEZ BALTAZAR & MELISSA I  
10628 CAVENAUGH DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

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# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

VALDEZ BALTAZAR & MELISSA I  
10628 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed for:  
**VALDEZ BALTAZAR & MELISSA I**  
 10628 CAVENAUGH DR NW  
 ALBUQUERQUE NM 87114



9590 9402 2411 6249 4807 51

2. Article Number (Transfer from services label)  
 7017 0530 0000 9527 2590

PS Form 3811, July 2015 PSN 7530-02-000-9033

### COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

9. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

## CERTIFIED MAIL



7017 0530 0000 9627 2690  
 7017 0530 0000 9627 2690

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- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
  - Return Receipt (electronic) \$
  - Certified Mail Restricted Delivery \$
  - Adult Signature Required \$
  - Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to **VALDEZ BALTAZAR & MELISSA I**

Street **10628 CAVENAUGH DR NW**

City, State, ZIP+4® **ALBUQUERQUE, NM 87114**

PS Form 3800, April 2015 PSN 7530-02-000-9033

Postmark Here



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

CROSBIE DOUGLAS E  
10647 CAVENAUGH DR NW  
ALBUQUERQUE, NM 87114

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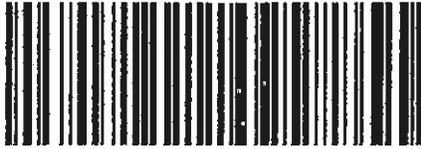


# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

CROSBIE DOUGLAS E  
10647 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.  
**CERTIFIED MAIL**



7017 0530 0000 9627 2706  
7017 0530 0000 9627 2706

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP+4 \_\_\_\_\_

**CROSBIE DOUGLAS E**  
**10647 CAVENAUGH DR NW**  
**ALBUQUERQUE NM 87114**

PS Form 3800 (Rev. 11-2011) PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**CROSBIE DOUGLAS E**  
**10647 CAVENAUGH DR NW**  
**ALBUQUERQUE NM 87114**

Article Number (transfer from services label):  
9590 9402 2411 6249 4807 68

7017 0530 0000 9627 2706  
PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  X  Agent

B. Received by (Printed Name) \_\_\_\_\_  Addressee

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail

Certified Mail Restricted Delivery

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

1 Mail

500

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

MORENO PHILLIP J  
5627 DARLINGTON PL NW  
ALBUQUERQUE, NM 87114

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

MORENO PHILLIP J  
5627 DARLINGTON PL NW  
ALBUQUERQUE NM 87114

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent **MORENO PHILLIP J**

Street Address **5627 DARLINGTON PL NW**

City, State, ZIP+4® **ALBUQUERQUE NM 87114**

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

7017 0530 0000 9627 2713  
7017 0530 0000 9627 2713



**CERTIFIED MAIL**

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**MORENO PHILLIP J  
5627 DARLINGTON PL NW  
ALBUQUERQUE NM 87114**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

3. Service Type

Priority Mail Express®

Registered Mail™

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

2. Article Number (Transfer from service label)

**9590 9402 2411 6249 4807 44**

**7017 0530 0000 9627 2713**

PS Form 3811, July 2015 PSN 7530-02-000-9053



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

MARK RANDAL L & REBECCA L  
10620 MONTE BELLO CT NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,



Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

MARK RANDAL L & REBECCA L  
10620 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MARK RANDAL L & REBECCA L  
10620 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

2. Article Number (Transfer from service label)  
2016 0600 0000 8196 0167

PS Form 3811, July 2015 PSN 7530-02-000-9033

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  
 Agent

B. Received by (Printed Name) \_\_\_\_\_  
 Addressee

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail (over \$500)	

Domestic Return Receipt

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, and fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To: MARK RANDAL L & REBECCA L  
 Street and PO Box No. 10620 MONTE BELLO CT NW  
 City, State, ZIP+4® ALBUQUERQUE NM 87114

Postmark Here

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**

7016 0600 0000 8196 0167

7016 0600 0000 8196 0167



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

PIMENTEL VANESSA & PIMENTEL NELSON F  
10643 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

Douglas Peterson  
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**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

PIMENTEL VANESSA & PIMENTEL  
NELSON F  
10643 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
**CERTIFIED MAIL**



7016 0600 0000 8196 0419  
7016 0600 0000 8196 0419

**U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP+4 \_\_\_\_\_

Postmark Here \_\_\_\_\_

PS Form 3811, July 2015 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
PIMENTEL VANESSA & PIMENTEL  
NELSON F  
10643 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114



9590 9402 2411 6249 4808 29

2. Article Number (Transfer from service label)  
7016 0600 0000 8196 0419  
PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) \_\_\_\_\_
- C. Date of Delivery \_\_\_\_\_
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**  
November 1, 2017

MONTOYA MARK E & MICHELLE T  
6209 CONTESS RD NW  
ALBUQUERQUE, NM 87114

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Douglas Peterson

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**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

MONTOYA MARK E & MICHELLE T  
6209 CONTESS RD NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7016 2140 0000 3574 5823  
7016 2140 0000 3574 5823

**U.S. Postal Service**  
**CERTIFIED MAIL** RECEIPT

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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_  
**MONTOYA MARK E & MICHELLE T**  
**6209 CONTESS RD NW**

Sent To \_\_\_\_\_  
 Street and Apt. No., **ALBUQUERQUE NM 87114**

City, State, ZIP+4<sup>®</sup> \_\_\_\_\_

PS Form 3811, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

**MONTOYA MARK E & MICHELLE T**  
**6209 CONTESS RD NW**  
**ALBUQUERQUE NM 87114**

  
 9590 9402 2411 6249 4810 17

2. Article Number (Transfer from service label)

7016 2140 0000 3574 5823

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

X

B. Received by (Printed Name) \_\_\_\_\_

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail<sup>®</sup>  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 all Restricted Delivery

Priority Mail Express<sup>®</sup>  
 Registered Mail<sup>™</sup>  
 Registered Mail Restricted Delivery<sup>™</sup>  
 Return Receipt for Merchandise  
 Signature Confirmation<sup>™</sup>  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

ROSS DEBORAH A & MICHAEL J MORETTI  
10619 RIO DEL SOL CT NW  
ALBUQUERQUE, NM 87114

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Thank you,

A handwritten signature in black ink, appearing to read 'Doug Peterson', is written over a white rectangular area.

Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

ROSS DEBORAH A & MICHAEL J  
MORETTI  
10619 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To **ROSS DEBORAH A & MICHAEL J**

Street and Apt. No. **10619 RIO DEL SOL CT NW**

City, State **ALBUQUERQUE NM 87114**

PS Form 3800® April 2015 PSN 7530-01-000-9041 Revise to instructions

Postmark Here

7076 0500 8196 0198

9670 9679 0000 0090 9702

9670 9679 0000 0090 9702

**CERTIFIED MAIL**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS (OVERT POSTAGE LINE)

**COMPLETE THIS SECTION**

1. Article Addressed to:

ROSS DEBORAH A & MICHAEL J  
MORETTI  
10619 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

9590 9402 2411 6249 4807 06

Article Number (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail (Restricted Delivery)

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Insured Mail  Signature Confirmation Restricted Delivery

Insured Mail Restricted Delivery (over \$500)



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

WEBER SUSAN C  
6239 CONTESS RD NW  
ALBUQUERQUE, NM 87114

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

WEBER SUSAN C  
6239 CONTESS RD NW  
ALBUQUERQUE NM 87114

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **WEBER SUSAN C**

Street and ~~PO Box~~ **6239 CONTESS RD NW**

**ALBUQUERQUE NM 87114**

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015, PSN 7530-02-000-904 See Reverse for Instructions

Postmark Here

7016 0600 0000 0090 9102  
7016 0600 0000 0090 9102



**CERTIFIED MAIL**

PLACE STICKER AT TOP ON ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD IN DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

**WEBER SUSAN C  
6239 CONTESS RD NW  
ALBUQUERQUE NM 87114**

2. Article Number (Transfer from *servisys label*)  
**7016 0600 0000 0090 9102**

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Registered Mail  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery

4. Article Addressed to:

**WEBER SUSAN C  
6239 CONTESS RD NW  
ALBUQUERQUE NM 87114**

5. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Registered Mail  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery

**9590 9402 2411 6249 4806 69**

6. Article Number (Transfer from *servisys label*)  
**7016 0600 0000 0090 9102**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

X  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:  Yes  No



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

GARCIA JUSTIN R  
6223 CONTESS RD NW  
ALBUQUERQUE, NM 87114-2710

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

GARCIA JUSTIN R  
6223 CONTESS RD NW  
ALBUQUERQUE NM 87114-2710

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.  
**CERTIFIED MAIL**



7016 0600 0000 8196 0204  
7016 0600 0000 8196 0204

**U.S. Postal Service<sup>™</sup>**  
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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To **GARCIA JUSTIN R**

Street and City, State, ZIP+4<sup>®</sup> **6223 CONTESS RD NW  
ALBUQUERQUE NM 87114-2710**

City, State, ZIP+4<sup>®</sup> \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3, so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GARCIA JUSTIN R  
6223 CONTESS RD NW  
ALBUQUERQUE NM 87114-2710

2. Article Number (Transfer from service label)

7016 0600 0000 8196 0204

PS Form 3811, July 2015 PSN 7530-02-080-9058

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

3. Service Type

Adult Signature  Priority Mail Express<sup>®</sup>

Adult Signature Restricted Delivery  Registered Mail<sup>™</sup>

Certified Mail<sup>®</sup>  Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Collect on Delivery Restricted Delivery  Signature Confirmation<sup>™</sup>

