

APPLICATION INFORMATION

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Michael Bushell PHONE: 303-521-5777
 ADDRESS: 5975 S. Quebec Street, Suite 141 FAX: 303-832-8915
 CITY: Greenwood Village STATE CO ZIP 80111 E-MAIL: michael@oakrealtypartners.com
 Proprietary interest in site: _____ List all owners: SEE ATTACHED DOCUMENT

DESCRIPTION OF REQUEST:

Site Development Plan For Subdivision, Site Development Plan For Building Permit

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

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

Lot or Tract No. TR D-1 Block: _____ Unit: TOWN OF ATRISCO Grant
 Subdiv/Addn/TBKA: HUBBELL PLAZA
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No _____
 Zone Atlas page(s): K-10-Z UPC Code: 101005748043510104

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.4459ACRES

LOCATION OF PROPERTY BY STREETS: On or Near: Coors
 Between: Central and Bluewater

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

SIGNATURE [Signature] DATE _____
 (Print Name) Ronald R. Bohannon Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15EPC - 40014</u>	<u>SPS</u>	_____	<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>40015</u>	<u>SBP</u>	_____	<u>\$385.00</u>
<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	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>June 11, 2015</u>			Total <u>\$895.00</u>
	<u>4-30-15</u>	Project # <u>1010495</u>		<u>275.95 FT</u>
	Staff signature & Date			

Revised: 4/2012

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (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 Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site 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)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - Site Plans and related drawings reduced to 8.5" x 11" format (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 Community & Neighborhood Coordination inquiry response, notifying 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 wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - ___ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - ___ 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(A)(13)(d)(3)
 - ___ 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(A)(17)
 - ___ Registered engineer or architect's stamp on the Site Development Plans
 - ___ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- 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 Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (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 Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ 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.

Ronald R. Bohannon
 Applicant name (print)
 Applicant signature / date
 4/30/2015



Form revised November 2010

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15 - EPC - 40014
 - - - - - 40015

Planner signature / date
 Project #: 1010457

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.

04/30/2015

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: _____ provided: _____
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: _____ provided: _____
 - 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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 4 / 22 / 15 ZONE ATLAS PAGE(S): K-10-2

CURRENT: ZONING C-2 LEGAL DESCRIPTION: LOT OR TRACT # D-1 BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) 1.4459

SUBDIVISION NAME Hubbell Plaza

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:
AMENDMENT []
ACCESS PERMIT []
OTHER []

SUBDIVISION* [x]
BUILDING PERMIT [x]
BUILDING PURPOSES []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF

ACTION:
OF UNITS: _____
BUILDING SIZE: 3450 sq. ft(sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 4/28/15

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

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

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

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

Notes: FF Restaurant with Drive-thru

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.

TRAFFIC ENGINEER [Signature] DATE 04-28-15

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

Oak Realty Partners, Inc.

5975 S. Quebec Street, Suite 141
Greenwood Village, CO 80111

April 30, 2015

Mr. Peter D. Nicholls, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR SUBDIVISION AND
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-1 (REPLAT OF TRS A THRU F HUBBELL PLAZA AND LT1 OF
TRC-27 AIRPORT UNIT TOWN OF ATRISCO GRANT) HUBBELL PLAZA
ZONE ATLAS PAGE K-10-Z**

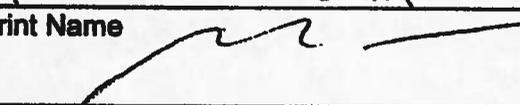
Dear Chairman Nicholls:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of:

- Coors Center DSG, LLC
- Coors Center SG, LLC
- Coors Center MB, LLC
- Coors Center JP, LLC
- Coors Center SZ, LLC
- Coors Center RVM, LLC
- Coors Center SC, LLC

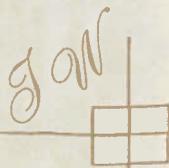
Undivided interest in Tract D-1 pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Michael Bushell
Print Name


Signature

Authorized Agent
Title

4-30-15
Date



TIERRA WEST, LLC

June 2, 2015

Mr. Peter D. Nicholls, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-1 (REPLAT OF TRS A THRU F HUBBELL PLAZA AND LT 1 OF TRC- 27 AIRPORT
UNIT TOWN OF ATRISCO GRANT) HUBBELL PLAZA
ZONE ATLAS PAGE K-10-Z**

Dear Chairman Nicholls:

Tierra West, LLC, on behalf Coors Center DSG, LLC, Coors Center SG, LLC, Coors Center MB, LLC, Coors Center JP, LLC, Coors Center JP, LLC, Coors Center SZ, LLC, Coors Center RVM, LLC, Coors Center SC, LLC, and Coors Center BL, LLC, requests approval of a Site Development Plan for Building Permit for Lot D-1, Hubbell Plaza for a restaurant development on a currently vacant property that is being used for a storm water detention.

Site Location and History

The project site is located in the shopping center on the southwest corner of Coors Boulevard and Central Avenue. This application requests approval for a drive-thru restaurant containing approximately 1.44 acres. The site plan shows this tract as a landscaped ponding area for the shopping center parking lot. A modification to the drainage solution will allow the development of a restaurant pad and accommodate the drainage for the center. That concept was approved by City Hydrology for the proposed modification. We request that the Site Plan for Building Permit be approved for the site. The proposed project is in substantial compliance with the approved Site Plan for Subdivision & Building Permit that was originally approved on March 30, 1989 with the last amendment previously approved by Administrative Amendment. Specifically, Tract D-1 was approved as a drainage pond in the original development and has been undeveloped since the construction of the shopping center. We have incorporated the drainage and outfall of the entire shopping center into a new configuration that will allow the development of this additional pad.

Site Orientation

The site is proposed for one (1) parcel. All access will continue to be provided from the shopping center and we are not requesting any modification or access from Coors Boulevard. This request is only for the development of Tract D-1, to construct a new Freddy's Restaurant with a drive-thru lane on the site.

A new 3,450 square foot building will house a dining area and a restaurant kitchen. A patio will be located on the south side of the building and a drive-thru aisle will be located on the northwest side of the building.

Two driveway entrances on the west side of the property connect through the parking lot via a 26 foot internal drive aisle to provide vehicular, pedestrian and bicycle access. A concrete sidewalk in the southern landscaped area and a striped walkway in the parking lot are added on the south side of the property to provide pedestrian access from Coors Boulevard to the proposed building. A trip generation analysis was completed for the use of this tract as a restaurant and showed little or no significant impact to require any further traffic study.

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

Elevations and Signage

The building is designed primarily with textured stucco panels accented with integral color split face block. To break up the building massing vertically and horizontally, three different shades of tan colored split face block with colored texture panels accented with lights are used to accentuate wall plane articulations. Shaded metal canopies are placed over window and door areas with accented red and white coloring to compliment the shades of tan. Matching tan screen walls will be used for the refuse enclosure area. There is no free standing monument sign being proposed for this site due to signage restrictions of the Coors Corridor Plan as well as the approved Site Plan for Subdivision of the Hubbell Plaza.

Drainage and Landscaping

The drainage for the property is part of an overall grading and drainage plan completed for the Hubbell Plaza Shopping Center and complies with that plan. The tract currently serves as a detention pond for 5.4 acres of the shopping center and discharges to the storm drain system in Coors Boulevard. The developed tract will continue to accept these flows from the shopping center and store onsite. All drainage will be detained through a combination of underground storage chambers in the parking lot, a detention pond with vertical walls on the north side of the property, and ponding on the surface of the parking lot and landscaped area on the west side of the property.

All drainage storing facilities onsite will be interconnected with each other to act as one detention ponding system with one outfall. Flows will continue to outfall at the same rate to the Coors storm drain per the approved Grading and Drainage Plan of the Hubbell Plaza. The outfall location will remain the same to provide minimal work to be done in the Coors right-of-way. A letter from Jeanne Wolfenbarger with the City of Albuquerque, dated March 24, 2015 has approved the grading and drainage plan for action by EPC and DRB.

Landscaping

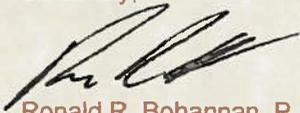
The landscape design was developed to meet the design guideline requirements set forth in the approved Site Development Plan for Subdivision and compliments the existing landscaping around the Hubbell Plaza. The landscape will also meet the design requirements set forth in the approved Coors Corridor Sector Development Plan, meeting the 15-foot landscape setback requirement for landscaping from the Coors right-of-way.

Conclusion

The request conforms to the existing development guidelines outlined in the Site Plan for Subdivision approved with the Hubbell Plaza project as well as to the DPM and Coors Corridor Plan requirements and standards. The approved Hubbell Plaza Site Plan for Subdivision will be amended administratively to allow for Tract D-1 to be reconfigured from a pond to a pad site. We are asking that the Site Development Plan for Building Permit be issued for the new Freddy's Restaurant.

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

Sincerely,



Ronald R. Bohannon. P. E.

Enclosure/s

cc: Paul Hoover
Michael Bushell

JN: 2015036
RRB/VP/jg/djb

Jaimie Garcia

From: Schmader, Mathew F. <mschmader@cabq.gov>
Sent: Thursday, April 23, 2015 11:09 AM
To: Jaimie Garcia
Subject: RE: Certificate of No Effect

Actually, I should double-check—I think you're right on that !

From: Jaimie Garcia [<mailto:jgarcia@tierrawestllc.com>]
Sent: Thursday, April 23, 2015 11:04 AM
To: Schmader, Mathew F.
Subject: RE: Certificate of No Effect

Okay, the property is within a shopping center and were not sure if it was needed or not. Thank you for prompt response.

Respectfully,

Jaimie N. Garcia
Project Coordinator
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
jgarcia@tierrawestllc.com

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From: Schmader, Mathew F. [<mailto:mschmader@cabq.gov>]
Sent: Thursday, April 23, 2015 10:56 AM
To: Jaimie Garcia
Cc: Vinny Perea
Subject: RE: Certificate of No Effect

Thank you gents,
As this is under 5 acres, no Certificate is needed.
Please let me know if anything else,
Matt

From: Jaimie Garcia [<mailto:jgarcia@tierrawestllc.com>]
Sent: Wednesday, April 22, 2015 3:08 PM
To: Schmader, Mathew F.
Cc: Vinny Perea
Subject: FW: Certificate of No Effect

Jaimie Garcia

Freddy's Project

From: Schmader, Mathew F. <mschmader@cabq.gov>
Sent: Thursday, April 23, 2015 11:57 AM
To: Jaimie Garcia
Subject: Arch Ordinance
Attachments: S15042311570.pdf

Hi Jaimie,

I re-read ("double-checked") the ordinance and the way it's written, lines 16-20, is that the subject property has to be five acres or more and zoned for SU, Shopping Center etc.

So you are good to go, best of luck.

Matt

If this email is spam, report it to www.OnlyMyEmail.com

Matt I sent the incorrect Legal description please see the updated information. My apologies.

Respectfully,

Jaimie N. Garcia
Project Coordinator
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
jgarcia@tierrawestllc.com

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From: Jaimie Garcia
Sent: Wednesday, April 22, 2015 2:55 PM
To: Schmader, Mathew F. (mschmader@cabq.gov)
Cc: Vinny Perea
Subject: Certificate of No Effect

Good Afternoon Matt,

Attached please find the Certificate of No Effect with a marked zone atlas page. We are wanting to submit next week. If there are any comments or questions please contact me by email or phone at 505-858-3100. Thank you.

