

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p>SUBDIVISION S</p> <p>___ Major Subdivision action</p> <p>___ Minor Subdivision action</p> <p>___ Vacation V</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN- Admin. P</p> <p><input checked="" type="checkbox"/> ...for Subdivision Purposes Amendment</p> <p><input checked="" type="checkbox"/> ...for Building Permit</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING Z</p> <p>___ Annexation & Zone Establishment</p> <p>___ Sector Plan</p> <p>___ Zone Change</p> <p>___ Text Amendment</p> <p>APPEAL / PROTEST of... A</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Garrett Group, Inc. PHONE: 897-8599

ADDRESS: PO Box 10285 FAX: 897-8597

CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: _____

Proprietary interest in site: Owner

AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801

ADDRESS: 924 Park Avenue SW FAX: 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning

DESCRIPTION OF REQUEST: Administrative Amendment
Revisions regarding an existing cottonwood tree in the detention basin that was destroyed during construction and to the Open Space wall.

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

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

Lot or Tract No. Lots 1 - 62 and Tracts A, B, C, and PR Block: _____ Unit: _____

Subdiv. / Addn. Cottonwood Trails

Current Zoning: SU-1 PRD Proposed zoning: NA

Zone Atlas page(s): D-13 No. of existing lots: 65 No. of proposed lots: 65

Total area of site (acres): 16.51 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) No

Within 1000FT of a landfill? No

UPC No. 101306310040620107 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW

Between: Montano NW and Eagle Ranch NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
Z-87-168, Z-98-59, AX-98-6, 1000493, 00128-00586, 00128-00587, 00410-01765

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 2/6/02

(Print) James K. Strozier, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

pdf Form revised Sept. 2001

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>02236 - - 00175</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date _____</p>	<p>Action</p> <p><u>AA</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>(4)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p><u>\$ 40⁰⁰</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p><u>\$ 40⁰⁰</u></p>
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[Signature] 2-7-02
 Planner signature / date

Project # 1000493

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- 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
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **5** copies
- 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
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.

Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties

NA Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)

NA Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:

- Collocation evidence as described in *Zoning Code §14-16-3-17(A)(5)*
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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

James K. Strozier, AICP/Agent

Applicant name (print)

James K. Strozier 2/4/02
Applicant signature / date

.pdf Form revised Sept. 2001



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

Application case numbers

02236 - -00175
- -
- -

Paul Carole 2-7-02
Planner signature / date

Project # 1000493



February 6, 2002

Mr. Richard Dineen
City Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

Re: Project # 100493 - Proposed Administrative Amendment

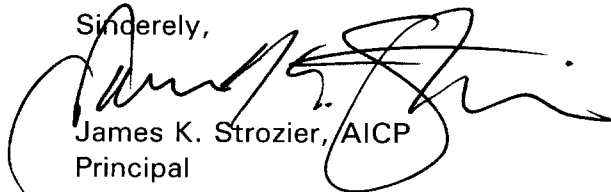
Dear Richard:

The purpose of this letter is to request an administrative amendment to the Site Plan for Subdivision and Building Permit to revise the requirements with regards to an existing cottonwood tree in the detention pond (Sheets 2, & 3) for the Cottonwood Trails Subdivision. This amendment responds to a letter from Jack Basye (see attached). This amendment also allows for the addition of wrought iron view fencing to the Open Space wall per the desire of City Open Space (see attached letter from Dr. Matt Schmader, City Open Space).

This amendment responds to the fact that the existing tree in the detention pond was severely damaged during construction and subsequently removed. The amendment quantifies an agreement reached with the Coors Trail Neighborhood Association to replace the tree with three new cottonwood trees with a minimum caliper of three inches. This meeting was attended by the developer and Jack Basye, City Zoning and is referenced in the attached enforcement letter. The addition of wrought iron view fencing to the Open Space Wall is preferable for reasons of aesthetics and site security. In some instances the fence could be constructed entirely of wrought iron to prevent harm to the root systems for the existing cottonwood trees. A new portion of the Open Space wall was added across from lots 18 & 19.

Thank you for your assistance on this matter.