Restricted Delivery  Signature Confirmation<sup>™</sup> and Mail Restricted Delivery  Signature Confirmation<sup>™</sup> Restricted Delivery

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED

November 1, 2017

MARTINEZ NANCY M  
10635 CAVENAUGH DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

MARTINEZ NANCY M  
10635 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To **MARTINEZ NANCY M**

10635 CAVENAUGH DR NW

ALBUQUERQUE NM 87114

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2010 (PSN 7530-02-000-9000-1)

See Reverse for Instructions

7016 0600 0000 8196 0211  
7016 0600 0000 8196 0211



**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**MARTINEZ NANCY M  
10635 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

**X**  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

3. Service Type

Adult Signature Restricted Delivery

Certified Mail Restricted Delivery

Collect on Delivery Restricted Delivery

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Article Number (Machine Readable Only) **7016 0600 0000 8196 0211**

9590 9402 2411 6249 4806 83



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

WAYNE ROBERT R & CHERYL L  
6243 CONTESS RD NW  
ALBUQUERQUE NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,



Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

WAYNE ROBERT R & CHERYL L  
6243 CONTESS RD NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLLOW DOTTED LINE

## CERTIFIED MAIL



7017 0530 0000 9627 2638  
7017 0530 0000 9627 2638

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**JMD McWhorter**  
Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ \_\_\_\_\_  
Total \$ \_\_\_\_\_

WAYNE ROBERT R & CHERYL L  
6243 CONTESS RD NW  
ALBUQUERQUE NM 87114

PS Form 3800, April 2015 PSN 7550-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WAYNE ROBERT R & CHERYL L  
6243 CONTESS RD NW  
ALBUQUERQUE NM 87114

2. Article Number (transfer from service label)

7017 0530 0000 9627 2638

PS Form 3811, July 2015 PSN 7550-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Mail	
<input type="checkbox"/> Mail Restricted Delivery (DD)	

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

ACEVEDO MARIA L  
10624 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

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**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC

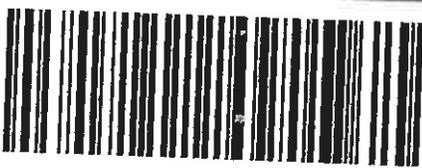


**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

ACEVEDO MARIA L  
10624 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE  
**CERTIFIED MAIL**



7017 0530 0000 9627 2577  
7017 0530 0000 9627 2577

**U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to: **ACEVEDO MARIA L**  
Street: **10624 CAVENAUGH DR NW**  
**ALBUQUERQUE NM 87114**  
City, State, ZIP+4®

PS Form 3811, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**ACEVEDO MARIA L**  
**10624 CAVENAUGH DR NW**  
**ALBUQUERQUE NM 87114**

2. Article Number (transfer from service label)  
**7017 0530 0000 9627 2577**

PS Form 3811, July 2015 PSN 7530-02-000-9053

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressed

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

**November 1, 2017**

DIPIPPA FRANK P  
7905 W WALKER DR  
LITTLETON CO 80123-3547

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**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

DIPIPPA FRANK P  
7905 W WALKER DR  
LITTLETON CO 80123-3547

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**CERTIFIED MAIL**



7016 2140 0000 3574 5878  
7016 2140 0000 3574 5878

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 Extra Services & Fees (check box, add fee as appropriate)  
 Premium Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_  
 Total Postage and Fees \$ \_\_\_\_\_

Sent To **DIPIPPA FRANK P**  
 Street and Apt. No., or P.O. Box **7905 W WALKER DR**  
 City, State, ZIP+4® **LITTLETON CO 80123-3547**

PS Form 3811, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3, so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 DIPIPPA FRANK P  
 7905 W WALKER DR  
 LITTLETON CO 80123-3547

2. Article Number (Transfer from service label)  
 7016 2140 0000 3574 5878  
 PS Form 3811, July 2015 PSN 7530-02-000-9053

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Mail Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Address

B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

MAES APRIL DAWN MARIE  
10600 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114-3885

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

This letter serves as notice that JMD-McMahon, LLC ("**Owner**") of the property located between Unser Blvd. and Fineland Dr. with street addresses of 5710 McMahon Blvd. NW, Albuquerque, NM 87114 and 10661 Fineland Dr. NW, Albuquerque, NM 87114 ("**Subject Property**"), shall submit proposed site plan changes to the EPC for review and your Neighborhood Association is one that may be affected by changes to the Subject Property.

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

MAES APRIL DAWN MARIE  
10600 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114-3885

**U.S. Postal Service™**  
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**JMD McMahon**  
Certified Mail Fee \$

Postmark Here

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent \$

Street

City, State, ZIP+4®

MAES APRIL DAWN MARIE  
10600 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114-3885

Postnet barcode: 7017 0530 0000 9627 2621

Postnet barcode: 7017 0530 0000 9627 2621

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

**CERTIFIED MAIL**

PLACE STICKER AS TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS (FOLD IN) DO NOT TEAR

7017 0530 0000 9627 2621

7017 0530 0000 9627 2621

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
MAES APRIL DAWN MARIE  
10600 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114-3885

2. Article Number (Transfer from service label)  
7017 0530 0000 9627 2621

3. Service Type

Adult Signature Restricted Delivery

Certified Mail

Collect on Delivery

Insured Mail (over \$500)

Registered Mail™

Certified Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Restricted Delivery

Priority Mail Express®

Registered Mail™

Return Receipt for Merchandise

Signature Confirmation™

Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:  Yes  No

Barcode: 9590 9402 2411 6249 4806 52



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

DARNELL DONALD WESLEY & AMANDA N  
10620 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES**  
 2325 SAN PEDRO N.E., SUITE 2-A  
 ALBUQUERQUE, NEW MEXICO 87110  
 www.PetersonProperties.net



7017 0530 0000 9527 2775

DARNELL DONALD WESLEY & AMANDA  
 10620 RIO DEL SOL CT NW  
 ALBUQUERQUE NM 87114

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 DARNELL DONALD WESLEY & AMANDA  
 10620 RIO DEL SOL CT NW  
 ALBUQUERQUE NM 87114



9590 9402 2411 6249 4803 86

2. Article Number (Transfer from services label)  
 7017 0530 0000 9527 2775

PS Form 3811, July 2015 PSN 7530-02-000-8083

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X

B. Received by (Printed Name)

Agent  
 Addressee

C. Date of Delivery

Yes  
 No

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail
  - Mail Restricted Delivery

(over add)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here

Sent To  
 Darnell Donald Wesley & Amanda  
 Street and Apt. No., or PO Box No.  
 10620 Rio Del Sol CTNW  
 City, State, ZIP+4®  
 ALBU, NM 87114

5422 2296 0000 0530 2775



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

SANCHEZ SILVERIO & TRUJILLO JUDY  
10639 RIGOLETTO DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

SANCHEZ SILVERIO & TRUJILLO JUDY  
10639 RIGOLETTO DR NW  
ALBUQUERQUE NM 87114

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Certified Mail Fee \$  
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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$

Total Postage \$ 7016 0600 0000 0090 9702  
 Sent To \$ 7016 0600 0000 0090 9702

**SANCHEZ SILVERIO & TRUJILLO JUDY**  
**10639 RIGOLETTO DR NW**  
**ALBUQUERQUE NM 87114**  
 Street and Apt. No., Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9000  
 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
**SANCHEZ SILVERIO & TRUJILLO JUDY**  
**10639 RIGOLETTO DR NW**  
**ALBUQUERQUE NM 87114**

2. Article Number (Transfer from service label)  
**9590 9402 2411 6249 4781 85**  
**7016 0600 0000 0090 9702**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Registered Mail  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

CUEVAS DOMINGO R & BLESSILDA T CANLAS  
4950 TROUVILLE LN  
SACRAMENTO, CA 95835

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



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2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

CUEVAS DOMINGO R & BLESSILDA T  
CANLAS  
4950 TROUVILLE LN  
SACRAMENTO CA 95835

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **CUEVAS DOMINGO R & BLESSILDA T**

**CANLAS**

**4950 TROUVILLE LN**

**SACRAMENTO CA 95835**

Street and Apt. No., P.O. Box, etc.