Respectfully,

Jaimie N. Garcia
Project Coordinator
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
jgarcia@tierrawestllc.com

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May 21, 2015

Mr. Vicente Quevedo
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102

**RE: FREDDY'S COORS AND CENTRAL
PROJECT # 1004095
AMENDMENT FOR SITE PLAN SUBDIVISION
AND SITE PLAN FOR BUILDING PERMIT**

Dear Mr. Quevedo:

Per your correspondence dated May 20, 2015, please find the following responses addressing the comments listed below:

TRANSPORTATION DEVELOPMENT

1. Clarify the extents of the current phase, including labeling of where new curb, gutter, and pavement ties into existing on Traffic Circulation Layout Sheet.
Response: A Traffic Circulation Layout Sheet was added to the plan set with key notes showing where new curb, gutter, and pavement will tie into existing.
2. Identify all existing access easements with dimensions. Identify and dimension the right of way width for Coors Boulevard.
Response: ROW width was measured to show a value of 168 ft. This was labeled on the site plan for building permit.
3. Include detail of the ADA van accessible sign with the required language per 66-7-352.4CNMSA 1978.
Response: ADA van accessible sign was added to the detail sheet A211.
4. Show all parking lot curb radii and existing curb radii for existing access. Also show existing access widths
Response: All curb radii was labeled on the Site Plan for Building Permit.
5. Label 6" or max 8" high curb on Traffic Circulation Layout Sheet for the parking lot curb.
Response: Key notes to label the height of the curbs were placed on the Traffic Circulation Layout sheet.
6. Design delivery vehicle route needs to be shown.
Response: The delivery vehicle route was added to the Traffic Circulation Layout sheet.
7. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
Response: The Site Plan for Building Permit was updated to show the "Do Not Enter" at the point of egress for the drive-thru.

8. Provide typical pavement section for the parking area and drive aisles.
Response: Typical pavement section for Asphalt was added to the Grading and Drainage Plan sheet.
9. Please provide a sight distance exhibit for access onto Coors Boulevard (see the Development Process Manual, Chapter 23 Section 3, Part D.5. Intersection Sight Distance in the following exhibit)
Response: An exhibit for the Sight Distance Triangle was included into the submittal package.
10. Please include a copy of your shared access agreement with the adjacent property owner to the west.
Response: The first amendment to the Coors Declaration of Easements with Covenants and Restrictions Affecting Land was included into submittal package. Shared access agreement can be found under Section 5.a.1 of this document.

GENERAL HYDROLOGY CRITERIA:

1. All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first Treatment D the initial abstraction is 0.1". therefore the first flush volume should be based on 0.44"-0.1+== 0.34" and only consider the impervious areas.
 - a. State how the first flush will be managed and supporting calculations
 - b. State the area of Land Treatment D on the plan.
Response: First Flush will be accounted for in the north detention pond as well as in the underground Stormchambers. Sediment traps in the underground storage and a raised outfall in the north detention pond will retain the required first flush volume for this site.
2. The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTS sheet (**in large bold letters at the top**) that a pre-design conference is requested (DTIS sheet is the reviewer will contact the applicant to set up a meeting).
 - a. The engineer should research the Master Drainage Plan and/or adjacent sites-essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. **The applicant should provide excerpts from the supporting documents and/or grading plans.**
 - b. Final Drainage Reports should have an appendix with all supporting documentation.
Response: A detailed grading and drainage plan has been submitted to the City's Hydrology Department for building permit approval. A conceptual grading and drainage plan was approved through the Hydrology Department for EPC action.

POLICE DEPARTMENT/PLANNING

This project is in the Southwest Area Command.

No Crime Prevention or CPTED comments concerning the proposed Site Plan For Subdivision request at this time.

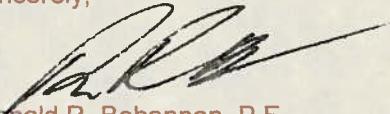
1. It appears the proposed location for pole lights in the parking lot conflict with landscaping. Recommend removing from the plans tree variety plantings immediately adjacent to poles lights. Once the trees become mature they will conflict with illumination and reduce visibility.
Response: The Landscape Plan was updated to account for less planting adjacent to light poles.

2. All bush variety landscaping should be maintained no higher than three (3) feet of the ground to maintain adequate natural surveillance.
Response: The Landscape Plan was updated to account for the height recommendations.

3. Recommend a video surveillance system be considered to the property. Cameras should be positioned to view all vehicular entrances, parking lot, drive through windows and approach, walkways, building entrances and outdoor common areas. Each camera should be monitored and recorded for real-time and historical use. **Response: Further consideration for a video surveillance system will be taken into account with owner.**

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

Sincerely,



Ronald R. Bohannon, P.E.

JN: 2015036
RRB/vp/cwg



CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed, additional agency comments forthcoming.

Office of Neighborhood Coordination

Los Volcanes NA (R), West Mesa NA (R), South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN), Westside Coalition of NA's.

Long Range Planning

No comments received.

Metropolitan Redevelopment Agency

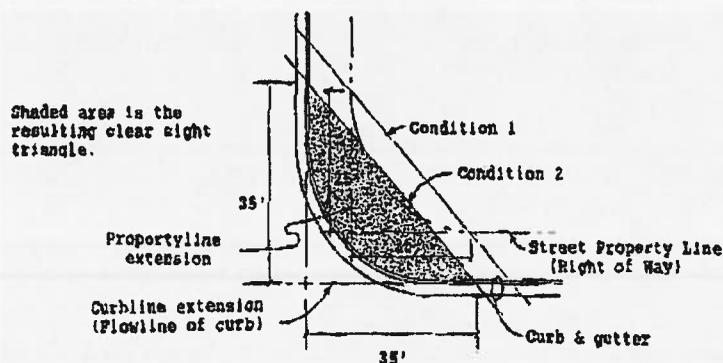
No comments received.

CITY ENGINEER & DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Development

Project # 1004095 Freddy's Restaurant 15EPC-40014 Site Plan for Subdivision, 15EPC-40015 Site Plan for Building Permit

- Clarify the extents of the current phase, including labeling of where new curb, gutter and pavement ties into existing on Traffic Circulation Layout Sheet.
- Identify all existing access easements with dimensions. Identify and dimension the right of way width for Coors Boulevard.
- Include detail of the ADA van accessible sign with the required language per 66-7-352.4C NMSA 1978.
- Show all parking lot curb radii and existing curb radii for existing access. Also show existing access widths.
- Label 6" or max 8" high curb on Traffic Circulation Layout Sheet for the parking lot curb.
- Design delivery vehicle route needs to be shown.
- One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
- Provide typical pavement section for the parking area and drive aisles.
- Please provide a sight distance exhibit for access onto Coors Boulevard (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance in the following exhibit).



Please add the following note to the clear sight triangle: “Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

- Please include a copy of your shared access agreement with the adjacent property owner to the west.

DMD Transportation Planning:

- Per MRCOG’s Long Range Bikeway System Map, Coors Blvd. is planned to contain bicycle lanes along Coors Blvd. This site fronts onto Coors Blvd., which is a NMDOT-maintained facility (NM45). Refer to NMDOT comments for more information.

NMDOT:

- Freddy’s will utilize the existing access point and no additional driveways on NM45 will be approved.

Hydrology Development

EPC Comments;

Project number 1004095, formerly 1010457, will require an updated Grading and Drainage Plan per the COA DPM. New requirements have been added to the DPM concerning Restaurants and the “First Flush”.

GENERAL HYDROLOGY CRITERIA:

- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1”, therefore the first flush volume should be based on 0.44”-0.1”=0.34” and only consider the impervious areas.
 - State how the first flush will be managed and supporting calculations
 - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTIS sheet (**in large bold letters at the top**) that a pre-design conference is requested (DTIS sheet is the information sheet required for all Hydrology and Transportation submittals). The reviewer will contact the applicant to set up a meeting.
 - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. **The applicant should provide excerpts from the supporting documents and/or grading plans.**
 - Final Drainage Reports should have an appendix with all supporting documentation

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

Request an Availability Statement online at: http://www.abcwua.org/Availability_Statements.aspx

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comments.

Open Space Division

Reviewed, no adverse comments.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

This project is in the Southwest Area Command.

No Crime Prevention or CPTED comments concerning the proposed Site Plan For Subdivision request at this time.

- It appears the proposed location for pole lights in the parking lot conflict with landscaping. Recommend removing from the plans tree variety plantings immediately adjacent to pole lights. Once the trees become mature they will conflict with illumination and reduce visibility.
- All bush variety landscaping should be maintained no higher than three (3) feet of the ground to maintain adequate natural surveillance.
- Recommend a video surveillance system be considered to the property. Cameras should be positioned to view all vehicular entrances, parking lot, drive through windows and approach, walkways, building entrances and outdoor common areas. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Do not hinder any existing refuse collection service.

FIRE DEPARTMENT/Planning

Fire Department Connections (City Ordinance Sec 912.2 Location and Sec 912.1.2 Visible Location): The Fire Department Connection shall be within 100 feet of a hydrant. The Fire Department Connection shall not have an obstructed apparatus access. The Fire department connection shall not be accessible via the drive-thru.

TRANSIT DEPARTMENT

Project # 1004095 15EPC-40014 SITE PLAN FOR SUBDIVISION. 15EPC-40014 SITE PLAN FOR BUILDING PERMIT. FOR ALL OR PORTION OF TRACT D-1, HUBBELL PLAZA, TOWN OF ATRISCO GRANT ZONED C-2, LOCATED ON COOORS BETWEEN CENTRAL AND BLUEWATER CONTAINING APPROXIMATELY 1.44 ACRES(S). (K-10)	Adjacent and nearby routes	Route #155, Coors route, passes the site on Coors.
	Adjacent bus stops	There is an existing bus stop, with shelter, located approximately 185' south from the southwest corner of the property, serving the above-mentioned route.
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Hubbell Plaza and Town of Atrisco Grant, Tract D-1, is located on Coors Blvd SW between Central Blvd SW and Bluewater SW. The applicant requests approval for the development of a drive thru restaurant. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes, Coors Boulevard is functionally classified as an Existing Urban Principal Arterial between I-25 and NM 528. Coors Boulevard is also an access controlled facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1004095 Site Plan for Subdivision and Site Plan for Building Permit (Freddy's Restaurant at Coors/Central) 15EPC-40014. 15EPC-40015

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

FIRST AMENDMENT TO DECLARATION OF EASEMENTS
WITH COVENANTS AND RESTRICTIONS
AFFECTING LAND (ECR)

COORS CENTRAL, LTD., a New Mexico limited partnership ("Developer"), MEX/TEX REALTY COMPANY, a Texas corporation ("Owner") and TASSO and ANNA CHRONIS, husband and wife ("Chronis") declare and agree:

1. Recitals. Owner is the owner of Parcel I as shown on the plan attached hereto as Exhibit A, and which is more particularly described as Parcel I on Exhibit B. Developer is the owner of Parcel II as shown on the plan attached hereto as Exhibit A, and which is more particularly described on Exhibit C. Developer is also the owner of the "Additional Property" lying adjacent to Parcel II on the north and described on Exhibits D and E attached hereto. Owner and Developer desire that Parcel I and Parcel II (excepting from Parcel II that land labeled "Future Development" on Exhibit A) be developed in conjunction with each other pursuant to a general plan of improvement to form a commercial shopping center (the "Shopping Center"). Owner and Developer further desire that all of Parcels I and II and the Additional Property be subject to the easements and the covenants, conditions and restrictions hereinafter set forth. Chronis owns the property labeled as the "Chronis Property" on Exhibit A and more particularly described on Exhibit F. Chronis desires to join in certain of the reciprocal easements, covenants and conditions granted hereby, to assure the orderly development of the Shopping Center and to enhance the value of the Chronis Property. This First Amendment to Declaration of Easements with Covenants and Restrictions Affecting Land (ECR), amends and replaces in its entirety the Declaration of Easements with Covenants and Restrictions Affecting Land (ECR) dated July 18, 1986 and recorded July 18, 1986 in Book Misc. 373-A, pages 732-758, records of Bernalillo County, New Mexico.