Sincerely,



James K. Strozier, AICP
Principal

c: Ted Garrett, Garrett Group
Jack Campbell, Wiggins, Campbell & Wells
Fred Arfman, Isaacson & Arfman
Jack Basye, City Zoning

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

GARRETT GROUP, INC.

P.O. Box 10285
Albuquerque, NM 87184-0285
505-897-8599
Fax 505-897-8597
ggi@swcp.com

G

February 4, 2002

Mr. James Strozier, AICP
Consensus Planning
924 Park Avenue SW
Albuquerque, NM 87102

RE: Project # 1000493, Cottonwood Trails, 6428 Coors Trail NW, Amendment to Site Development Plan

Dear Jim:

This letter is written authorization for Consensus Planning to act as the agent for Garrett Group, Inc. regarding the above property in all actions required to obtain an amendment to the site development plan for Cottonwood Trails Subdivision.

Sincerely,


Ted E. Garrett

Ted E. Garrett, CCIM
President

Enclosure



transmittal memo

Date:	February 14, 2002	Via:	Hand Delivery
To:	Richard Dineen City Planning	From:	Jim Strozier 
Re:	Cottonwood Trails Subdivision 00128-00586/00128-00587	Job #:	1040-5

We are transmitting the following:

Five (5) copies of the revised administrative amendment drawings to add the detailed information regarding the different types of walls/fences.

For your:

Review and Approval.

Comments:

Per our conversation, I have found out the following answers to your questions:

- 1) Crescent Shape Berm within the detention basin – This is an interior berm that is designed to collect any debris prior to the water reaching the lift station. This berm will be below the elevation of the main berm adjacent to Coors Trail.
- 2) The emergency access gate, as shown on the Site Plan (Sheet 3), will remain with provisions for emergency access for emergency vehicles and area residents.

Please call me if you need any additional information.

c: Ted Garrett, Garrett Group, Inc. (w/out attachments)

924 Park Avenue SW • Albuquerque, NM • 87102

Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail cp@consensusplanning.com



City of Albuquerque

ZONING ENFORCEMENT
Plaza del Sol Building, Suite 720
600 2nd Street NW
Albuquerque, New Mexico 87102

Telephone (505) 924-3850 • Telecopies (505) 924-3847

January 31, 2002

Garrett Group, Inc.
P.O. Box 10285
Albuquerque, New Mexico 87184-0285
Attention: Ted Garrett, President

Re: Project 1000493, Cottonwood Trails, 6428 Coors Trail NW

Dear Mr. Garrett:

You are hereby notified that an inspection of the above referenced property indicates that you are in violation of the Comprehensive City Zoning Code, R.O. 14-16-2-22, SU-1.

NATURE OF VIOLATION: (1) Existing cottonwood tree removed from Tract B, detention pond area, 6428 Coors Trail NW. (2) Snow fencing for protection of existing trees has not been installed.

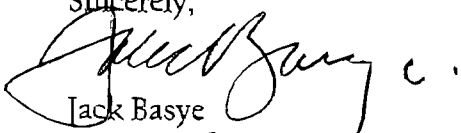
THE FOLLOWING CORRECTIVE MEASURES MUST BE TAKEN IMMEDIATELY:

(1) Apply for amendment to the site development plan with your proposal for restoration of the required tree, considering the commitment made to the neighborhood association at their meeting January 30 for three trees of significant magnitude, minimum three inch diameter. (2) Immediately provide the fencing necessary to assure that all referenced existing trees are adequately protected through the entire construction process for this subdivision.

Should any of the above noted violations not be corrected on or before February 8, 2002, you will be subject to the penalties of Section 14-16-4-99 of the Zoning Code which states: "Any person who violates any provision of this ordinance shall be punished by a fine not to exceed \$500 or imprisonment in the City Jail for a period not to exceed 90 days, or both. Each day of violation is considered a separate offense."

Should you have questions regarding this matter, I will be glad to assist you. Please contact me at your earliest convenience.