City, State, Zip+4

PS Form 3811, April 2015 PSN 7530-02-000-9049 See Reverse for Instructions

2420 9678 0000 0090 9702  
2420 9678 0000 0090 9702



**CERTIFIED MAIL**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS (HOLD AT DOTTED LINE)

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**CUEVAS DOMINGO R & BLESSILDA T**  
**CANLAS**  
**4950 TROUVILLE LN**  
**SACRAMENTO CA 95835**

2. Article Number (transfer from service label)

**7016 0600 0000 8196 0242**

**9590 9402 2411 6249 4781 78**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
if YES, enter delivery address below:  No

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Certified Mail Restricted Delivery

Collect on Delivery  Collect on Delivery Restricted Delivery

Insured Mail  Signature Confirmation™

Insured Mail Restricted Delivery  Restricted Delivery

Return Receipt for Merchandise

PS Form 3811, April 2015 PSN 7530-02-000-9049 See Reverse for Instructions



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

**November 1, 2017**

MCNULY JON & AMANDA  
10601 MONTE BELLO CT NW  
ALBUQUERQUE, NM 87114-3884

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

**MCNULY JON & AMANDA  
10601 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114-3884**

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

**MCNULY JON & AMANDA**

Sent To **10601 MONTE BELLO CT NW**

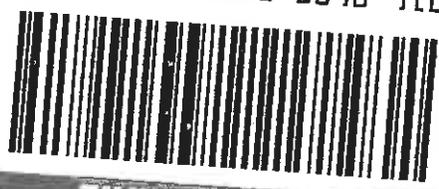
Street **ALBUQUERQUE NM 87114-3884**

City, State, ZIP+4® \_\_\_\_\_

Postmark Here

U.S. Form 3800, April 2011 EPLR 50000-000-0001 See Reverse for Instructions

7016 0900 0000 0090 9702  
8220 9618 0000 0090 9702



**CERTIFIED MAIL**

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
**MCNULY JON & AMANDA  
10601 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114-3884**

2. Article Number (Transfer from service label)  
**7016 0600 0000 8196 0228**

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Collect on Delivery  
 Insured Mail (over \$500)  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

MARTINEZ PAUL G SR & NANCY J  
10651 CAVENAUGH DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

MARTINEZ PAUL G SR & NANCY J  
10651 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
- MARTINEZ PAUL G SR & NANCY J  
10651 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114
2. Article Number (Transfer from service label):  
7016 2140 0000 3574 5861
- PS Form 3811, July 2015 PSN 7530-02-000-9053



3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - First Mail
  - Registered Mail
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Address
- B. Received by (Printed Name)  Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7016 2140 0000 3574 5861  
7016 2140 0000 3574 5861

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

OFFICIAL USE

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$ \_\_\_\_\_

Extr. Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To MARTINEZ PAUL G SR & NANCY J

Street and Apt. No., or P.O. Box No. 10651 CAVENAUGH DR NW

City, State, ZIP+4® ALBUQUERQUE NM 87114

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

SIMMONS CARL JASON  
10631 CAVENAUGH DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

**SIMMONS CARL JASON**  
10631 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

**Total Postage and Fees** \$ **0090 9702**

Sent To **SIMMONS CARL JASON**

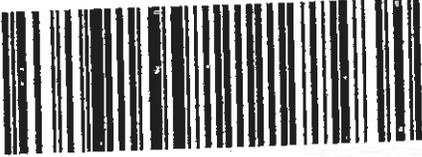
Street and Apt. No., or **10631 CAVENAUGH DR NW**

City, State, Zip+4® **ALBUQUERQUE NM 87114**

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

Postmark Here

2620 9678 0000 0090 9702  
2620 9678 0000 0090 9702



**CERTIFIED MAIL**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FIELD AND BEFORE THE ZIP CODE

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

**SIMMONS CARL JASON**  
**10631 CAVENAUGH DR NW**  
**ALBUQUERQUE NM 87114**

2. Article Number (Transfer from service label)

**7016 0600 0000 8196 0297**

9590 9402 2411 6249 4782 22

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
if YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Mail Restricted Delivery

Mail Restricted Delivery



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED

November 1, 2017

COURVAN LLC  
PO BOX 12268  
ZEPHYR COVE, NV 89448

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

COURVAN LLC  
PO BOX 12268  
ZEPHYR COVE NV 89448

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

## CERTIFIED MAIL



7016 2140 0000 3574 5434  
7016 2140 0000 3574 5434

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_  
 Extra Services & Fees (check box, and fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
 Postage \$ \_\_\_\_\_  
 Total Postage and Fees \$ \_\_\_\_\_

Sent to: **COURVAN LLC**  
 PO BOX 12268 No.  
 Street and Apt. No., ZIP+4® No.  
**ZEPHYR COVE NV 89448**  
 City, State, ZIP+4®

Postmark Here

PS Form 3811, April 2015. PSN 7530-02-000-9053. See [www.usps.com](http://www.usps.com) for instructions.

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

**COURVAN LLC**  
**PO BOX 12268**  
**ZEPHYR COVE NV 89448**

2. Article Identifier (Transfer from additional label)

7016 2140 0000 3574 5434  
 9590 9402 2411 6249 4782 39

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Mail Restricted Delivery (09)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**Domestic Return Receipt**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

**X** B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

MIDDAUGH JUAN JAVIER & LILY ANN  
10644 ARABELLA DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,



Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

MIDDAUGH JUAN JAVIER & LILY ANN  
10644 ARABELLA DR NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE.  
**CERTIFIED MAIL**



7016 0600 0000 8196 0280  
7016 0600 0000 8196 0280

**U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent **MIDDAUGH JUAN JAVIER & LILY ANN**  
10644 ARABELLA DR NW  
ALBUQUERQUE NM 87114

City, State, ZIP+4® \_\_\_\_\_

PS Form 3811, April 2015, PSN 7530-02-000-9033 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
  - Print your name and address on the reverse so that we can return the card to you.
  - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

MIDDAUGH JUAN JAVIER & LILY ANN  
10644 ARABELLA DR NW  
ALBUQUERQUE NM 87114



2. Article Number  
7016 0600 0000 8196 0280

PS Form 3811, July 2015 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) \_\_\_\_\_
- C. Date of Delivery \_\_\_\_\_
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

3. Service Type
- Adult Signature  Registered Mail™
- Adult Signature Restricted Delivery  Registered Mail Restricted Delivery
- Certified Mail™  Certified Mail Restricted Delivery
- Certified Mail Restricted Delivery  Return Receipt for Merchandise
- Collect on Delivery  Signature Confirmation™
- Insured Mail  Signature Confirmation Restricted Delivery
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED

November 1, 2017

HONSOWETZ SCOTT  
8516 VILLA FIRENZE LN NE  
ALBUQUERQUE, NM 87109

RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE

ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS

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Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

**HONSOWETZ SCOTT  
8516 VILLA FIRENZE LN NE  
ALBUQUERQUE NM 87109**

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$  
 Sent To **HONSOWETZ SCOTT**  
**8516 VILLA FIRENZE LN NE**  
**ALBUQUERQUE NM 87109**  
 Street and Apt. No.  
 City, State, ZIP+4®  
 PS Form 3800, April 2015 SSN 7530-02-000-9001 See Reverse for Instructions

Postmark Here

7017 0530 0000 9627 2591  
7017 0530 0000 9627 2591



**CERTIFIED MAIL**  
PLACE STICKER AT TOP OF ENVELOPE OR THE RIGHT  
OF THE RETURN ADDRESS, FOLD AROUND THE

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**HONSOWETZ SCOTT  
8516 VILLA FIRENZE LN NE  
ALBUQUERQUE NM 87109**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery (NO)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

2. Article Number (transfer from service label)  
**9590 9402 2411 6249 4822 98**  
**7017 0530 0000 9627 2591**

DC Form 3811 July 2015 SSN 7530-02-000-9001 Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

**November 1, 2017**

ALESSANDRELLI LARA  
10614 MARITCA DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

This letter serves as notice that JMD-McMahon, LLC ("**Owner**") of the property located between Unser Blvd. and Fineland Dr. with street addresses of 5710 McMahon Blvd. NW, Albuquerque, NM 87114 and 10661 Fineland Dr. NW, Albuquerque, NM 87114 ("**Subject Property**"), shall submit proposed site plan changes to the EPC for review and your Neighborhood Association is one that may be affected by changes to the Subject Property.

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Thank you,

Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

ALESSANDRELLI LARA  
10614 MARITCA DR NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



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7017 0530 0000 9627 2584

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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **ALESSANDRELLI LARA**

Street and ~~PO Box~~ **10614 MARITCA DR NW**

City, State, ZIP+4® **ALBUQUERQUE NM 87114**

PS Form 3811, April 2015, PSN 7530-02-000-9058 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**ALESSANDRELLI LARA  
10614 MARITCA DR NW  
ALBUQUERQUE NM 87114**

2. Article Number / Transfer from services label  
**7017 0530 0000 9627 2584**  
PS Form 3811, July 2015, PSN 7530-02-000-9058

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 1 Mail  
 3 Mail Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

SALAZAR DAVID E & CELESTINE A  
10609 RIO DEL SOL CT NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

SALAZAR DAVID E & CELESTINE A  
10609 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **SALAZAR DAVID E & CELESTINE A**

**10609 RIO DEL SOL CT NW**

**ALBUQUERQUE NM 87114**

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9069 Help Reverse for Instructions

7017 0530 0000 9627 2607  
7017 0530 0000 9627 2607



**CERTIFIED MAIL**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
ON THE RETURN ADDRESS FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

**SALAZAR DAVID E & CELESTINE A**  
**10609 RIO DEL SOL CT NW**  
**ALBUQUERQUE NM 87114**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

Priority Mail Express®

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)

**9590 9402 2411 6249 4823 11**

**7017 0530 0000 9627 2607**

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9069



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED

November 1, 2017

FERNANDEZ BERNADETTE MARIE  
10612 RIO DEL SOL CT NW  
ALBUQUERQUE, NM 87114

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Thank you,



Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

FERNANDEZ BERNADETTE MARIE  
10612 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLDED AT DOTTED LINE

## CERTIFIED MAIL



7016 0600 0000 8196 0303  
7016 0600 0000 8196 0303

U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **FERNANDEZ BERNADETTE MARIE**  
10612 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114  
City, State, ZIP+4®

PS Form 3811, April 2015 PSN 7530-02-000-9093 See reverse for instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**FERNANDEZ BERNADETTE MARIE**  
10612 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

2. Article Number (Transfer from service label):  
7016 0600 0000 8196 0303  
PS Form 3811, July 2015 PSN 7530-02-000-9093

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 \_\_\_\_\_

B. Received by (Printed Name)  Addressee  
\_\_\_\_\_

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Mail	
<input checked="" type="checkbox"/> Mail Restricted Delivery (PS00)	