2. Consideration. Owner, Developer and Chronis mutually subject Parcel I, Parcel II, the Additional Property and the Chronis Property to the conditions of this ECR in consideration that the following conditions will be binding upon the parties hereto and will attach to and run with Parcels I, II, the Additional Property, and the Chronis Property and will be for the benefit of and will be limitations upon all future owners of Parcels I, II, the Additional Property and the Chronis Property and agree that all easements herein set forth will be appurtenant to the dominant estates, and in consideration of the mutual promises, covenants, conditions, restrictions, easements and encumbrances contained herein.

3. Building/Common Areas.

(a) "Building Areas" as used herein will mean that portion of Parcel I shown on Exhibit A as "Food Supermarket" and that portion of Parcel II adjacent to the Food Supermarket and labeled "Building Area," and that portion of the Chronis Property shown as "Existing Tasso's Restaurant" and will also mean and include any and all areas upon which buildings hereafter may be constructed on the Shopping Center, subject to the restrictions contained herein.

(b) "Common Areas" will be all of the Shopping Center and the Chronis Property except the Building Areas.

(c) Conversion to Common Areas: Those portions of the Building Areas on each parcel which are not or cannot from time to time be used will become part of the Common Area for the uses permitted hereunder and will be improved, kept and maintained as provided in this ECR. An area converted to Common Area may be converted back to Building Area by the development as Building Area, if at the time of conversion back to Building Area it meets the requirements of this ECR.

4. Buildings.

(a) Use: Buildings in the Shopping Center will be for commercial purposes of the type usually found in a retail shopping center. The tenants occupying the buildings will be primarily retail and service tenants of the type normally associated with a retail shopping center. During the term of this ECR, the building on Parcel I identified on Exhibit A as "Food Supermarket" (the "Supermarket") will be continuously operated (except for reasonable periods for repair and restoration) during customary supermarket operating periods, as a food supermarket or related uses. Provided, however, the Supermarket may cease operation as a food supermarket (i) for a period of up to 12 consecutive months, but not more often than once every 10 years, or (ii) for a reasonable period to complete repairs, remodeling or restoration, so long as such repair, remodeling, or restoration is being diligently pursued to completion, or (iii) for a period of up to 18 months in the event of a labor dispute involving employees of the Supermarket, but no longer than 3 months after the resolution of such labor dispute (notwithstanding the provisions of paragraph 18 hereof, the 18 month period set forth herein will not be extended). Owner will be in default under this paragraph after notice from Developer of Owner's failure to comply with this paragraph, and after the expiration of ninety (90) days from Owner's receipt of such notice, if Owner has not cured the failure to comply within such ninety (90) day period. Such notice may be given at any time during the 12 month and 18 month shut-down periods referenced above, but will not serve to shorten such periods. Chronis will have no rights or obligations under this paragraph.

(b) Developer's Remedy for Owner's Breach of Use Restrictions: Developer's sole remedy for Owner's breach of the use restrictions set forth in the preceding paragraph will be to be relieved of the use restriction regarding no other supermarket, as set forth in paragraph 4(i)(4) of this ECR. In the event of Owner's default and failure to timely cure, Developer may, at any time thereafter but before such failure is cured, record with the Clerk of Bernalillo County, New Mexico, a notice of Owner's failure to comply with such use restriction, and the restriction regarding no other supermarket use will automatically be deemed removed from all properties subject to this ECR. Developer will provide Owner a copy of such recorded notice, within ten (10) days after such recording, in accordance with the "Notice" provisions of this ECR.

(c) Location: No building will be constructed on the Shopping Center, except within the Building Areas. Chronis will have no rights or obligations under this Paragraph.

(d) Design and Construction of the Shopping Center: The Supermarket and the remaining buildings in the Shopping Center will be designed so that the exterior elevations will be architecturally and aesthetically compatible with each other. The design and construction will be in conformity with sound architectural and engineering standards and the construction will be first quality. Developer and Owner will coordinate with each other as to the exterior design and landscaping of improvements in the Shopping Center, and each will have the right to reasonably approve the exterior architectural design and landscaping for the other party's respective improvements within the Shopping Center and any modifications thereof. Chronis will have no rights or obligations under this paragraph.

(e) Owner Construction on Parcel I: Owner will commence construction of the Supermarket and will diligently pursue construction of the Supermarket to completion, so as to complete construction and open the Supermarket for business no later than December 31, 1987. Owner will be in default under this paragraph if Developer has completed construction of a portion of "Developer's Buildings" (pursuant to paragraph 4(f) below) and after notice from Developer of failure to comply with this paragraph, and after the expiration of ten (10) days from receipt of such notice, if Owner has not cured the failure to comply within such ten (10) day period. Chronis will have no rights or obligations under this paragraph.

(f) Developer Construction on Shopping Center Portion of Parcel II: Developer will commence construction of the buildings on the Shopping Center portion of Parcel II, excepting the buildings designated on Exhibit A as "F" and "G" ("Developer's Buildings") as soon as reasonably practical, and Developer will diligently pursue construction of Developer's Buildings to

completion. Developer will, by December 31, 1987, complete construction of tenant space in Developer's Buildings adjacent to Parcel I on the north with frontage extending at least 345 feet to the north measured from the boundary of the Supermarket and with an average depth of at least 65 feet. Developer will be in default under this paragraph if Owner has completed construction of the Supermarket and is open for business, pursuant to paragraph 4(e) above, and after notice from Owner of Developer's failure to comply with this paragraph, and after expiration of ten (10) days from Developer's receipt of such notice, if Developer has not cured the failure to comply within such ten (10) day period. Chronis will have no rights or obligations under this paragraph.

(g) Failure to Comply with Construction Deadlines: If Owner or if Developer fails to comply with the deadlines set forth in subparagraphs (e) and (f) above, after notice and opportunity to cure as required above, then the other party will be entitled to collect from the defaulting party a penalty in the amount of \$1,000 per day. Such penalty will commence on the day after expiration of the applicable cure period after notice of default, and will continue until the defaulting party complies with the construction provisions set forth above. However, a party is not entitled to assert a right to the \$1,000 per day penalty until the party seeking to assert such right is itself in compliance with the construction deadline set forth above. In addition, upon Owner's failure to comply with the construction deadline and after applicable notice of opportunity to cure, provided Developer has completed construction for a portion of Developer's Buildings pursuant to paragraph 4(f) above, Developer will be released from the use restriction regarding no other supermarket. Developer will be entitled to record a notice of such failure to comply with construction deadline with the Clerk of Bernalillo County, New Mexico and the use restriction set forth in paragraph 4(i)(4) hereof will automatically be deemed released from all properties subject to this ECR. Developer will provide Owner a copy of such recorded notice, within ten (10) days after such recording, in accordance of the "Notice" provisions of this ECR. Chronis will have no rights or obligations under this paragraph.

(h) Construction on Chronis Property: Any substantial exterior modifications to the existing building or signs on the Chronis Property, and any new building or signs on the Chronis Property, will be architecturally and aesthetically compatible with the Shopping Center. The design and construction will be in conformity with sound architectural and engineering standards and the construction will be first quality. Chronis will submit any plans for such improvements to Developer and Owner for prior approval of exterior design, signs and landscaping. Failure of Developer or Owner to respond in writing within thirty (30) days after receipt of such plans will be deemed

approval thereof by such party. In no event will the building on the Chronis Property ever exceed the height of the building existing on the date of this ECR, without the consent of Owner and Developer.

(i) Other Use Restrictions: The following additional restrictions apply to the properties subject to this ECR, except that Chronis will have no rights or obligations under this paragraph:

(1) Restaurants. Developer will not place a restaurant on Parcel II in Developer's Buildings without the prior written consent of Owner. Owner will not place a restaurant in Parcel I, without the prior written consent of Developer. Any restaurant located in Parcel II and approved by Owner must have sufficient parking located on Parcel II to satisfy applicable zoning requirements. Any consent under this subparagraph may be withheld pending receipt of such information and satisfaction of such requirements as is appropriate in planning for the operation of a supermarket and shopping center. Developer's right to approve Owner's restaurant use will expire upon Developer's conveyance of Parcel II to any person or entity other than Developer.

(2) Developer's Pad. The Pad on Parcel II labeled on Exhibit A with a building labeled "F-Future" and located adjacent to Tasso's Restaurant on Ccors Road will be limited to one story in height.

(3) All Pads. All portions of the Shopping Center subdivided into "Pads" for outlying buildings will contain at least 3 feet of property area per square foot of building area.

(4) Supermarkets. So long as Parcel I contains an operating Supermarket, no other grocery supermarket may be operated on Parcel II or on the Additional Property; however, Developer may operate a convenience grocery store, such as a "7-11" or "Circle K."

(5) General Limitation. No use or operation will be made, conducted or permitted on or with respect to all or any part of the Shopping Center which use or operation is obnoxious to or out of harmony with the development or operation of a first-class neighborhood shopping center, including, but not limited to the following:

- A. any public or private nuisances;
- B. any noise or sound that is objectionable due to intermittence, beat, frequency, shrillness or loudness;
- C. any obnoxious odor;

fuel or gas; D. any noxious, toxic, caustic or corrosive

quantities; E. any dust, dirt or fly ash in excessive

F. any unusual fire, explosion or other damaging or dangerous hazard, including the storage, display or sale of explosives or fireworks;

G. any warehouse (any area for the storage of goods intended to be sold at any retail establishment in the Shopping Center will not be deemed to be a warehouse);

H. assembling, manufacturing, distilling, refining, smelting agriculture or mining operation.

(6) Parcel II Prohibitions. In addition to the above limitations, Parcel II may not be used for the following purposes:

A. any facility for the washing or steam-cleaning of automobiles or other motor vehicles, including a self-service operation;

B. any facility the primary activity of which is the repair of motor-vehicles; provided, however, that the foregoing restriction will not apply to a gasoline or other motor vehicle fuel service station, the primary activity (i.e., the activity generating more than 50% of such establishment's annual gross revenues) of which is the furnishing of gasoline, fuels, lubricating oils, tires, batteries or accessories for use in motor vehicles, and provided further, the foregoing restriction will not apply to a "Pep Boys" store or to any store whose primary activity is the sale of parts and accessories for automobiles;

C. any facility for the renting, leasing or sale of any motor vehicle or trailer wherein such motor vehicles or trailers are stored uncovered on any portion of Parcel II, or any facility for displaying (for the purposes of renting, leasing or sale) any vehicle or trailer;

D. any facility for the sale of newspapers, magazines, periodicals or books if persons under eighteen years of age are excluded from such facility or any part thereof by reason of age without regard to whether such persons are accompanied by parent, guardian, husband or wife;

E. in the buildings labeled "B", "C" or "D", any restaurant, tavern or other establishment all or any part

of which is licensed for the sale of alcoholic beverages for on-premises consumption and (i) that derives, during any calendar month, less than fifty percent (50%) of its gross receipts from on-premises sales of prepared food for on-premises consumption, or (ii) that offers at any time and/or from time to time, either in general or on a selective basis, alcoholic beverages for sale at prices or on a selective basis, alcoholic beverages for sale at prices or on a basis not constant during all hours of operation and/or not available during all hours of operation to all patrons individually, including, for purposes of example only and not by way of limitation, discount prices offered during periods commonly known as "happy hours", multiple servings and/or enlarged portions offered at the price of a lesser number of servings and/or lesser portions, "all you can drink" pricing, and alcoholic beverages provided "free" or at "discount prices" to any customers or class of customers, whether or not in connection with the payment of any "cover charge", "minimum" or other amount covering or purporting to cover charges for goods, services and/or entertainment;

F. any facility for the showing of motion pictures;

G. in buildings "B", "C" or "D", any establishment which provides patrons with a space for dancing except in connection with a health club or aerobics exercising facility;

H. in buildings "B", "C" or "D", any health club or aerobics exercise facility.

5. Common Areas Use.

(a) Grant of Easements: The following easements are granted:

(1) Common Areas. Each party, as grantor, hereby grants to the other party for the benefit of the other party, its customers, invitees and employees, a nonexclusive easement for roadways, walkways, ingress and egress to and from the public rights-of-way adjacent to the properties subject to this ECR, drainage of storm waters, irrigation, landscaping, the parking of motor vehicles and use of facilities installed for the comfort and convenience of customers, invitees, employees, agents and contractors on the Common Areas of the grantor's parcel. In no event, however, will Parcels I or II have the right to drain storm waters onto or to pond waters upon, the Chronis Property, nor will Chronis have the reciprocal right upon Parcels I and II. Further, Chronis will at all times

maintain sufficient parking on the Chronis Property to meet appropriate zoning code standards.