Sincerely,


Jack Basye
Zoning Enforcement Supervisor

Hand delivered



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PARKS AND RECREATION DEPARTMENT OPEN SPACE DIVISION

February 5, 2002

INTER-OFFICE CORRESPONDENCE

TO: Richard Dineen, Planning Manager, Development Services Division

FROM: Matt Schmader, Assistant Superintendent, Open Space Division **MS**

REF: Proposed Administrative Amendment to Cottonwood Trails Subdivision

The purpose of this memo is to comment on a proposed administrative amendment to the Cottonwood Trails subdivision. The proposed amendment concerns the requirement to construct a block wall along the common boundary between Major Public Open Space and private land within the subdivision, particularly along the southern and eastern boundaries of the subdivision. The wall was originally required to be a solid block construction but the amendment proposes that some of the wall be constructed as a "view fence" with the lower half of block and the upper half of wrought iron. This design is regarded as preferable to the solid block wall for reasons of aesthetics and site security. This pertains to Lots 20 through 26, Lots 60 through 62, and across the street from Lots 18 and 19. In some instances where the fence may come in contact with cottonwood tree roots, the fence could be constructed entirely of wrought iron for the minimum running length needed. This is necessary to prevent harm to the trees' root systems and applies to Lots 60 through 62 only.

In summary, Open Space Division supports the proposed administrative amendment only as it pertains the above-listed lots.

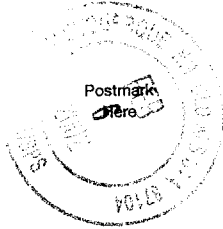
Do not hesitate to contact me if you need any further information on this matter.

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

JOLENE WOLFLEY

Postage	\$ 1.49
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.09



Name (Please Print Clearly) (To be completed by mailer)
MS. JOLENE WOLFLEY
 Street, Apt. No.; or PO Box No.
6804 STAGHORN DRIVE NW
 City, State, ZIP+4
ALBUQUERQUE, NM 87120
 PS Form 3800, July 1999 See Reverse for Instructions

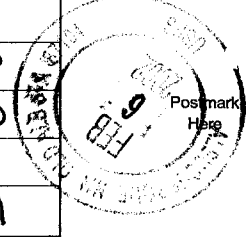
7099 3220 0009 2378 6018

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

JAMES TIMMONS

Postage	\$ 1.49
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.09



Name (Please Print Clearly) (To be completed by mailer)
MR. JAMES TIMMONS
 Street, Apt. No.; or PO Box No.
2715 PUEBLO GRANDE TR. NW
 City, State, ZIP+4
ALBUQUERQUE, NM 87120
 PS Form 3800, July 1999 See Reverse for Instructions

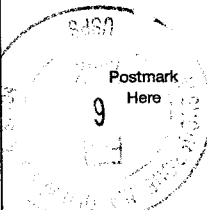
7099 3220 0009 2378 6025

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

LEE ELLIS

Postage	\$ 1.49
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.09



Name (Please Print Clearly) (To be completed by mailer)
MS. LEE ELLIS
 Street, Apt. No.; or PO Box No.
2528 BOSQUE ENTRADA TR. NW
 City, State, ZIP+4
ALBUQUERQUE, NM 87120
 PS Form 3800, July 1999 See Reverse for Instructions

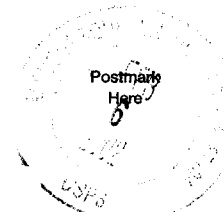
7099 3220 0009 2378 5998

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

VIRGINIA KLEBESADEL

Postage	\$ 1.49
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.09



Name (Please Print Clearly) (To be completed by mailer)
MS. VIRGINIA KLEBESADEL
 Street, Apt. No.; or PO Box No.
4416 GOOSEBERRY ROAD NW
 City, State, ZIP+4
ALBUQUERQUE, NM 87120
 PS Form 3800, July 1999 See Reverse for Instructions

7099 3220 0009 2378 6001



PLANNING

CONSENSUS

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

February 6, 2002

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Drive NW
Albuquerque, NM 87120

Re: Project # 100493 - Proposed Site Plan Amendment


Dear Ms. Wolfley:

The purpose of this letter is to inform you and the Taylor Ranch Neighborhood Association of our request for an amendment to the Site Plan for Subdivision and Building Permit to revise the requirements with regards to an existing cottonwood tree in the detention pond (Sheets 2, & 3) for the Cottonwood Trails Subdivision. This amendment responds to a letter from Jack Basye (see attached). This amendment also allows for the addition of wrought iron view fencing to the Open Space wall per the desire of City Open Space (see attached letter from Dr. Matt Schmader, City Open Space).