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

SCALISE ROBERT  
240 WEST 98TH ST APT 3A  
NEW YORK, NY 10025

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

SCALISE ROBERT  
240 WEST 98TH ST APT 3A  
NEW YORK NY 10025

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SCALISE ROBERT  
240 WEST 98TH ST APT 3A  
NEW YORK NY 10025

9590 9402 2411 6249 4828 16



2. Article Number (Transfer from service label)

7016 0600 0000 8196 0327

PS Form 3811, July 2015 PSN 7530-02-000-9053

### COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Address
- B. Received by (Printed Name)  Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

## CERTIFIED MAIL



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7016 0600 0000 8196 0327

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Postmark Here

Total Postage and Fees \$ \_\_\_\_\_

Sent to: **SCALISE ROBERT**

Street and Apt. No., or PO Box No.  
**240 WEST 98TH ST APT 3A**

City, State, ZIP+4®  
**NEW YORK NY 10025**

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

C3D LLC & VILIA FALCONE LLC & GRAYLAND CORPORATION & SPRING FRANK L & ETAL  
PO BOX 35640  
ALBUQUERQUE, NM 87176-5640

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

C3D LLC & VILIA FALCONE LLC &  
GRAYLAND CORPORATION & SPRING  
FRANK L & ETAL  
PO BOX 35640  
ALBUQUERQUE NM 87176-5640

**U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$  
 Sent to **C3D LLC & VILIA FALCONE LLC &  
GRAYLAND CORPORATION & SPRING  
FRANK L & ETAL  
PO BOX 35640  
ALBUQUERQUE NM 87176-5640**  
 City, State, ZIP+4®  
 PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

Postmark Here

7017 0530 0000 9627 2614  
7017 0530 0000 9627 2614

**CERTIFIED MAIL**

PLACE STICKER AT TOP CENTER OFF TO THE RIGHT  
OF THE RETURN ADDRESS FOR A POSTED ITEM

**COMPLETE THIS SECTION ON DELIVERY**

**1. Article Addressed to:**  
C3D LLC & VILIA FALCONE LLC &  
GRAYLAND CORPORATION & SPRING  
FRANK L & ETAL  
PO BOX 35640  
ALBUQUERQUE NM 87176-5640

**2. Article Number (transfer from service label)**  
9590 9402 2411 6249 4823 35

**3. Service Type**  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery  
 Priority Mail Express®  
 Restricted Mail™

**4. Signature**  Agent  Addressee

**5. Received by (Printed Name)** **C. Date of Delivery**

**6. Is delivery address different from item 1? If YES, enter delivery address below:**  Yes  No

**7. Article Number (transfer from service label)**  
7017 0530 0000 9627 2614



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November 1, 2017

ROGERS TRAVIS K  
10619 MONTE BELLO CT NW  
ALBUQUERQUE, NM 87114

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

ROGERS TRAVIS K  
10619 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROGERS TRAVIS K  
10619 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

2. Article Number (Transfer from service label)  
7016 2140 0000 3574 5533

PS Form 3811, July 2015 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

Received by (Printed Name)  Address

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
if YES, enter delivery address below:  No



3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

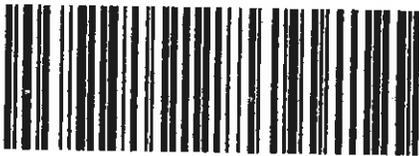
Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**CERTIFIED MAIL**



7016 2140 0000 3574 5533  
7016 2140 0000 3574 5533

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, and fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark  
Here

Total Postage and Fees \$

Sent to ROGERS TRAVIS K

Street and Apt. No., or Box No.  
10619 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114  
City, State, ZIP+4®

PS Form 3811, July 2015 PSN 7530-02-000-9033 See Reverse for Instructions



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

VELARDE MICHAEL D  
6215 CONTESS RD NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,



Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

VELARDE MICHAEL D  
6215 CONTESS RD NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

## CERTIFIED MAIL



7016 2140 0000 3574 5458  
7016 2140 0000 3574 5458

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **VELARDE MICHAEL D**

Street and Box No. **6215 CONTESS RD NW**

City, State, ZIP+4® **ALBUQUERQUE NM 87114**

Postmark Here

PS Form 3811, April 2015 See reverse for instructions

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

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VELARDE MICHAEL D  
6215 CONTESS RD NW  
ALBUQUERQUE NM 87114

Article Number (transfer from service label)  
7016 2140 0000 3574 5458

PS Form 3811, July 2015 PSN 7630-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  X

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Registered Mail Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

KING JOHN H & MARTHA B & BELDEN ROBERT E TRUSTEE ENCHANTED SKY TRUST  
PO BOX 61646  
BOULDER CITY, NV 89006-1646

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

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Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

KING JOHN H & MARTHA B & BELDEN  
ROBERT E TRUSTEE ENCHANTED SKY  
TRUST  
PO BOX 61646  
BOULDER CITY NV 89006-1646

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KING JOHN H & MARTHA B & BELDEN  
ROBERT E TRUSTEE ENCHANTED SKY  
TRUST  
PO BOX 61646  
BOULDER CITY NV 89006-1646



9590 9402 2411 6249 4817 03

2. Article Number (Transfer from service label)

7016 2140 0000 3574 5465

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Address
- X B. Received by (Printed Name) C. Date of Delivery

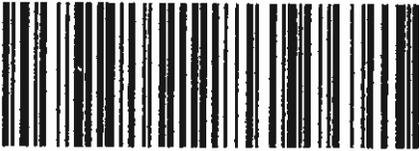
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS; FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7016 2140 0000 3574 5465  
7016 2140 0000 3574 5465

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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OFFICIAL USE

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent to **KING JOHN H & MARTHA B & BELDEN**  
**ROBERT E TRUSTEE ENCHANTED SKY**

Street and Apt. No., or PO Box No.  
**TRUST**

City, State, ZIP+4®  
**PO BOX 61646**

**BOULDER CITY NV 89006-1646**

PS Form 3800 April 2015 PSN 7530-02-000-9051 See Reverse for Instructions



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

HERNANDEZ RICHARD M & ALMA A  
10622 MARITCA DR NW  
ALBUQUERQUE, NM 87114

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**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

HERNANDEZ RICHARD M & ALMA A  
10622 MARITCA DR NW  
ALBUQUERQUE NM 87114

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HERNANDEZ RICHARD M & ALMA A  
10622 MARITCA DR NW  
ALBUQUERQUE NM 87114

9590 9402 2411 6249 4782 46

2. Article Number (Transfer from service label)

7016 2140 0000 3574 5472

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7016 2140 0000 3574 5472  
7016 2140 0000 3574 5472

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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CERTIFIED MAIL Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

HERNANDEZ RICHARD M & ALMA A  
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ALBUQUERQUE NM 87114

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

O FEARNA FRANK C & KAREN RH  
PSC 2 BOX 14992  
APO AE 09012-0150

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2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

O FEARNA FRANK C & KAREN RH  
PSC 2 BOX 14992  
APO AE 09012-0150

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

O FEARNA FRANK C & KAREN RH  
PSC 2 BOX 14992  
APO AE 09012-0150

9590 9402 2411 6249 4816 97



2. Article Number (Transfer from service label)

7016 2140 0000 3574 5441

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
  - Signature
  - Agent
- B. Received by (Printed Name)
  - Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?
  - Yes
  - No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature
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- Certified Mail®
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- Signature Confirmation™
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- Registered Mail™
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- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7016 2140 0000 3574 5441  
7016 2140 0000 3574 5441

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
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- Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Send to: O FEARNA FRANK C & KAREN RH

PSC 2 BOX 14992  
APO AE 09012-0150

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions



**PETERSON PROPERTIES, LLC**

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November 1, 2017

LAJEUNESSE MARIA  
PO BOX 67253  
ALBUQUERQUE NM 87193

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

LAJEUNESSE MARIA  
PO BOX 67253  
ALBUQUERQUE NM 87193

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS FOLD AT DOTTED LINE  
**CERTIFIED MAIL**



7016 0600 0000 8196 0310  
7016 0600 0000 8196 0310

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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **LAJEUNESSE MARIA**

**PO BOX 67253**

Street and Apt. No., or P.O. Box No. **ALBUQUERQUE NM 87193**

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAJEUNESSE MARIA  
PO BOX 67253  
ALBUQUERQUE NM 87193

2. Article Number (Transfer from service label)

7016 0600 0000 8196 0310

PS Form 3811, July 2015 PSN 7530-02-000-9053

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

B. Received by (Printed Name)  Address

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**  
November 1, 2017

DELEON REVA  
10619 MARITCA DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

DELEON REVA  
10619 MARITCA DR NW  
ALBUQUERQUE NM 87114

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Certified Mail Fee \$ \_\_\_\_\_

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

**DELEON REVA**

Sent to **10619 MARITCA DR NW**

Street **ALBUQUERQUE NM 87114**

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2012 PSN 7530-01-000-9047 See Reverse for Instructions

9920 96TQ 0000 0090 9T02

9920 96TQ 0000 0090 9T02

**CERTIFIED MAIL™**

MADE SURE IT'S ON THE RIGHT SIDE OF THE ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS (FOR A POSTAGE RECEIPT)

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

**DELEON REVA**  
**10619 MARITCA DR NW**  
**ALBUQUERQUE NM 87114**

2. Article Number (Transfer from service label)  
**7016 0600 0000 8196 0266**

9590 9402 2411 6249 4781 92

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Insured Mail Restricted Delivery (over \$500)



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

PEREZ DANIELLE & GARY  
10409 MADRINA CT NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