(2) Easement Property: Developer also declares and grants an easement to Owner and for the benefit of Parcel I and Parcel II, upon a portion of the Additional Property, for the use by the owners, their customers, invitees and employees, a non-exclusive easement for ingress and egress and for parking. The portion of the Additional Property subject to the ingress, egress and parking easement is depicted generally as the "Easement Property" on Exhibit A. Developer may at any time determine the exact location of the Easement Property by legal description and record a definitive description thereof in the real property records of Bernalillo County, New Mexico.

(3) Access to Airport Drive: Developer reserves an easement upon generally those portions of Parcel II labeled on Exhibit A as "Future Access" across the "Future Development" Property for the benefit of Parcels I and II and for the benefit of the Additional Property, for the use by the owners, their customers, invitees and employees, non-exclusive easements for ingress and egress. Developer, with the consent of Owner, may at any time determine the exact location of the "Future Access" easements by legal description and record definitive descriptions thereof in the real property records of Bernalillo County, New Mexico.

(4) Access to Bluewater Road N.W.: Developer reserves an easement upon generally those portions of the Additional Property labeled on Exhibit D as "Access Drives" across the Additional Property for the benefit of Parcels I and II, for use by the owners, their customers, invitees and employees, non-exclusive easements for ingress and egress. Developer may at any time determine the exact location of the "Access Drives" by legal description and record definitive descriptions thereof in the records of Bernalillo County, New Mexico. Regardless of the exact location, the Access Drives will provide at least two (2) access lanes and one service drive from Parcel II to Bluewater Road N.W. within each drive, to be at least thirty feet (30') wide.

(b) Use: Subject to existing easements of record, the Common Areas will be used for roadways, walkways, storm water drainage, irrigation, landscaping, ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles, for driveway purposes, and for the comfort and convenience of customers, invitees and employees of all businesses and occupants of the buildings constructed on the Building Areas.

(c) No Barriers: No party will construct or maintain any walls, fences, or barriers of any kind on the Common Areas, or any portion thereof, which will prevent or impair the use or

hereunder, and if at the end of thirty (30) days after written notice from any owner of a parcel or the party to whom its authority has been delegated, stating with particularity the nature and extent of such default, the defaulting owner has failed to cure such default, or, if such default is not susceptible of cure within thirty (30) days, if a diligent effort is not then being made to cure such default, then any other owner of a parcel of land subject to this ECR or the party to whom its authority has been delegated will, in addition to all other remedies it may have at law or in equity, have the right to perform such obligation of this ECR on behalf of such defaulting owner and be reimbursed by such defaulting owner of the cost thereof with interest at the rate of twelve percent (12%) per annum. Any such claim for reimbursement, together with interest, will be a secured right and a lien will attach and take effect upon recordation of a proper claim of lien by the claimant in the office of the Bernalillo County Clerk, New Mexico. The claim of lien will include the following: (1) the name of the claimant; (2) a statement concerning the basis of the claim of the lien, (3) the last known name and address of the owner or reputed owner of the parcel against which the lien is claimed; (4) a description of the property against which the lien is claimed; (5) a description of the work performed or payment made which has given rise to the claim of lien hereunder and a statement itemizing the amount thereof; and (6) a statement that the lien is claimed pursuant to the provisions of this ECR reciting the date, book and page of the recordation hereof. The notice will be duly verified, acknowledged and contain a certificate that a copy thereof has been delivered to the party against whom the lien is claimed, in accordance with the notice provisions of this ECR, and otherwise to the address for mailing of tax statements with respect to the property against which the lien is claimed. The lien so claimed will attach from the date of recordation solely in the amount claimed thereby and it may be enforced in any manner allowed by law for the foreclosure of liens. Notwithstanding the foregoing, such liens will be subordinate to any mortgage or deed of trust given in good faith and for value now or hereafter encumbering the property subjected to the lien, and any purchaser at any foreclosure or (as well as any grantee by deed in lieu of foreclosure) under any first mortgage or deed of trust will take free and clear from any such then existing lien, but otherwise subject to the provisions of this ECR. The failure of the owner or owners of any of the parcels subject to this ECR to insist in any one or more cases upon the strict performance of any of the promises, covenants, conditions, restrictions or agreements herein, will not be construed as a waiver or relinquishment for the future breach of the provisions hereof.

(c) Duration: Unless otherwise cancelled and terminated, this ECR and all the easements, rights and obligations hereof will automatically terminate and be of no further force or

effect after fifty-seven (57) years after the date hereof, except that the access and/or utility easements described herein, if any, will continue in full force and effect until terminated in writing by the parties entitled to modify this ECR in accordance with the provisions of 10(a) hereof.

12. Rights and Obligations of Lenders. The charges and burdens of this ECR are, and will at all times be, prior and therefore superior to the lien or charge of any mortgage or deed of trust made in good faith and for value affecting the properties subject to this ECR or any improvements now or hereafter placed thereon. However, a breach of any of the easements, covenants, or restrictions hereof will not defeat or render invalid the lien or charge of any mortgage or deed of trust. The superiority of this ECR will be limited to the extent that title to any property acquired through sale under foreclosure of any mortgage or deed of trust effected by powers of sale, judicial proceedings, or otherwise, will be subject to all the charges and burdens affecting the properties subject to this ECR.

13. Release From Liability. Any persons acquiring fee or leasehold title to the properties subject to this ECR or any portion thereof will be bound by this ECR only as to the parcel or portion of the parcel acquired by such person. Such person will be bound by this ECR only during the period such person is the fee or leasehold owner of such parcel or portion of the parcel, except as to obligations, liabilities or responsibilities that accrue during such period. Although persons may be released under this paragraph, the easements, covenants and restrictions in this ECR will continue to be benefits and servitudes upon the properties subject to this ECR, running with the land.

14. Rights of Successors. The easements, restrictions, benefits, and obligations hereunder will create mutual benefits and servitudes upon the properties subject to this ECR running with the land. This ECR will bind and inure to the benefit of the parties hereto, their respective heirs, personal representatives, tenants, successors, and/or assigns. The singular number includes the plural and any gender includes all other genders.

15. Paragraph Headings. The paragraph headings herein contained are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope or intent of this document nor in any way affect the terms and provision hereof.

16. Not a Public Dedication. Nothing herein contained will be deemed to be a gift or dedication of any portion of the Common Areas to the general public or for the general public or for any public purposes whatsoever, it being the intention of the

parties hereto that this ECR will be strictly limited to and for the purposes herein expressed. The right of the public or any person to make any use whatsoever of the Common Areas of the parcels herein affected, or any portion thereof (other than any use expressly allowed by a written or recorded map, this ECR, a deed or a dedication) is by permission, and subject to the control of the owner of such parcel. Notwithstanding any other provisions herein to the contrary, the owners of the parcels affected hereby may periodically restrict ingress and egress from the Common Areas in order to prevent a prescriptive easement from arising by reason of continued public use. Any restriction on ingress and egress will be limited to the minimum period necessary to prevent the creation of a prescriptive easement and will occur at such a time as to have a minimum effect on the parties hereto.

17. Document Execution and Change. Once this document is fully executed and delivered it contains the entire ECR between the parties hereto, in executing it, the parties do not rely upon any statement, promise or representation not herein expressed. This ECR once executed and delivered will not be modified, changed, or altered in any respect except by a writing executed and delivered in the same manner as required for this ECR.

18. Force Majeure. Except in the event of labor disputes as set forth in paragraph 4(a), neither Owner nor Developer will be in default of any provision of this ECR to the extent such performance is delayed or prevented by strike, war, act of God, or other cause beyond the control of the party seeking to excuse performance.

19. Notices. Any notice, demand, approval or disapproval, consent or submission for approval or consent permitted or required hereunder (any "Notice") will be in writing, and any such Notice will be sent to the parties hereto by registered or certified mail, return receipt requested, postage prepaid, addressed to the parties at the address(es) set forth following their signatures, with a copy, in the case of Owner, to Gardere & Wynne, Attorneys & Counselors, 1500 Diamond Shamrock Tower, Dallas, Texas 75201, Attention: Mr. Larry Schoenbrun.

DATED: August 28, 1986

DEVELOPER:

COORS CENTRAL, LTD., a New Mexico limited partnership

By: 
Its: General partner

By: Orion, Ltd., Its General Partner 528

By: *[Signature]*
Its: General Partner

c/o Wiggins & Price, Lawyers
P.O. Box 25424
Albuquerque, New Mexico 87125

CHRONIS:

[Signature]
TASSO CHRONIS
[Signature]
ANNA CHRONIS

5925 Central Avenue N.W.
Albuquerque, New Mexico 87105

OWNER:

MEX/TEX REALTY COMPANY, a Texas
corporation

By: *J. S. Pelt*
Its: Attorney

Address:

1708 Avenue G.
Lubbock, Texas 79901

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 25th day of August, 1980 by Steve L. Johnson and Orion, Ltd. General Partners of Coors Central, Ltd., a New Mexico limited partnership, on behalf of said partnership.

W. M. Ruck
Notary Public

My commission expires:
10-14-86

NOTIFICATION &
NEIGHBORHOOD INFORMATION



Freddy's

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

April 22, 2015

Jaimie Garcia
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: jgarcia@tierrawestllc.com

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an undated letter from our office

Dear Jaime:

Thank you for your inquiry of April 22, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the Neighborhood Association Recognition Ordinance by your proposed project at **(EPC SUBMITTAL) – TRACT D-1 (REPLAT OF TRACTS A THRU F, HUBBELL PLAZA AND LOT 1 OF TRACT 27, AIRPORT UNIT, TOWN OF ATRISCO GRANT) HUBBELL PLAZA, LOCATED ON COORS BOULEVARD NW BETWEEN CENTRAL AVENUE NW AND AIRPORT DRIVE NW zone map K-10.**

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's - siw.