This amendment responds to the fact that the existing tree in the detention pond was severely damaged during construction and subsequently removed. The amendment quantifies an agreement reached with the Coors Trail Neighborhood Association to replace the tree with three new cottonwood trees with a minimum caliper of three inches. This meeting was attended by the developer and Jack Basye, City Zoning and is referenced in the attached enforcement letter. The addition of wrought iron view fencing to the Open Space Wall is preferable for reasons of aesthetics and site security. In some instances the fence could be constructed entirely of wrought iron to prevent harm to the root systems for the existing cottonwood trees. A new portion of the Open Space wall was added across from lots 18 & 19.

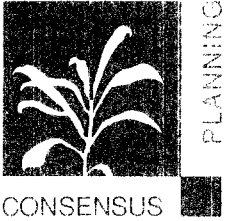
Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,

for 
for James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



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924 Park Avenue SW
Albuquerque, NM 87102

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Fax 842-5495
cp@consensusplanning.com
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February 6, 2002

Ms. Virginia Klebesadel
Taylor Ranch Neighborhood Association
4416 Gooseberry Rd. NW
Albuquerque, NM 87120

Re: Project # 100493 - Proposed Site Plan Amendment

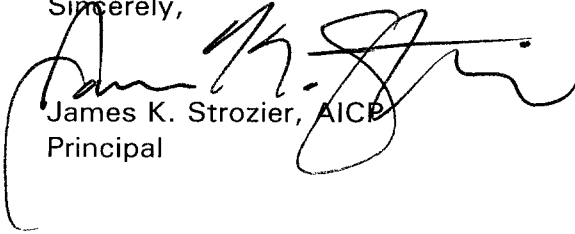
Dear Ms. Klebesadel:

The purpose of this letter is to inform you and the Taylor Ranch Neighborhood Association of our request for an amendment to the Site Plan for Subdivision and Building Permit to revise the requirements with regards to an existing cottonwood tree in the detention pond (Sheets 2, & 3) for the Cottonwood Trails Subdivision. This amendment responds to a letter from Jack Basye (see attached). This amendment also allows for the addition of wrought iron view fencing to the Open Space wall per the desire of City Open Space (see attached letter from Dr. Matt Schmader, City Open Space).

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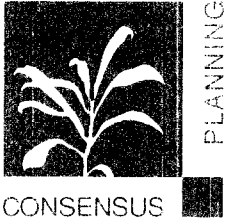
Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,


James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Mancotti, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



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Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cpi@consensusplanning.com
www.consensusplanning.com

February 6, 2002

Mr. James Timmons
Coors Trail Neighborhood Association
2715 Pueblo Grande Trail NW
Albuquerque, New Mexico 87120

Re: Project # 100493 - Proposed Site Plan Amendment

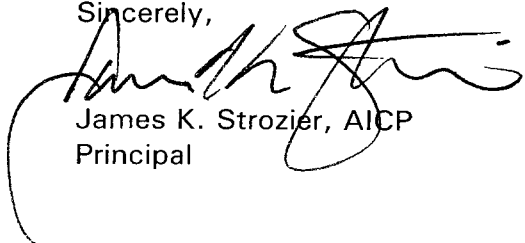
Dear James:

The purpose of this letter is to inform you and the Coors Trail Neighborhood Association of our request for an amendment to the Site Plan for Subdivision and Building Permit to revise the requirements with regards to an existing cottonwood tree in the detention pond (Sheets 2, & 3) for the Cottonwood Trails Subdivision. This amendment responds to a letter from Jack Basye (see attached). This amendment also allows for the addition of wrought iron view fencing to the Open Space wall per the desire of City Open Space (see attached letter from Dr. Matt Schmader, City Open Space).