PEREZ DANIELLE & GARY  
10409 MADRINA CT NW  
ALBUQUERQUE NM 87114

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

PEREZ DANIELLE & GARY  
10409 MADRINA CT NW  
ALBUQUERQUE NM 87114



9590 9402 2411 6249 4809 73

**2. Article Number (Transfer from service label)**

7017 0530 0000 9627 2737

PS Form 3811, July 2015 PSN 7530-02-080-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature**
- Agent  Addressee
- B. Received by (Printed Name)** \_\_\_\_\_
- C. Date of Delivery** \_\_\_\_\_

- D. Is delivery address different from item 1? If YES, enter delivery address below:**  Yes  No

**3. Service Type**

- Adult Signature  Adult Signature Restricted Delivery
- Certified Mail®  Certified Mail Restricted Delivery
- Collect on Delivery  Collect on Delivery Restricted Delivery
- Return Receipt for Merchandise  Return Receipt for Signature Confirmation™
- Signature Confirmation™ Restricted Delivery

Domestic Return Receipt



7017 0530 0000 9627 2737  
7017 0530 0000 9627 2737

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- Extra Services & Fees (check box, add fee as appropriate)**
- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_
- Postage** \$ \_\_\_\_\_
- Total Postage and Fees** \$ \_\_\_\_\_

Postmark  
Here

Sent to **PEREZ DANIELLE & GARY**  
10409 MADRINA CT NW  
ALBUQUERQUE NM 87114  
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

GUGGINO P MARIO  
5308 BEEBE ST NE  
ALBUQUERQUE, NM 87111-1902

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

GUGGINO P MARIO  
5308 BEEBE ST NE  
ALBUQUERQUE NM 87111-1902

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
**CERTIFIED MAIL**



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7016 0600 0000 8204 2107

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**OFFICIAL USE**

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **GUGGINO P MARIO**

Street and Apt. No., or PO Box No.  
**5308 BEEBE ST NE**

**ALBUQUERQUE NM 87111-1902**

City, State, ZIP+4®

Postmark Here

PS Form 3811, April 2013 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

**GUGGINO P MARIO**  
**5308 BEEBE ST NE**  
**ALBUQUERQUE NM 87111-1902**

2. Article Number (Transfer from service label)

**7016 0600 0000 8204 2107**

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name)  Address

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery Restricted Delivery  Signature Confirmation™

Mail  Signature Restricted Delivery

Mail Restricted Delivery  Signature Restricted Delivery

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

MARTINEZ THELMA JEAN  
10616 RIO DEL SOL CT NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

A handwritten signature in black ink, appearing to read 'Doug Peterson', is written over a white rectangular area.

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

MARTINEZ THELMA JEAN  
10616 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

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**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to MARTINEZ THELMA JEAN  
Street and Apt. No. 10616 RIO DEL SOL CT NW  
City, State, ZIP+4® ALBUQUERQUE NM 87114

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

7017 0530 0000 9627 2744  
7017 0530 0000 9627 2744



PLEASE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE ADDRESS. FOLD AT DOTTED LINE.  
**CERTIFIED MAIL**

**ENDER: COMPLETE THIS SECTION**

1 Complete items 1, 2, and 3.  
2 Print your name and address on the reverse so that we can return the card to you.  
3 Attach this card to the back of the mailpiece, or on the front if space permits.  
4 Article Addressed to:

MARTINEZ THELMA JEAN  
10616 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

9590 9402 2411 6249 4809 80

Article Number (Transfer from service label)  
7017 0530 0000 9627 2744

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail®  
 Insured Mail Restricted Delivery  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Priority Mail Express®  
Registered Mail™  
Registered Mail Restricted Delivery  
Return Receipt for Merchandise  
Signature Confirmation™  
Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

**November 1, 2017**

GARCIA AARON L & AMY L  
10635 RIGOLETTO DR NW  
ALBUQUERQUE, NM 87114

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# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

GARCIA AARON L & AMY L  
10635 RIGOLETTO DR NW  
ALBUQUERQUE NM 87114

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Return Receipt (hardcopy) \$ \_\_\_\_\_

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To **GARCIA AARON L & AMY L**

Street and Apt. No. **10635 RIGOLETTO DR NW**

**ALBUQUERQUE NM 87114**

City, State, ZIP+4® \_\_\_\_\_

Postmark Here \_\_\_\_\_

PS Form 3800® April 2015 PSN 7530-02-000-904

See Reverse for Instructions

7017 0530 0000 9627 2720  
7017 0530 0000 9627 2720



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Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**GARCIA AARON L & AMY L  
10635 RIGOLETTO DR NW  
ALBUQUERQUE NM 87114**

**9590 9402 2411 6249 4809 66**

2. Article Number (transfer from envelope label)  
**7017 0530 0000 9627 2720**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

3. Service Type

Priority Mail Express®

Adult Signature Restricted Delivery

Registered Mail™

Certified Mail™

Certified Mail Restricted Delivery

Return Receipt for Merchandise

Collect on Delivery

Collect on Delivery Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

THANG DUC VU & GUO SHAO ZHEN  
322 MESILLA ST NE  
ALBUQUERQUE, NM 87108-2041

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

This letter serves as notice that JMD-McMahon, LLC ("Owner") of the property located between Unser Blvd. and Fineland Dr. with street addresses of 5710 McMahon Blvd. NW, Albuquerque, NM 87114 and 10661 Fineland Dr. NW, Albuquerque, NM 87114 ("Subject Property"), shall submit proposed site plan changes to the EPC for review and your Neighborhood Association is one that may be affected by changes to the Subject Property.

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

**THANG DUC VU & GUO SHAO ZHEN**  
322 MESILLA ST NE  
ALBUQUERQUE NM 87108-2041

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
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7016 0600 0000 8204 2114  
7016 0600 0000 8204 2114

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**OFFICIAL USE**

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **THANG DUC VU & GUO SHAO ZHEN**

Sent from **322 MESILLA ST NE**

**ALBUQUERQUE NM 87108-2041**

City, State, ZIP+4®

Postmark Here

PS Form 3811, July 2015 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**THANG DUC VU & GUO SHAO ZHEN**  
322 MESILLA ST NE  
ALBUQUERQUE NM 87108-2041

9590 9402 2411 6249 4784 44

2. Article Number (Transfer from service label)

7016 0600 0000 8204 2114

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery and Mail Restricted Delivery \$500

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

DEPIERRE DENISE A & MARK E  
10618 MARITCA DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

A handwritten signature in black ink, appearing to read 'Doug Peterson', is written over a white rectangular area.

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC

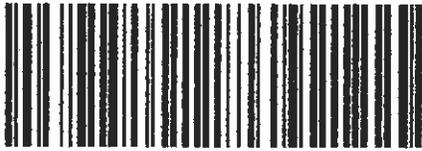


**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

DEPIERRE DENISE A & MARK E  
10618 MARITCA DR NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.  
**CERTIFIED MAIL**



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7016 2140 0000 3574 5502

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent **DEPIERRE DENISE A & MARK E**

**10618 MARITCA DR NW**

**ALBUQUERQUE NM 87114**

City, State, ZIP+4®

Postmark Here

PS Form 3811, July 2015 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**DEPIERRE DENISE A & MARK E**  
**10618 MARITCA DR NW**  
**ALBUQUERQUE NM 87114**

2. Article Number (Transfer from service label)

**7016 2140 0000 3574 5502**

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent   
 Addressed

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

CREAGAN BRADLEY M & MOLLIE L A  
14806 PALMERSTON SQ  
CENTREVILLE, VA 20120-1807

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

CREAGAN BRADLEY M & MOLLIE LA  
14806 PALMERSTON SQ  
CENTREVILLE VA 20120-1807

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **CREAGAN BRADLEY M & MOLLIE LA**  
Street and PO Box **14806 PALMERSTON SQ**  
City, State, ZIP+4® **CENTREVILLE VA 20120-1807**

PS Form 3811, April 2015 PSN 7530-02-000-9033 See Reverse for Instructions

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1. Article Addressed to:

CREAGAN BRADLEY M & MOLLIE LA  
14806 PALMERSTON SQ  
CENTREVILLE VA 20120-1807

2. Article Number (Transfer from services label)

7016 2140 0000 3574 5489

PS Form 3811, July 2015 PSN 7530-02-000-9033

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

X B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

LOWKEEN ALLAN R & DIANNE K  
2014 B HARRIMAN LN  
REDONDO BEACH, CA 90278

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

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Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

**LOWKEEN ALLAN R & DIANNE K**  
**2014 B HARRIMAN LN**  
**REDONDO BEACH CA 90278**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7016 2140 0000 3574 5496  
7016 2140 0000 3574 5496

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Extra Services & Fees (check box and fee as appropriate)

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **LOWKEEN ALLAN R & DIANNE K**

Street and Apt. No. **2014 B HARRIMAN LN**

City, State, ZIP+4® **REDONDO BEACH CA 90278**

Postmark Here

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
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1. Article Addressed to:

**LOWKEEN ALLAN R & DIANNE K**  
**2014 B HARRIMAN LN**  
**REDONDO BEACH CA 90278**

2. Article Number (Transfer from service label)

7016 2140 0000 3574 5496

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressed

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
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3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Mail  Mail Restricted Delivery

Mail  Mail Restricted Delivery

Domestic Return Receipt



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

DEL AGUILA FREDY E & ANA M TRUSTEES DEL AGUILA RVT  
6887 IONE WAY  
DUBLIN, CA 94568

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Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

DEL AGUILA FREDY E & ANA M  
TRUSTEES DEL AGUILA RVT  
6887 IONE WAY  
DUBLIN CA 94568



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**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Postmark Here

Send To: DEL AGUILA FREDY E & ANA M  
TRUSTEES DEL AGUILA RVT  
Street and/or P.O. Box No. 6887 IONE WAY  
City, State, ZIP+4® DUBLIN CA 94568

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
DEL AGUILA FREDY E & ANA M  
TRUSTEES DEL AGUILA RVT  
6887 IONE WAY  
DUBLIN CA 94568

2. Article Number (Transfer from service label)  
9590 9402 241 1 6249 4782 84

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation™ Restricted Delivery

Insured Mail  Signature Confirmation™ Restricted Delivery (over \$500)

Domestic Return Receipt



SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED  
November 1, 2017

CARSEN ROBERT LEE & DEANNA SANDOVAL  
10630 MARITCA DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

This letter serves as notice that JMD-McMahon, LLC ("Owner") of the property located between Unser Blvd. and Fineland Dr. with street addresses of 5710 McMahon Blvd. NW, Albuquerque, NM 87114 and 10661 Fineland Dr. NW, Albuquerque, NM 87114 ("Subject Property"), shall submit proposed site plan changes to the EPC for review and your Neighborhood Association is one that may be affected by changes to the Subject Property.