Please note that according to §14-8-2-7 of the Neighborhood Association Recognition Ordinance you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

Freddy's

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The 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 description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 04/22/15 Time Entered: 4:30 p.m. ONC Rep. Initials: siw

"ATTACHMENT A"

(EPC SUBMITTAL) - TRACT D-1 (REPLAT OF TRACTS A THRU F, HUBBELL PLAZA AND LOT 1 OF TRACT 27, AIRPORT UNIT, TOWN OF ATRISCO GRANT) HUBBELL PLAZA, LOCATED ON COORS BOULEVARD NW BETWEEN CENTRAL AVENUE NW AND AIRPORT DRIVE NW zone map K-10.

LOS VOLCANES N.A. "R"

***Ben Sandoval**

6516 Honeylocust Ave. NW/87121 836-4419 (h)

Ted Trujillo

6601 Honeylocust Ave. NW/87121 836-0336 (h)

WEST MESA N.A. "R"

***Louis Tafoya**

6411 Avalon Rd. NW/87105 836-3189 (h)

Steven Budenski

5732 La Anita Ave. NW/87105 489-1218 (h)

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS

***Rod Mahoney, 1838 Sadora Rd. SW/87105 681-3600 (c)**

Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h)

SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

***Johnny Pena, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)**

Jerry Gallegos, 417 65th St. SW/87121 261-0878 (c) 831-5406 (h)

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)**

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

***President of NA/Coalition**

g. a.

Typical

TIERRA WEST, LLC

April 30, 2015

Mr. Ted Trujillo
Los Volcanes N.A.
6601 Honeylocust Ave. NW
Albuquerque, NM 87121

**RE: SITE DEVELOPMENT PLAN FOR SUBDIVISION MODIFICATION
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
ZONE ATLAS: K-10-Z**

Dear Mr. Trujillo:

Attached for your use/file is our request to the EPC chair dated April 30, 2015. This request is for approval of a Site Development Plan for Subdivision and Building Permit for Tract D-1 (Replat of Tracts A thru F, Hubbell Plaza and Lot 1 of Tract 27, Airport Unit, Town of Atrisco Grant), Hubbell Plaza, zoned C-2.

Tract D-1 is a vacant lot in the Hubbell Plaza at the Northwest corner of Coors Boulevard and Central Avenue. The development is for a Freddy's drive-through and dine-in restaurant on a pad that will be developed within the subject tract. The development comes at the request of the owners of the Hubbell Plaza, Oak Realty Partners Inc. The site currently acts as a detention pond for the shopping center; however the site contains a large amount of property that is not entirely utilized for the pond. Development of the site with an alternative drainage solution can help to maximize the economic benefit of the shopping center.

The Site Plan for Building Permit will be submitted for EPC approval on April 30, 2015 and will have an EPC hearing in June 2015. Included in your package that we have enclosed is a half size set of the plans for your review. If you wish to have a full size set of the plans please contact our office. Should you have any questions or require additional information, please feel free to contact Vincent Perea, the applicant's project EIT at Tierra West 858-3100, or the City Staff Planner at 924-3860.

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

Sincerely,



Vincent Perea, EIT

Enclosure/s

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

cc: Ben Sandoval, Los Volcanes N.A.
Louis Tafoya, West Mesa N.A
Steven Budenski, West Mesa N.A.
Rod Mahoney, South Valley Coalition of Neighborhood Associations
Marcia Fernandez, South Valley Coalition of Neighborhood Associations
Johnny Pena, South West Alliance of Neighbors (SWAN)
Jerry Gallegos, South West Alliance of Neighbors (SWAN)
Gerald C. (Jerry) Worrall, Westside Coalition of N.A.'S
Harry Hendrickson, Westside Coalition of N.A.'S

JN: 2015036
RRB/vp/jg

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 6.81

APR 30 2015

Mr. Terry Williams
West Side Coalition of N.A.
1039 Pinaros Place NW
Albuquerque, NM 87120

7011 2000 0001 3738

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 10 2015

Mr. Steven Hernandez
West West NW
5732 La Arriba Ave. NW
Albuquerque, NM 87105

7011 3500 0000 1926 4470

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 10 2015

South West Alliance of N.A.
6525 Somerset Gardens SW
Albuquerque, NM 87121

7011 2000 0000 3738 9212

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 30 2015

Mr. Terry Williams
South West Alliance of N.A.
417 68th St SW
Albuquerque, NM 87121

7011 2000 0000 3738 9212

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 10 2015

Mr. Steven Hernandez
South Valley Coalition N.A.
2401 Violet SW
Albuquerque, NM 87105

7011 2000 0001 3738 5063

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 10 2015

Mr. Steven Hernandez
South Valley Coalition of N.A.
1838 Sadlers Road SW
Albuquerque, NM 87105

7011 2000 0000 3738 9212

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 30 2015

Mr. Terry Williams
Los Volcanes NW
6601 Honeylocust Ave. NW
Albuquerque, NM 87121

7011 2000 0000 3738 9212

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 10 2015

Mr. Steven Hernandez
West Side Coalition of N.A.
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114-2801

7011 2002 0000 1170 4170

US Postal Service
CERTIFIED MAIL - RECEIPT

Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 30 2015

Mr. Steven Hernandez
West West NW
6411 Ardon Road NW
Albuquerque, NM 87105

7011 2000 0000 3738 9212

US Postal Service
CERTIFIED MAIL - RECEIPT

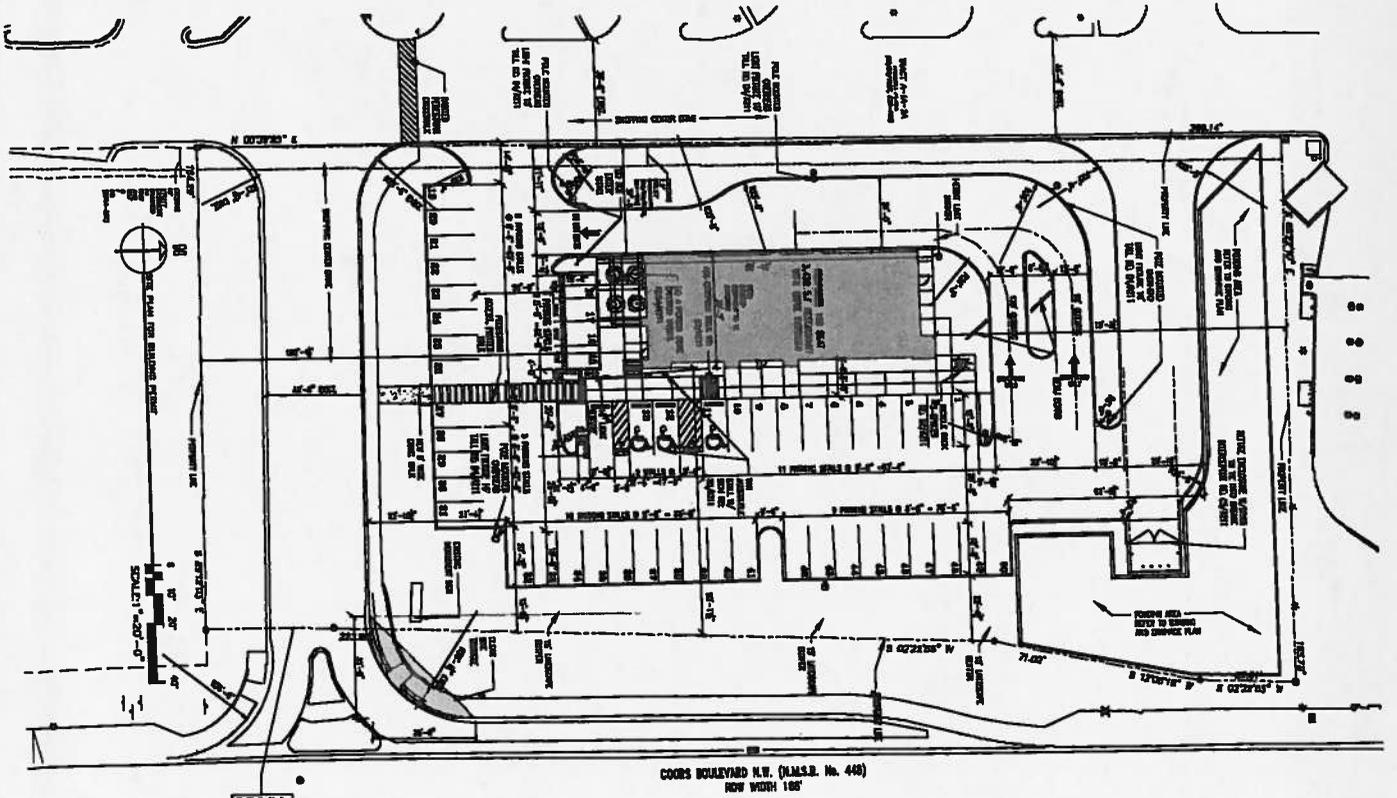
Official Use

Postage: 1.41
Order No: 3.30
Return Receipt: 2.70
Total: 7.41

APR 30 2015

7055 2735 0000 0

SITE PLAN REDUCTIONS



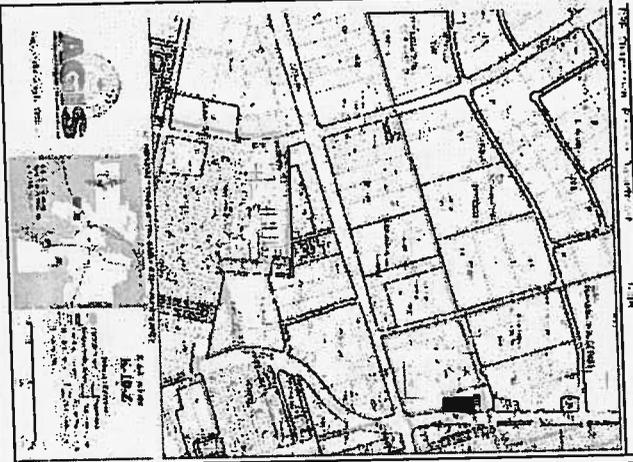
COURS BOULEVARD N.E. (H.M.S.R. No. 446)
NEW NORTH RD

AS-BUILT
PLAN
DATE: 11/15/18

CON. SITE NOTES:

- 1. THE SITE IS LOCATED IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 2. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 3. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 4. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 5. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 6. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 7. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 8. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 9. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.
- 10. THE PROJECT IS A RESTAURANT AND IS SUBJECT TO THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DEVELOPMENT PLAN APPROVAL PROCESS.

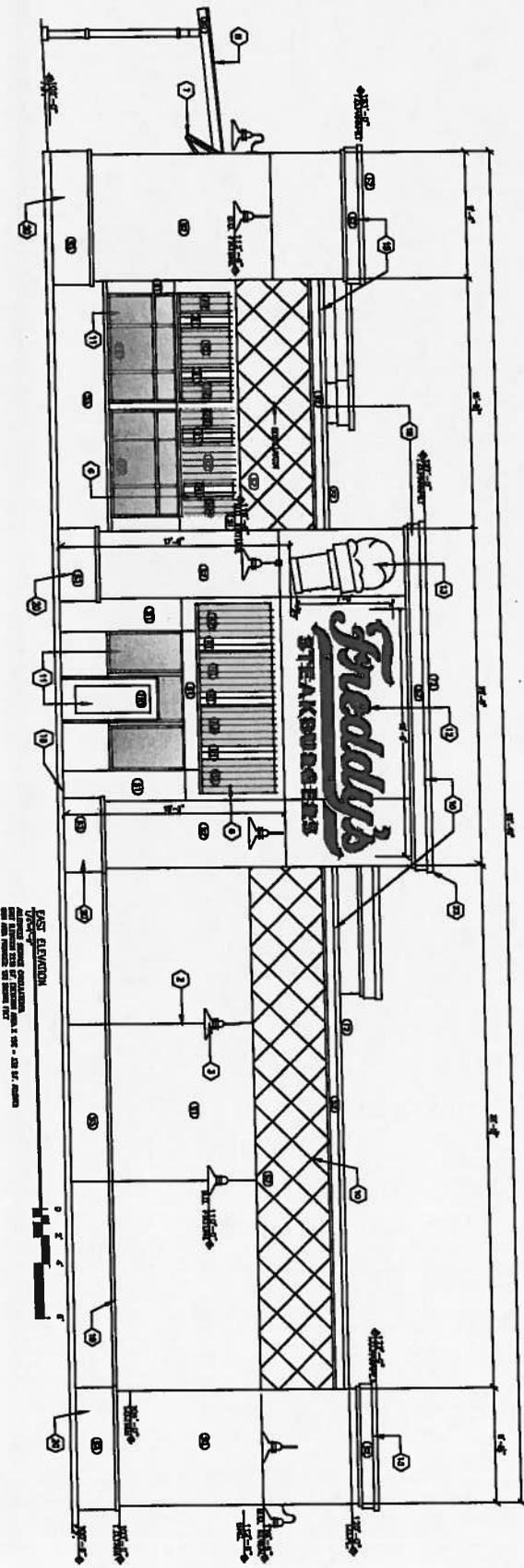
PROJECT NUMBER:	18-001
PROJECT NAME:	Freddy's Restaurant
PROJECT ADDRESS:	Tract D-1 Hubbell Plaza, North Albuquerque Acres, Albuquerque, NM 87101
PROJECT OWNER:	AGCS
PROJECT ARCHITECT:	Peter Butterfield Architect
PROJECT ENGINEER:	AGCS
PROJECT DATE:	11/15/18
PROJECT SCALE:	1/8" = 1'-0"
PROJECT SHEET:	1 OF 1



3
2
1
AGCS
11/15/18
Freddy's Restaurant
Tract D-1 Hubbell Plaza
A001
North Albuquerque Acres, Albuquerque NM

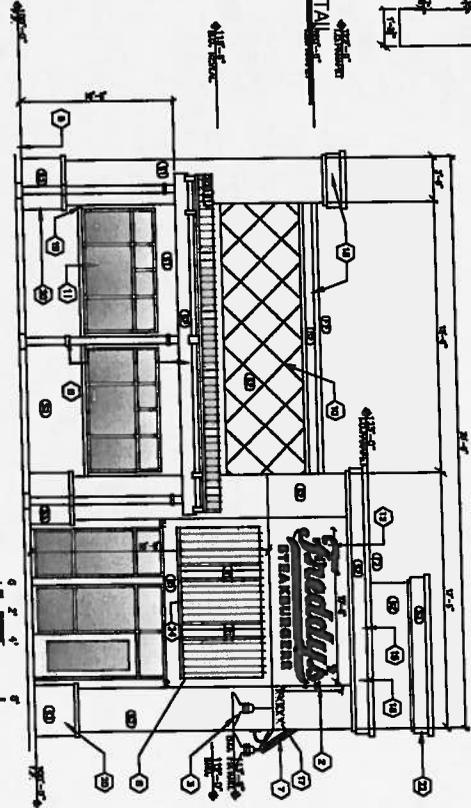


peter butterfield
architect
2711 W. 23rd St., Suite 202, Albuquerque, NM 87101

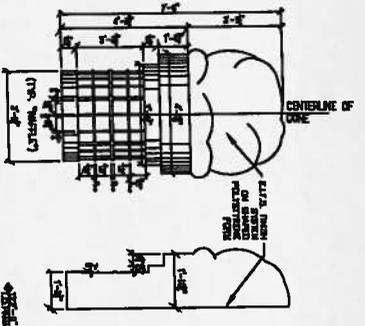


WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 SEE PLAN FOR LOCATION OF ELEVATION
 AND FOR FINISHES ON OTHER VIEWS

SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 SEE PLAN FOR LOCATION OF ELEVATION
 AND FOR FINISHES ON OTHER VIEWS

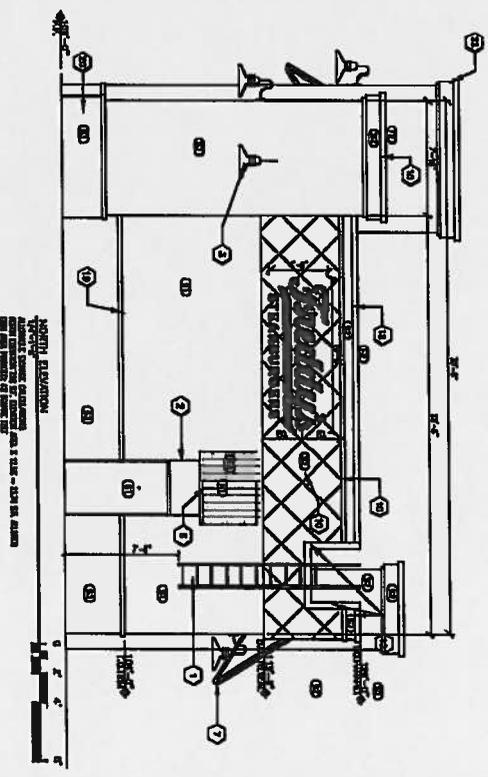
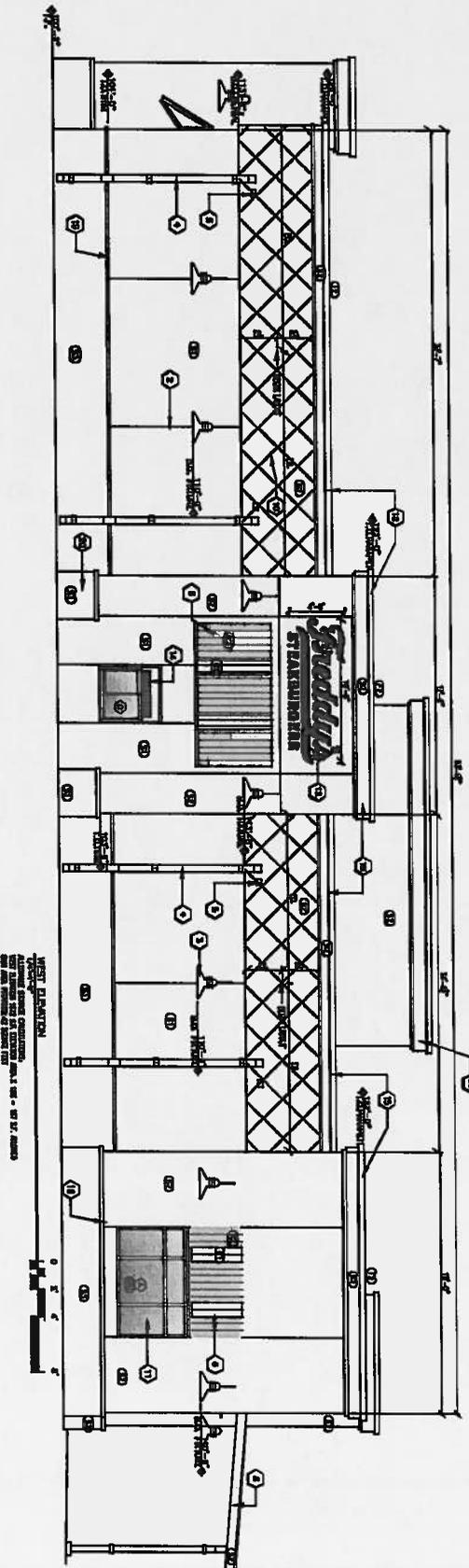


A1
 1/2" = 1'-0"
 "CUSTARD CONE" DETAIL



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	REINFORCING BARS	100	LB	1.20	1200.00
3	FORMWORK	100	SQ YD	10.00	1000.00
4	PAINT	100	GA	1.00	100.00
5	LABOR	100	HOUR	15.00	1500.00
6	PERMITS	1	ITEM	500.00	500.00
7	INSURANCE	1	MONTH	100.00	100.00
8	PROFESIONAL FEES	1	ITEM	200.00	200.00
9	TOTAL				20000.00





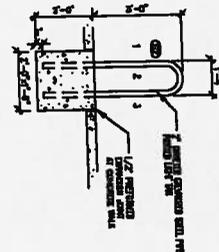
INDICATED NUMBER
 CALL OUT TO DRAWING SHEET
 FOR MORE INFORMATION
 SEE THE LIST OF SHEETS
 ATTACHED TO THIS DRAWING

WEST ELEVATION
 DRAWING SHEET NO. 111
 SEE LIST OF SHEETS
 ATTACHED TO THIS DRAWING

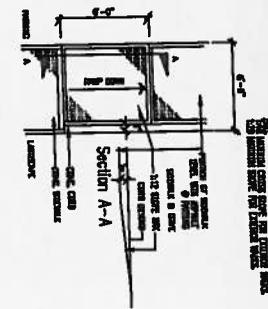
OWNER LISTED	
111	OWNER LISTED
112	OWNER LISTED
113	OWNER LISTED
114	OWNER LISTED
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127	OWNER LISTED
128	OWNER LISTED
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131	OWNER LISTED
132	OWNER LISTED
133	OWNER LISTED
134	OWNER LISTED
135	OWNER LISTED
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137	OWNER LISTED
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141	OWNER LISTED
142	OWNER LISTED
143	OWNER LISTED
144	OWNER LISTED
145	OWNER LISTED
146	OWNER LISTED
147	OWNER LISTED
148	OWNER LISTED
149	OWNER LISTED
150	OWNER LISTED

Freddy's Restaurant
 Tract D-1 Hubbell Plaza
 A111
 North Albuquerque Acres, Albuquerque NM

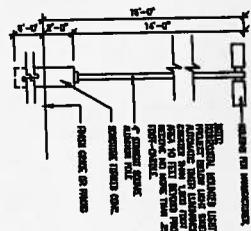

 peter butterfield
 architect
 11111 11111 11111 11111 11111 11111 11111 11111 11111 11111