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Thank you,



Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

**CARSEN ROBERT LEE & DEANNA  
SANDOVAL  
10630 MARITCA DR NW  
ALBUQUERQUE NM 87114**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7017 0530 0000 9627 2560  
7017 0530 0000 9627 2560

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to **CARSEN ROBERT LEE & DEANNA SANDOVAL**  
Street and Apt. No., PO Box No.  
**10630 MARITCA DR NW**  
City, State, ZIP+4®  
**ALBUQUERQUE NM 87114**

PS Form 3811 April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**CARSEN ROBERT LEE & DEANNA SANDOVAL  
10630 MARITCA DR NW  
ALBUQUERQUE NM 87114**

2. Article Number (Transfer from service label)  
**7017 0530 0000 9627 2560**

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Mail	
<input type="checkbox"/> Mail Restricted Delivery	

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**  
November 1, 2017

ALVARADO DEVELOPMENT LLC  
924 W COLFAX AVE SUITE 302  
DENVER, CO 80204-2629

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

ALVARADO DEVELOPMENT LLC  
924 W COLFAX AVE SUITE 302  
DENVER CO 80204-2629

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
- ALVARADO DEVELOPMENT LLC  
924 W COLFAX AVE SUITE 302  
DENVER CO 80204-2629
2. Article Number (Transfer from service label)  
7016 2140 0000 3574 5526
3. Service Type
4. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, July 2016 PSN 7530-02-000-9033

Domestic Return Receipt



9590 9402 2411 6249 4782 91

Article Number (Transfer from service label)

7016 2140 0000 3574 5526

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7016 2140 0000 3574 5526  
7016 2140 0000 3574 5526

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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Extra Services & Fees (check box and fee as appropriate)

Return Receipt (hardcopy) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to: **ALVARADO DEVELOPMENT LLC**  
 Street and No. or PO Box No. **924 W COLFAX AVE SUITE 302**  
**DENVER CO 80204-2629**  
 City, State, ZIP+4®

PS Form 3800, July 2016 PSN 7530-02-000-9033 See Reverse for Instructions



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

CVS PHARMACY INC  
1 CVS DR  
WOONSOCKET, RI 02895

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,



Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

**CVS PHARMACY INC**  
**1 CVS DR**  
**WOONSOCKET RI 02895**

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**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to **CVS PHARMACY INC**

Street and PO Box No. **1 CVS DR**

City, State and ZIP+4® **WOONSOCKET RI 02895**

PS Form 3800, April 2015 PSN 7530-02-000-901 See Reverse for Instructions

Postmark Here

---

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

**CVS PHARMACY INC**  
**1 CVS DR**  
**WOONSOCKET RI 02895**

2. Article Number (transfer from service label)

**9590 9402 2411 6249 4823 28**

**7017 0530 0000 9627 2768**

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

Tuscany NA  
Janelle Johnson  
P.O. Box 6270  
Albuquerque, NM 87197

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,



Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

Tuscany  
ATTN: Janelle Johnson  
PO Box 6270  
Albuquerque, NM 87197

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
**CERTIFIED MAIL**



7016 0600 0000 8196 0365  
7016 0600 0000 8196 0365

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)™

**MD - McVehora L US E**

Extra Services & Fees (check box, and fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$

Total Postage and Fees \$

Tuscany

Send ATTN: Janelle Johnson

Street or PO Box No. **PO Box 6270**

City **Albuquerque, NM 87197**

PS Form 3800, April 2015 PSN 7530-02-9053 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Tuscany  
ATTN: Janelle Johnson  
PO Box 6270  
Albuquerque, NM 87197

2. Article Number (Transfer from service label)  
7016 0600 0000 8196 0365

PS Form 3811, July 2015 PSN 7530-02-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  
 Agent

B. Received by (Printed Name) \_\_\_\_\_  
 Addressee

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

**November 1, 2017**

ENGELBERT EGON H & TAMARA M  
8732 S MAPLE AVE  
TEMPE, AZ 85284-2224

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

ENGELBERT EGON H & TAMARA M  
8732 S MAPLE AVE  
TEMPE AZ 85284-2224

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLDED AT DOTTED LINE

**CERTIFIED MAIL**



7016 0600 0000 8196 0334  
7016 0600 0000 8196 0334

**U.S. Postal Service™**  
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*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To **ENGELBERT EGON H & TAMARA M**

Street **8732 S MAPLE AVE**

City, State, ZIP+4® **TEMPE AZ 85284-2224**

PS Form 3800 (April 2015) PSN 7530-02-000-9063

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**ENGELBERT EGON H & TAMARA M**  
**8732 S MAPLE AVE**  
**TEMPE AZ 85284-2224**

9590 9402 2411 6249 4828 23

2. Article Number (Transfer from service label)

**7016 0600 0000 8196 0334**

PS Form 3811, July 2015 PSN 7530-02-000-9063

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Return Receipt for Merchandise  Return Receipt for Signature Confirmation

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

HENDRIX TERRY DWAYNE & KAREN ANNETTE  
10640 RIGOLETTO DR NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

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Thank you,

Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC





**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**  
November 1, 2017

SANCHEZ GREG A & GONZALES VANESSA A  
10605 MONTE BELLO CT NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

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Thank you,



Douglas Peterson

Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

SANCHEZ GREG A & GONZALES  
VANESSA A  
10605 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7017 0530 0000 9627 2676

7017 0530 0000 9627 2676

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**Certified Mail Fee** \$ \_\_\_\_\_

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

**Postage** \$ \_\_\_\_\_

**Total Postage and Fees** \$ \_\_\_\_\_

Sent to **SANCHEZ GREG A & GONZALES**

Sent by **VANESSA A**

Street **10605 MONTE BELLO CT NW**

City **ALBUQUERQUE NM 87114**

PS Form 3811, April 2015 PSN 7530-02-000-9058 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**  
SANCHEZ GREG A & GONZALES  
VANESSA A  
10605 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

**2. Article Number (Transfer from service label)**  
7017 0530 0000 9627 2676

PS Form 3811, July 2015 PSN 7530-02-000-9058

---

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**  
 X  
 Adult Signature

**B. Received by (Printed Name)** \_\_\_\_\_

**C. Date of Delivery** \_\_\_\_\_

**D. Is delivery address different from item 1? If YES, enter delivery address below:**  Yes  No

**3. Service Type**

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 d Mail  
 d Mail Restricted Delivery (SM)

Priority Mail Express  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

**Domestic Return Fee** \$ \_\_\_\_\_



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

YAZZIE VIRVIAN  
6201 CONTESS RD NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

YAZZIE VIRVIAN  
6201 CONTESS RD NW  
ALBUQUERQUE NM 87114

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signatures Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent **YAZZIE VIRVIAN**

**6201 CONTESS RD NW**

**ALBUQUERQUE NM 87114**

Street and Apt. No., P.O. Box No.  
City, State, ZIP+4®

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PS Form 3800, April 2015 PSN 7530-0200-901 See Reverse for Instructions

7017 0530 0000 9627 2751  
7017 0530 0000 9627 2751



**CERTIFIED MAIL**

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
**YAZZIE VIRVIAN  
6201 CONTESS RD NW  
ALBUQUERQUE NM 87114**

2. Article Number (Transfer from service label)  
**7017 0530 0000 9627 2751**

3. Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent   
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Collect on Delivery  
 Insured Mail (500)

Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Return Receipt for Signature Confirmation™  
 Signature Confirmation Restricted Delivery

9590 9402 2411 6249 4809 97



SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

ANGELA M ARVISO  
6205 CONTESS RD NW  
ALBUQUERQUE, NM 87110-8125

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

A handwritten signature in black ink, appearing to read 'Doug Peterson', is written over a faint, larger version of the signature.