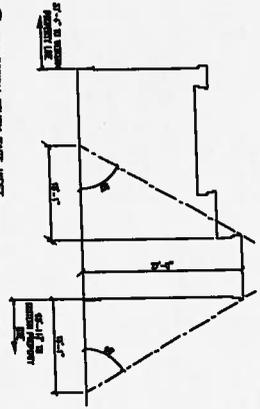
12 WINDOW DETAIL



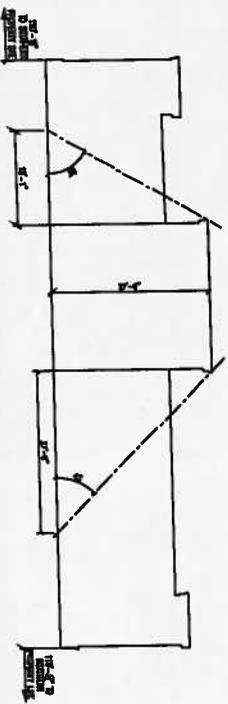
13 WINDOW SECTION



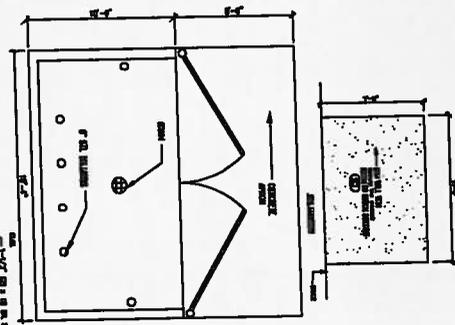
14 WINDOW DETAIL



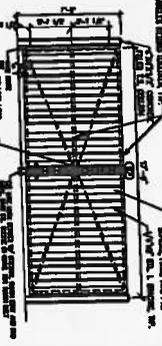
15 WINDOW ELEVATION



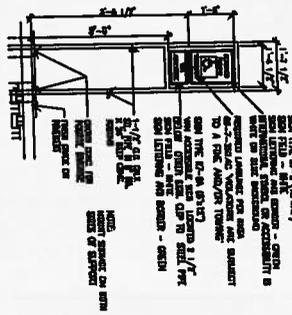
16 WINDOW ELEVATION



17 WINDOW ELEVATION



18 WINDOW DETAIL



19 WINDOW DETAIL

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	GLASS WINDOW	1	SQ. FT.	10.00	10.00
2	WINDOW FRAME	1	EA.	50.00	50.00
3	WINDOW SILL	1	EA.	20.00	20.00
4	WINDOW CASE	1	EA.	20.00	20.00
5	WINDOW LINEN	1	EA.	20.00	20.00
6	WINDOW WEIGHT	1	EA.	20.00	20.00
7	WINDOW STOP	1	EA.	20.00	20.00
8	WINDOW TRACK	1	EA.	20.00	20.00
9	WINDOW GUIDE	1	EA.	20.00	20.00
10	WINDOW ROLLER	1	EA.	20.00	20.00
11	WINDOW SPRING	1	EA.	20.00	20.00
12	WINDOW STOP	1	EA.	20.00	20.00
13	WINDOW TRACK	1	EA.	20.00	20.00
14	WINDOW GUIDE	1	EA.	20.00	20.00
15	WINDOW ROLLER	1	EA.	20.00	20.00
16	WINDOW SPRING	1	EA.	20.00	20.00
17	WINDOW STOP	1	EA.	20.00	20.00
18	WINDOW TRACK	1	EA.	20.00	20.00
19	WINDOW GUIDE	1	EA.	20.00	20.00
20	WINDOW ROLLER	1	EA.	20.00	20.00
21	WINDOW SPRING	1	EA.	20.00	20.00
22	WINDOW STOP	1	EA.	20.00	20.00
23	WINDOW TRACK	1	EA.	20.00	20.00
24	WINDOW GUIDE	1	EA.	20.00	20.00
25	WINDOW ROLLER	1	EA.	20.00	20.00
26	WINDOW SPRING	1	EA.	20.00	20.00
27	WINDOW STOP	1	EA.	20.00	20.00
28	WINDOW TRACK	1	EA.	20.00	20.00
29	WINDOW GUIDE	1	EA.	20.00	20.00
30	WINDOW ROLLER	1	EA.	20.00	20.00
31	WINDOW SPRING	1	EA.	20.00	20.00
32	WINDOW STOP	1	EA.	20.00	20.00
33	WINDOW TRACK	1	EA.	20.00	20.00
34	WINDOW GUIDE	1	EA.	20.00	20.00
35	WINDOW ROLLER	1	EA.	20.00	20.00
36	WINDOW SPRING	1	EA.	20.00	20.00
37	WINDOW STOP	1	EA.	20.00	20.00
38	WINDOW TRACK	1	EA.	20.00	20.00
39	WINDOW GUIDE	1	EA.	20.00	20.00
40	WINDOW ROLLER	1	EA.	20.00	20.00
41	WINDOW SPRING	1	EA.	20.00	20.00
42	WINDOW STOP	1	EA.	20.00	20.00
43	WINDOW TRACK	1	EA.	20.00	20.00
44	WINDOW GUIDE	1	EA.	20.00	20.00
45	WINDOW ROLLER	1	EA.	20.00	20.00
46	WINDOW SPRING	1	EA.	20.00	20.00
47	WINDOW STOP	1	EA.	20.00	20.00
48	WINDOW TRACK	1	EA.	20.00	20.00
49	WINDOW GUIDE	1	EA.	20.00	20.00
50	WINDOW ROLLER	1	EA.	20.00	20.00

ADDITIONAL STAFF INFORMATION

CITY OF ALBUQUERQUE



March 24, 2015

Ronald Bohannon, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Whataburger
Grading and Drainage Plan
Engineer's Stamp Date 2-18-2015 (File: K10-D001B)**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 2-20-15, the above referenced plan is approved for action by EPC and for action by DRB on the Site Plan for Building Permit.

PO Box 1293

Prior to Building Permit approval, the comments from the letter dated March 6, 2015 still need to be addressed. Comment 1 from this letter has already been satisfied based on the AHYMO data provided on March 17, 2015.

Albuquerque

If you have any questions, you can contact me at 924-3924.

New Mexico 87103

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file
c.pdf Addressee via Email

CITY OF ALBUQUERQUE



March 6, 2015

Ronald Bohannon, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Whataburger
Grading Plan
Engineer's Stamp Date 2-18-2015 (File: K10-D001B)**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 2-20-15, the above referenced Grading Plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

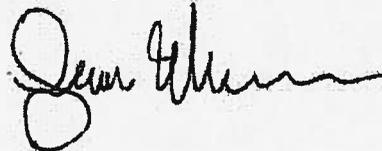
- 1) The volume of on-site storage detention is shown to be based on the 100-year 6-hour storm event. Provide a hydrograph which shows that 90% of the storage volume will be discharged from the site within 6 hours, as per the Drainage Ordinance.
- 2) On the plan view for the "Grading and Drainage Plan", label all of the different detention volumes that correspond to the "Proposed Conditions" discussion which include the 0.43 ac-ft detention pond, the 0.16 ac-ft surface pond, and the underground storage of 0.22 ac-ft. Show the underground storage system area on the plan view for the "Grading and Drainage Plan", and label the connections from the new 24-inch storm drain to this underground storage system.
- 3) There is a Section A-A on the "Grading and Drainage Plan" which shows pond elevations within the detention pond in the north area of the site. Provide more spot elevations within this area at the corners of the pond to ensure that there will be enough volume provided for the detention pond.
- 4) Eliminate the existing timed butterfly valve as discussed. If there are issues with the valve not operating properly, it will pose a risk to the site. The pipe discharging from the site to Coors Boulevard is at the upstream end of the existing storm drainage system, and it is discharging to a fairly steep 18-inch pipe in Coors Boulevard to convey the required 1.08 cfs. Therefore, due to the amount of existing

pipe capacity to handle such a small amount of flow, there is no concern regarding elimination of the timed valve.

- 5) How is storm drainage getting to the Double-D inlet on the west side of the site? Provide capacity calculations for the 5.6-foot wide curb cut that is accepting the off-site flow from the west and adjust as necessary.
- 6) Provide capacity calculations for all of the curb cuts shown on the plan.
- 7) A summary table is provided for grate capacities and pipe capacities on the "Basin Map and Calculations" sheet. Please provide the calculations for these capacities.
- 8) It is not clear if the subject site is accepting off-site flows from the site or how the site to the north will be impacted. Include discussion of off-site flows from the site to the north to ensure that grading of the Whataburger site does not adversely impact this site.
- 9) The number of chambers shown on the "Basin Map and Calculations" sheet is 75. This needs to be called out on the plan view detail on the "Stormchamber Storage System" sheet to make sure the right number of stormchambers will be installed. Also, please provide a legible table showing the layout dimensions for the stormchambers.

If you have any questions, you can contact me at 924-3924.

Sincerely,



Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Whataburger City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR D-1 Plat of Hubbell Plaza

City Address: 111 Coors Blvd. NW Albuquerque, NM 87121

Engineering Firm: Tierra West, LLC Contact: Ronald F. Bohannon

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rrb@tierrawestllc.com

Owner: Oak Realty Partners, Inc. Contact: _____

Address: 5975 S Quebec Street, Suite 141 Greenwood Village Colorado 80111

Phone#: 303-318-0100 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- ENGINEER'S CERT (ESC)
- SO-19
- OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION
- SO-19 APPROVAL
- ESC PERMIT APPROVAL
- ESC CERT. ACCEPTANCE
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 02/18/2015 By: Vinny Perea

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

AHYMO

AHYMO PROGRAM (AHYMO-S4)

- Version: S4.01a - Rel: 01a

RUN DATE (MON/DAY/YR) = 03/17/2015

START TIME (HR:MIN:SEC) = 14:22:43

USER NO.=

AHYMO_User:20122010

INPUT FILE = Z:\2014\2014075 whataburger Coors & Central\working Documents\2014075 Hymo.txt

* WHATABURGER TRACT D-1 AT COORS AND CENTRAL, ALBUQUERQUE, NM *
* 100-YEAR 6-HR STORM (UNDER PROPOSED CONDITIONS) W/ ROUTING *

START TIME=0.0

*

RAINFALL

TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.87 IN RAIN SIX=2.20 IN
RAIN DAY=2.66 IN DT=0.05 HR

6-HOUR RAINFALL DIST. - BASED ON NOAA ATLAS 14 FOR CONVECTIVE

AREAS (NM & AZ) - D1

Table with 7 columns: DT = 0.050000 HOURS, END TIME = 6.000000 HOURS, and 7 columns of rainfall values ranging from 0.0000 to 2.1988.

*

*OVERALL BASIN FOR SITE

*

COMPUTE NM HYD

ID=1 HYD NO=100.1 AREA=.00873 SQ MI
PER A=0.00 PER B=14.00 PER C=0.00 PER D=86.00
TP=-0.1333 HR MASS RAINFALL=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE
CONSTANT, N = 7.106428
UNIT PEAK = 29.641 CFS UNIT VOLUME = 0.9988 B = 526.28
P60 = 1.8700
AREA = 0.007508 SQ MI IA = 0.10000 INCHES INF = 0.04000
INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

K = 0.130992HR TP = 0.133300HR K/TP RATIO = 0.982685 SHAPE
CONSTANT, N = 3.593298
UNIT PEAK = 2.9989 CFS UNIT VOLUME = 0.9966 B = 327.08
P60 = 1.8700

AHYMO

AREA = 0.001222 SQ MI IA = 0.50000 INCHES INF = 1.25000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
 0.050000

PRINT HYD ID=1 CODE=1

PARTIAL HYDROGRAPH 100.10

RUNOFF VOLUME = 1.79960 INCHES = 0.8379 ACRE-FEET
 PEAK DISCHARGE RATE = 23.40 CFS AT 1.500 HOURS BASIN AREA =
 0.0087 SQ. MI.