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

ARVISO ANGELA M  
6205 CONTESS RD NW  
ALBUQUERQUE NM 87110-8125

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARVISO ANGELA M  
6205 CONTESS RD NW  
ALBUQUERQUE NM 87110-8125

9590 9402 2411 6249 4807 75



2. Article Number (Transfer from service label)

7017 0530 0000 9627 2683

PS Form 3871, July 2015 PSN 7530-02-000-9053

### COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Agent

Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

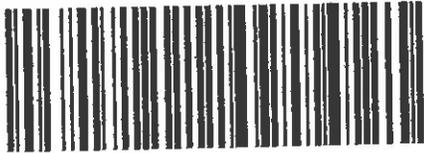
3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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7017 0530 0000 9627 2683

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to **ARVISO ANGELA M**

**6205 CONTESS RD NW**

**ALBUQUERQUE NM 87110-8125**

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053

See Reverse for Instructions

Postmark  
Here



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

LEVI LILI TRUSTEE LEVI FAMILY TRUST UNDER REFAEL LEVI RVT  
1425 CANTORIA AVE  
CORAL GABLES FL 33146-1019

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

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Thank you,

Douglas Peterson

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# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

LEVI LILI TRUSTEE LEVI FAMILY TRUST  
UNDER REFAEL LEVI RVT  
1425 CANTORIA AVE  
CORAL GABLES FL 33146-1019

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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7016 0600 0000 8196 0273  
7016 0600 0000 8196 0273

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Payment \$ \_\_\_\_\_

Sent by **LEVI LILI TRUSTEE LEVI FAMILY TRUST**  
**UNDER REFAEL LEVI RVT**

Street and Apt. No., or PO Box No.  
**1425 CANTORIA AVE**  
**CORAL GABLES FL 33146-1019**

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9004 See Reverse for instructions

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

LEVI LILI TRUSTEE LEVI FAMILY TRUST  
UNDER REFAEL LEVI RVT  
1425 CANTORIA AVE  
CORAL GABLES FL 33146-1019

9590 9402 2411 6249 4782 08

2. Article Number  
7016 0600 0000 8196 0273

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Insured Mail (over \$500)  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt



**PETERSON PROPERTIES, LLC**

**SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

November 1, 2017

KIM ALLEN & JULIE ANNE WESTVANG  
10643 ARABELLA DR NW  
ALBUQUERQUE, NM 87114

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Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



**PETERSON PROPERTIES, LLC**  
 2325 SAN PEDRO N.E., SUITE 2-A  
 ALBUQUERQUE, NEW MEXICO 87110  
 www.PetersonProperties.net

**WESTVANG KIM ALLEN & JULIE ANNE**  
**WESTVANG**  
 10643 ARABELLA DR NW  
 ALBUQUERQUE NM 87114

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**JIM McMillan**  
 Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

\$ **WESTVANG KIM ALLEN & JULIE ANNE**

Sent to **WESTVANG**

Street **10643 ARABELLA DR NW**

City **ALBUQUERQUE NM 87114**

Postmark Here

PS Form 3800, April 2015 PSN 7530-01-000-9001 See Reverse for Instructions

7017 0530 0000 9627 2652  
 7017 0530 0000 9627 2652



**CERTIFIED MAIL**

MADE STRIKE AT TOP OF ENVELOPE TO THE RIGHT OF THE ADDRESS FOR ADDITIONAL INFORMATION

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**WESTVANG KIM ALLEN & JULIE ANNE**  
**WESTVANG**  
**10643 ARABELLA DR NW**  
**ALBUQUERQUE NM 87114**

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 Addressee

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SENT VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED  
November 1, 2017

LIN E & JACQULYN DECKER  
10605 RIO DEL SOLE CT NW  
ALBUQUERQUE, NM 87114

**RE: ENVIRONMENTAL PLANNING COMMISSION (EPC) SUBMITTAL, MCMAHON MARKETPLACE**

**ENC: MCMAHON MARKETPLACE EPC SUBMITTAL SITE PLAN AND ELEVATIONS**

Greetings,

This letter serves as notice that JMD-McMahon, LLC ("Owner") of the property located between Unser Blvd. and Fineland Dr. with street addresses of 5710 McMahon Blvd. NW, Albuquerque, NM 87114 and 10661 Fineland Dr. NW, Albuquerque, NM 87114 ("Subject Property"), shall submit proposed site plan changes to the EPC for review and your Neighborhood Association is one that may be affected by changes to the Subject Property.

The recorded legal description of the Subject Property is: Lots 6-A1, 9A, 9B, 9C, and 9D of Plat of McMahon Marketplace (Being a Replat of Lots 5, 6-A and 9, McMahon Marketplace) within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as recorded in the real property records as document #2017080064 on August 18, 2017.

The Subject Property is the vacant land located within McMahon Marketplace at the southeast corner of McMahon Blvd. and Fineland in between the operational CVS Pharmacy, forthcoming Starbucks, and Tractor Brewery (new construction) and McDonald's along McMahon and between McMahon Shops along Unser and Anytime Fitness along Fineland. The zoning is SU-1 for C-1 Uses and the Owner will not be requesting a zone change as part of its submittal. The Owner will request a change in the Subject Property for the construction of five new buildings on each of the aforementioned lots. The enclosed site plan and elevations show the detailed proposed changes to the Subject Property.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov) or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017. The EPC Public Hearing date is December, 14, 2017 at 8:30 AM, to be held in the Hearing Room, located in the basement of the Plaza del Sol building, 600 2<sup>nd</sup> St. NW, Albuquerque, NM 87102. I would also be happy to discuss further; my email is [Doug@PetersonProperties.net](mailto:Doug@PetersonProperties.net) and my office number is 505.884.3578.

Thank you,

A handwritten signature in black ink, appearing to read 'Doug Peterson', is written over a horizontal line.

Douglas Peterson  
Peterson Properties, LLC, managing agent for JMD-McMahon, LLC



# PETERSON PROPERTIES, LLC

2325 SAN PEDRO N.E., SUITE 2-A  
ALBUQUERQUE, NEW MEXICO 87110  
www.PetersonProperties.net

DECKER LIN E & JACQULYN  
10605 RIO DEL SOLE CT NW  
ALBUQUERQUE NM 87114

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**JIM McMAHER**  
Certified Mail Fee \$

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **DECKER LIN E & JACQULYN**

Street and Apt. No. **10605 RIO DEL SOLE CT NW**

City, State, ZIP+4® **ALBUQUERQUE NM 87114**

PS Form 3800, April 2015 PSN 7530-02-000-904 See Reverse for Instructions

7017 0530 0000 9627 2645  
7017 0530 0000 9627 2645



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10605 RIO DEL SOLE CT NW  
ALBUQUERQUE NM 87114**

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## Martin Grummer

---

**From:** Delgado, Geraldine C. <gdelgado@cabq.gov>  
**Sent:** Tuesday, October 31, 2017 11:54 AM  
**To:** Martin Grummer  
**Subject:** RE: Page\_A-11-Z.pdf  
**Attachments:** Grummer - 8.5x11 Landscape.pdf; Grummer Labels.docx

Martin,

Here is your buffer map and property owner labels. If there are doubles/triples of the same property owners you only have to mail one. If you have any questions regarding the buffer map or property owner label feel free to give me a call.

Thank you,

*Geraldine Delgado*

Senior Office Assistant  
Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102  
505-924-3860  
[gdelgado@cabq.gov](mailto:gdelgado@cabq.gov)

---

**From:** Martin Grummer [mailto:mgrummer@centurylink.net]  
**Sent:** Tuesday, October 31, 2017 10:01 AM  
**To:** Delgado, Geraldine C. <gdelgado@cabq.gov>  
**Subject:** Page\_A-11-Z.pdf

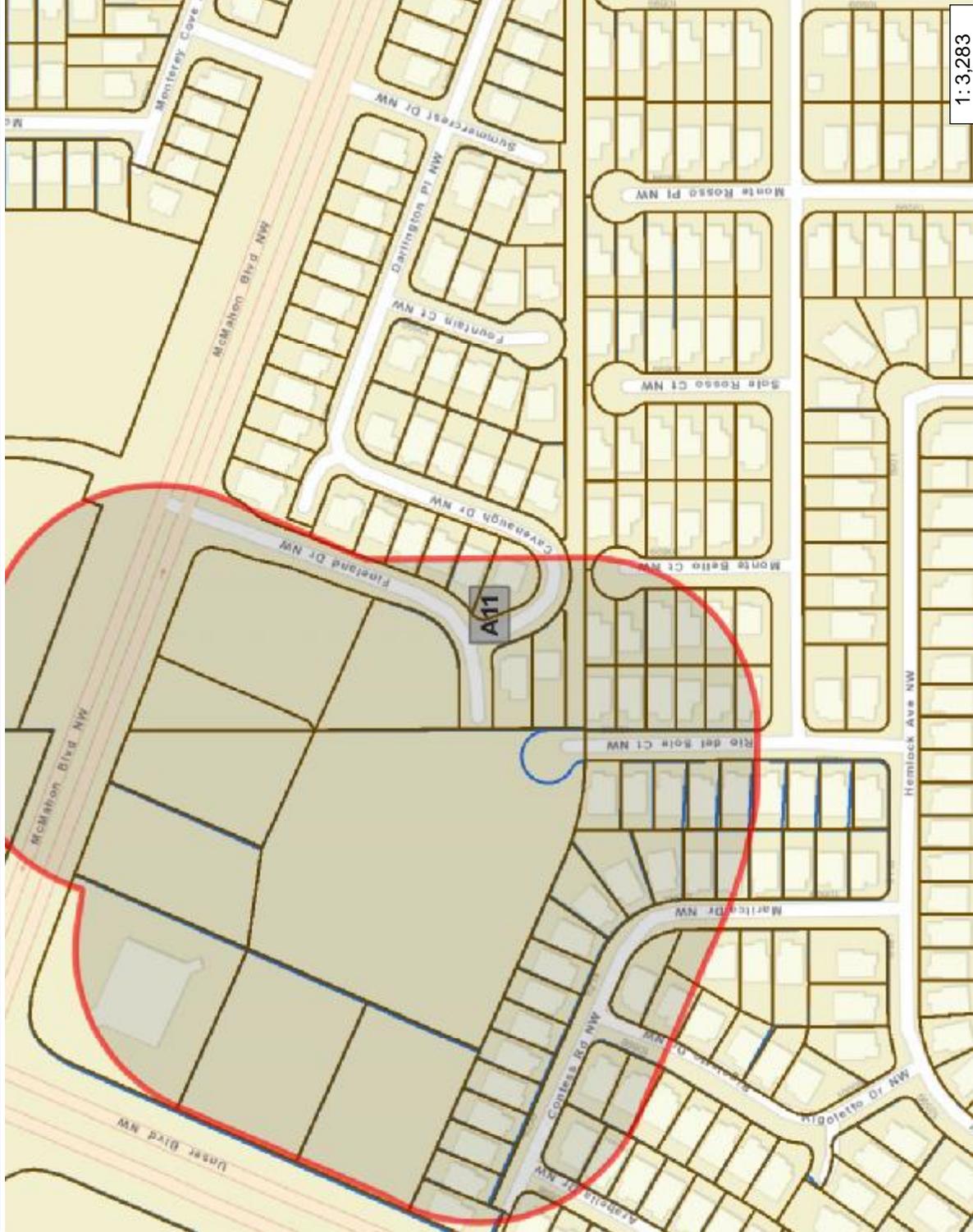
Geraldine

Here is the Zone Map for the property at McMahan and Unser that we need a list of neighbors for within 100 ft. Please let me know if you need anything else.

Thanks

Martin

# A-11-Z



1:3,283

## Legend

- Bernalillo County Parcels
- City Parcels
- Zone Grid
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

## Notes

Buffer: 260ft.  
ROW: McMahon Blvd NW 160ft.

0.1 Miles

0.05

0

0.1

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

PIMENTEL VANESSA & PIMENTEL  
NELSON F  
10643 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

MAES APRIL DAWN MARIE  
10600 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114-3885

WAYNE ROBERT R & CHERYL L  
6243 CONTESS RD NW  
ALBUQUERQUE NM 87114

ACEVEDO MARIA L  
10624 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

DIPIPPA FRANK P  
7905 W WALKER DR  
LITTLETON CO 80123-3547

DARNELL DONALD WESLEY & AMANDA  
N  
10620 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

DECKER LIN E & JACQULYN  
10605 RIO DEL SOLE CT NW  
ALBUQUERQUE NM 87114

WESTVANG KIM ALLEN & JULIE ANNE  
WESTVANG  
10643 ARABELLA DR NW  
ALBUQUERQUE NM 87114

LEVI LILI TRUSTEE LEVI FAMILY TRUST  
UNDER REFAEL LEVI RVT  
1425 CANTORIA AVE  
CORAL GABLES FL 33146-1019

SANCHEZ GREG A & GONZALES  
VANESSA A  
10605 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

ARVISO ANGELA M  
6205 CONTESS RD NW  
ALBUQUERQUE NM 87110-8125

VALDEZ BALTAZAR & MELISSA I  
10628 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

CROSBIE DOUGLAS E  
10647 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

MORENO PHILLIP J  
5627 DARLINGTON PL NW  
ALBUQUERQUE NM 87114

MARK RANDAL L & REBECCA L  
10620 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

MONTOYA MARK E & MICHELLE T  
6209 CONTESS RD NW  
ALBUQUERQUE NM 87114

MARTINEZ PAUL G SR & NANCY J  
10651 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

CRESTVIEW HOMEOWNERS  
ASSOCIATION INC  
PO BOX 93488  
ALBUQUERQUE NM 87199

HENDRIX TERRY DWAYNE & KAREN  
ANNETTE  
10640 RIGOLETTO DR NW  
ALBUQUERQUE NM 87114

ROSS DEBORAH A & MICHAEL J  
MORETTI  
10619 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

WEBER SUSAN C  
6239 CONTESS RD NW  
ALBUQUERQUE NM 87114

GARCIA JUSTIN R  
6223 CONTESS RD NW  
ALBUQUERQUE NM 87114-2710

MARTINEZ NANCY M  
10635 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

CUEVAS DOMINGO R & BLESSILDA T  
CANLAS  
4950 TROUVILLE LN  
SACRAMENTO CA 95835

MCNULY JON & AMANDA  
10601 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114-3884

SANCHEZ SILVERIO & TRUJILLO JUDY  
10639 RIGOLETTO DR NW  
ALBUQUERQUE NM 87114

SIMMONS CARL JASON  
10631 CAVENAUGH DR NW  
ALBUQUERQUE NM 87114

DELEON REVA  
10619 MARITCA DR NW  
ALBUQUERQUE NM 87114

LEVI LILI TRUSTEE LEVI FAMILY TRUST  
UNDER REFAEL LEVI RVT  
1425 CANTORIA AVE  
CORAL GABLES FL 33146-1019

MIDDAUGH JUAN JAVIER & LILY ANN  
10644 ARABELLA DR NW  
ALBUQUERQUE NM 87114

COURVAN LLC  
PO BOX 12268  
ZEPHYR COVE NV 89448

ROGERS TRAVIS K  
10619 MONTE BELLO CT NW  
ALBUQUERQUE NM 87114

ALESSANDRELLI LARA  
10614 MARITCA DR NW  
ALBUQUERQUE NM 87114

O FEARNA FRANK C & KAREN RH  
PSC 2 BOX 14992  
APO AE 09012-0150

FERNANDEZ BERNADETTE MARIE  
10612 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

HONSOWETZ SCOTT  
8516 VILLA FIRENZE LN NE  
ALBUQUERQUE NM 87109

VELARDE MICHAEL D  
6215 CONTESS RD NW  
ALBUQUERQUE NM 87114

LAJEUNESSE MARIA  
PO BOX 67253  
ALBUQUERQUE NM 87193

SALAZAR DAVID E & CELESTINE A  
10609 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

KING JOHN H & MARTHA B & BELDEN  
ROBERT E TRUSTEE ENCHANTED SKY  
TRUST  
PO BOX 61646  
BOULDER CITY NV 89006-1646

SCALISE ROBERT  
240 WEST 98TH ST APT 3A  
NEW YORK NY 10025

C3D LLC & VILIA FALCONE LLC &  
GRAYLAND CORPORATION & SPRING  
FRANK L & ETAL  
PO BOX 35640  
ALBUQUERQUE NM 87176-5640

HERNANDEZ RICHARD M & ALMA A  
10622 MARITCA DR NW  
ALBUQUERQUE NM 87114

ENGELBERT EGON H & TAMARA M  
8732 S MAPLE AVE  
TEMPE AZ 85284-2224

GARCIA AARON L & AMY L  
10635 RIGOLETTO DR NW  
ALBUQUERQUE NM 87114

CREAGAN BRADLEY M & MOLLIE L A  
14806 PALMERSTON SQ  
CENTREVILLE VA 20120-1807

GUGGINO P MARIO  
5308 BEEBE ST NE  
ALBUQUERQUE NM 87111-1902

PEREZ DANIELLE & GARY  
10409 MADRINA CT NW  
ALBUQUERQUE NM 87114

LOWKEEN ALLAN R & DIANNE K  
2014 B HARRIMAN LN  
REDONDO BEACH CA 90278

THANG DUC VU & GUO SHAO ZHEN  
322 MESILLA ST NE  
ALBUQUERQUE NM 87108-2041

MARTINEZ THELMA JEAN  
10616 RIO DEL SOL CT NW  
ALBUQUERQUE NM 87114

DEPIERRE DENISE A & MARK E  
10618 MARITCA DR NW  
ALBUQUERQUE NM 87114

CAPITAL ADVANTAGE LLC  
8220 SAN PEDRO NE SUITE 500  
ALBUQUERQUE NM 87113-2476

YAZZIE VIRVIAN  
6201 CONTESS RD NW  
ALBUQUERQUE NM 87114

DEL AGUILA FREDY E & ANA M  
TRUSTEES DEL AGUILA RVT  
6887 IONE WAY  
DUBLIN CA 94568

CARSEN ROBERT LEE & DEANNA  
SANDOVAL  
10630 MARITCA DR NW  
ALBUQUERQUE NM 87114

JMD MCMAHON LLC  
2325 SAN PEDRO NE SUITE 2A  
ALBUQUERQUE NM 87110

ALVARADO DEVELOPMENT LLC  
924 W COLFAX AVE SUITE 302  
DENVER CO 80204-2629

JMD-MCMAHON LLC  
2325 SAN PEDRO DR NE SUITE 2-A  
ALBUQUERQUE NM 87110-4121

PETERSON INV-MCMAHON LLC C/O  
JAMES A PETERSON C/O PETERSON  
PROPERTIES  
2325 SAN PEDRO DR NE SUITE 2-A  
ALBUQUERQUE NM 87110-4121

JMD-MCMAHON LLC  
2325 SAN PEDRO DR NE SUITE 2-A  
ALBUQUERQUE NM 87110-4121

JMD-MCMAHON LLC  
2325 SAN PEDRO DR NE SUITE 2-A  
ALBUQUERQUE NM 87110-4121

CVS PHARMACY INC  
1 CVS DR  
WOONSOCKET RI 02895

JMD MCMAHON LLC  
2325 SAN PEDRO NE SUITE 2A  
ALBUQUERQUE NM 87110

JMD MCMAHON LLC  
2325 SAN PEDRO NE SUITE 2A  
ALBUQUERQUE NM 87110

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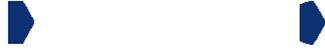
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