*
 *
 *ROUTE OVERALL BASIN THROUGH OVERALL DETENTION SYSTEM
 *

ROUTE RESERVOIR	ID=11 HYD NO=101.1	INFLOW ID=1 CODE=1
	OUTFLOW(CFS)	STORAGE(AC-FT) ELEVATION(FT)
	0.0000	0.0000 5084.47
	1.0801	0.0003 5084.93
	1.0802	0.0006 5085.43
	1.0803	0.0009 5085.93
	1.0804	0.0013 5086.43
	1.0805	0.0016 5086.93
	1.0806	0.0019 5087.43
	1.0807	0.0216 5087.93
	1.0808	0.0427 5088.43
	1.0809	0.0636 5088.93
	1.0810	0.0846 5089.43
	1.0811	0.1057 5089.93
	1.0812	0.1267 5090.43
	1.0813	0.1479 5090.93
	1.0814	0.1690 5091.43
	1.0815	0.1901 5091.93
	1.0816	0.2593 5092.43
	1.0817	0.3451 5092.93
	1.0818	0.4163 5093.43
	1.0819	0.4873 5093.93
	1.0820	0.5274 5094.18
	1.0821	0.5784 5094.43
	1.0822	0.6587 5094.68
	1.0823	0.8102 5094.93

* * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
0.00	0.00	5084.47	0.000	0.00
0.05	0.00	5084.47	0.000	0.00
0.10	0.00	5084.47	0.000	0.00
0.15	0.00	5084.47	0.000	0.00
0.20	0.00	5084.47	0.000	0.00
0.25	0.00	5084.47	0.000	0.00
0.30	0.00	5084.47	0.000	0.00
0.35	0.00	5084.47	0.000	0.00
0.40	0.00	5084.47	0.000	0.00
0.45	0.00	5084.47	0.000	0.00
0.50	0.00	5084.47	0.000	0.00

0.55	0.00	5084.47	AHYMO 0.000	0.00
0.60	0.00	5084.47	0.000	0.00
0.65	0.00	5084.47	0.000	0.00
0.70	0.00	5084.47	0.000	0.00
0.75	0.00	5084.47	0.000	0.00
0.80	0.00	5084.47	0.000	0.00
0.85	0.01	5084.48	0.000	0.01
0.90	0.13	5084.52	0.000	0.12
0.95	0.41	5084.64	0.000	0.39
1.00	0.90	5084.84	0.000	0.86
1.05	1.47	5086.20	0.001	1.08
1.10	2.08	5087.48	0.004	1.08
1.15	2.70	5087.62	0.009	1.08
1.20	3.38	5087.83	0.017	1.08
1.25	4.31	5088.10	0.029	1.08
1.30	5.51	5088.48	0.045	1.08
1.35	7.97	5089.04	0.068	1.08
1.40	12.71	5089.95	0.106	1.08
1.45	19.68	5091.42	0.169	1.08
1.50	23.40	5092.39	0.253	1.08
1.55	22.27	5092.92	0.343	1.08
1.60	18.19	5093.47	0.422	1.08
1.65	13.93	5093.91	0.484	1.08
1.70	10.78	5094.20	0.531	1.08
1.75	8.54	5094.37	0.566	1.08
1.80	6.97	5094.48	0.594	1.08
1.85	5.75	5094.55	0.616	1.08
1.90	4.79	5094.60	0.633	1.08
1.95	4.03	5094.64	0.647	1.08
2.00	3.29	5094.68	0.657	1.08
2.05	2.60	5094.69	0.665	1.08
2.10	2.08	5094.70	0.670	1.08
2.15	1.71	5094.70	0.674	1.08
2.20	1.44	5094.71	0.676	1.08
2.25	1.23	5094.71	0.677	1.08
2.30	1.07	5094.71	0.677	1.08
2.35	0.94	5094.71	0.677	1.08
2.40	0.80	5094.71	0.676	1.08
2.45	0.64	5094.71	0.674	1.08
2.50	0.50	5094.70	0.672	1.08
2.55	0.40	5094.70	0.669	1.08
2.60	0.33	5094.69	0.666	1.08
2.65	0.28	5094.69	0.663	1.08
2.70	0.24	5094.68	0.660	1.08
2.75	0.21	5094.67	0.656	1.08

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
2.80	0.18	5094.66	0.653	1.08
2.85	0.15	5094.65	0.649	1.08
2.90	0.13	5094.64	0.645	1.08
2.95	0.12	5094.62	0.641	1.08
3.00	0.10	5094.61	0.637	1.08
3.05	0.09	5094.60	0.633	1.08
3.10	0.08	5094.59	0.629	1.08
3.15	0.07	5094.57	0.625	1.08
3.20	0.06	5094.56	0.620	1.08
3.25	0.05	5094.55	0.616	1.08
3.30	0.05	5094.53	0.612	1.08
3.35	0.05	5094.52	0.608	1.08
3.40	0.05	5094.51	0.603	1.08
3.45	0.04	5094.49	0.599	1.08

3.50	0.04	5094.48	AHYMO 0.595	1.08
3.55	0.04	5094.47	0.590	1.08
3.60	0.04	5094.45	0.586	1.08
3.65	0.04	5094.44	0.582	1.08
3.70	0.04	5094.43	0.578	1.08
3.75	0.04	5094.40	0.573	1.08
3.80	0.04	5094.38	0.569	1.08
3.85	0.04	5094.36	0.565	1.08
3.90	0.04	5094.34	0.560	1.08
3.95	0.04	5094.32	0.556	1.08
4.00	0.04	5094.30	0.552	1.08
4.05	0.05	5094.28	0.547	1.08
4.10	0.05	5094.26	0.543	1.08
4.15	0.05	5094.24	0.539	1.08
4.20	0.05	5094.22	0.535	1.08
4.25	0.05	5094.20	0.530	1.08
4.30	0.05	5094.17	0.526	1.08
4.35	0.05	5094.15	0.522	1.08
4.40	0.05	5094.12	0.518	1.08
4.45	0.06	5094.09	0.513	1.08
4.50	0.06	5094.07	0.509	1.08
4.55	0.06	5094.04	0.505	1.08
4.60	0.06	5094.01	0.501	1.08
4.65	0.06	5093.99	0.497	1.08
4.70	0.07	5093.96	0.492	1.08
4.75	0.07	5093.94	0.488	1.08
4.80	0.07	5093.91	0.484	1.08
4.85	0.07	5093.88	0.480	1.08
4.90	0.07	5093.85	0.476	1.08
4.95	0.07	5093.82	0.471	1.08
5.00	0.07	5093.79	0.467	1.08
5.05	0.08	5093.76	0.463	1.08
5.10	0.08	5093.73	0.459	1.08
5.15	0.08	5093.70	0.455	1.08
5.20	0.08	5093.67	0.451	1.08
5.25	0.08	5093.64	0.447	1.08
5.30	0.09	5093.61	0.442	1.08
5.35	0.09	5093.58	0.438	1.08
5.40	0.09	5093.56	0.434	1.08
5.45	0.09	5093.53	0.430	1.08
5.50	0.09	5093.50	0.426	1.08
5.55	0.10	5093.47	0.422	1.08

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
5.60	0.10	5093.44	0.418	1.08
5.65	0.10	5093.41	0.414	1.08
5.70	0.10	5093.38	0.410	1.08
5.75	0.11	5093.36	0.406	1.08
5.80	0.11	5093.33	0.402	1.08
5.85	0.11	5093.30	0.398	1.08
5.90	0.11	5093.27	0.394	1.08
5.95	0.11	5093.24	0.390	1.08
6.00	0.12	5093.21	0.386	1.08
6.05	0.11	5093.19	0.382	1.08
6.10	0.08	5093.16	0.378	1.08
6.15	0.05	5093.13	0.373	1.08
6.20	0.03	5093.10	0.369	1.08
6.25	0.02	5093.07	0.365	1.08
6.30	0.01	5093.04	0.360	1.08
6.35	0.01	5093.01	0.356	1.08
6.40	0.01	5092.98	0.351	1.08

6.45	0.01	5092.94	AHYMO 0.347	1.08
6.50	0.01	5092.92	0.343	1.08
6.55	0.00	5092.89	0.338	1.08
6.60	0.00	5092.86	0.334	1.08
6.65	0.00	5092.84	0.329	1.08
6.70	0.00	5092.81	0.325	1.08
6.75	0.00	5092.79	0.320	1.08
6.80	0.00	5092.76	0.316	1.08
6.85	0.00	5092.73	0.311	1.08
6.90	0.00	5092.71	0.307	1.08
6.95	0.00	5092.68	0.302	1.08
7.00	0.00	5092.66	0.298	1.08
7.05	0.00	5092.63	0.293	1.08
7.10	0.00	5092.60	0.289	1.08
7.15	0.00	5092.58	0.285	1.08
7.20	0.00	5092.55	0.280	1.08
7.25	0.00	5092.52	0.276	1.08
7.30	0.00	5092.50	0.271	1.08
7.35	0.00	5092.47	0.267	1.08
7.40	0.00	5092.45	0.262	1.08
7.45	0.00	5092.42	0.258	1.08
7.50	0.00	5092.39	0.253	1.08
7.55	0.00	5092.35	0.249	1.08
7.60	0.00	5092.32	0.244	1.08
7.65	0.00	5092.29	0.240	1.08
7.70	0.00	5092.26	0.235	1.08
7.75	0.00	5092.23	0.231	1.08
7.80	0.00	5092.19	0.226	1.08
7.85	0.00	5092.16	0.222	1.08
7.90	0.00	5092.13	0.218	1.08
7.95	0.00	5092.10	0.213	1.08
8.00	0.00	5092.06	0.209	1.08
8.05	0.00	5092.03	0.204	1.08
8.10	0.00	5092.00	0.200	1.08
8.15	0.00	5091.97	0.195	1.08
8.20	0.00	5091.93	0.191	1.08
8.25	0.00	5091.84	0.186	1.08
8.30	0.00	5091.73	0.182	1.08
8.35	0.00	5091.63	0.177	1.08

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
8.40	0.00	5091.52	0.173	1.08
8.45	0.00	5091.41	0.168	1.08
8.50	0.00	5091.31	0.164	1.08
8.55	0.00	5091.20	0.159	1.08
8.60	0.00	5091.10	0.155	1.08
8.65	0.00	5090.99	0.150	1.08
8.70	0.00	5090.89	0.146	1.08
8.75	0.00	5090.78	0.142	1.08
8.80	0.00	5090.67	0.137	1.08
8.85	0.00	5090.57	0.133	1.08
8.90	0.00	5090.46	0.128	1.08
8.95	0.00	5090.36	0.124	1.08
9.00	0.00	5090.25	0.119	1.08
9.05	0.00	5090.14	0.115	1.08
9.10	0.00	5090.04	0.110	1.08
9.15	0.00	5089.93	0.106	1.08
9.20	0.00	5089.83	0.101	1.08
9.25	0.00	5089.72	0.097	1.08
9.30	0.00	5089.61	0.092	1.08
9.35	0.00	5089.51	0.088	1.08

			AHYMO	
9.40	0.00	5089.40	0.083	1.08
9.45	0.00	5089.30	0.079	1.08
9.50	0.00	5089.19	0.075	1.08
9.55	0.00	5089.08	0.070	1.08
9.60	0.00	5088.98	0.066	1.08
9.65	0.00	5088.87	0.061	1.08
9.70	0.00	5088.76	0.057	1.08
9.75	0.00	5088.66	0.052	1.08
9.80	0.00	5088.55	0.048	1.08
9.85	0.00	5088.44	0.043	1.08
9.90	0.00	5088.34	0.039	1.08
9.95	0.00	5088.23	0.034	1.08
10.00	0.00	5088.13	0.030	1.08
10.05	0.00	5088.02	0.025	1.08
10.10	0.00	5087.91	0.021	1.08
10.15	0.00	5087.80	0.016	1.08
10.20	0.00	5087.69	0.012	1.08
10.25	0.00	5087.57	0.008	1.08
10.30	0.00	5087.46	0.003	1.08
10.35	0.00	5084.62	0.000	0.35

PEAK DISCHARGE = 1.082 CFS - PEAK OCCURS AT HOUR 2.30
 MAXIMUM WATER SURFACE ELEVATION = 5094.710
 MAXIMUM STORAGE = 0.6770 AC-FT INCREMENTAL TIME= 0.050000HRS

*
 PRINT HYD ID=11 CODE=1

PARTIAL HYDROGRAPH 101.10

RUNOFF VOLUME = 1.80092 INCHES = 0.8385 ACRE-FEET
 PEAK DISCHARGE RATE = 1.08 CFS AT 2.300 HOURS BASIN AREA =
 0.0087 SQ. MI.

*
 *
 FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 14:22:43