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Please contact me at 764-9801 if you have any questions or require any additional information.

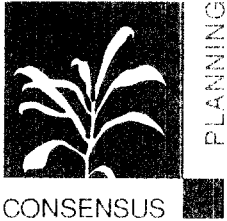
Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Munnice, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



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924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

February 6, 2002

Ms. Lee Ellis
Coors Trail Neighborhood Association
2528 Bosque Entrada Trail NW
Albuquerque, New Mexico 87120

Re: Project # 100493 - Proposed Site Plan Amendment

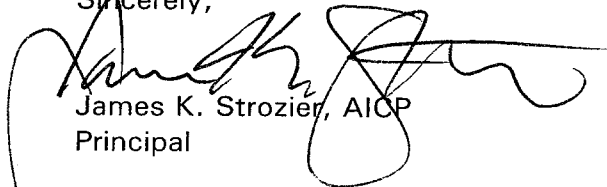
Dear Lee:

The purpose of this letter is to inform you and the Coors Trail Neighborhood Association of our request for an amendment to the Site Plan for Subdivision and Building Permit to revise the requirements with regards to an existing cottonwood tree in the detention pond (Sheets 2, & 3) for the Cottonwood Trails Subdivision. This amendment responds to a letter from Jack Basye (see attached). This amendment also allows for the addition of wrought iron view fencing to the Open Space wall per the desire of City Open Space (see attached letter from Dr. Matt Schmader, City Open Space).

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Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as **NA**, if not applicable.

SHEET #1 - SITE PLAN

A. General Information

1. Scale
- | | |
|-----------------------------------|-----------|
| Under 1.0 acre | 1" = 10' |
| 1.0 - 5.0 acres | 1" = 20' |
| Over 5 acres | 1" = 50' |
| Over 20 acres | 1" = 100' |
| Other scales as approved by staff | |
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.
6. Property lines
7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural
- A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls
- B. Square footage of each structure
- C. Proposed of each structure
- D. Temporary structures, sign and other improvements
- E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.
- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

~~N/A~~ A. Parking design with spaces numbered per aisle and totaled.

- 1. Location
- 2. Arrangements
- 3. Dimensions
- 4. Turning spaces
- 5. Drives
- 6. Aisles
- 7. Ingress
- 8. Egress
- 9. Number of spaces required: _____
Provided: _____
- 10. Handicapped parking, spaces required: _____
Provided: _____

~~N/A~~ B. Bicycle racks, spaces required: _____
Provided: _____

~~N/A~~ C. Refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- ~~N/A~~ 3. Right-of-Way width
- 4. Pavement width, flow line to flow line including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- ~~N/A~~ 6. Rail spurs, if applicable
- ~~N/A~~ 7. Location of traffic signs and signals related to the functioning of the proposal.
- ~~N/A~~ 8. Bikeways
- ~~N/A~~ 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 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)

E. Phasing

- ~~N/A~~ 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- 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. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
- 11. Responsibility for maintenance
- 12. Statement of Water Waste, etc.
- N/A 13. Landscaped area requirement, in square feet and percent: _____
- N/A 14. Landscaped area provided, in square and percent: _____

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)
- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

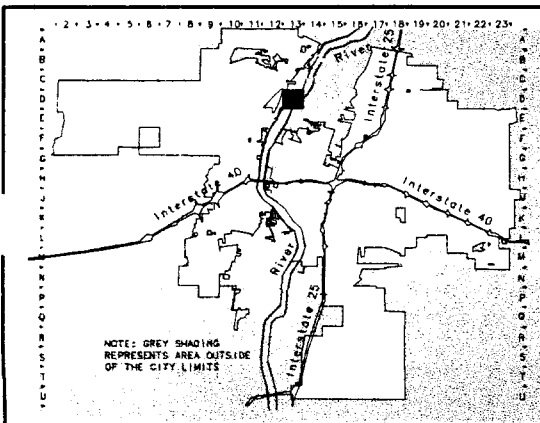
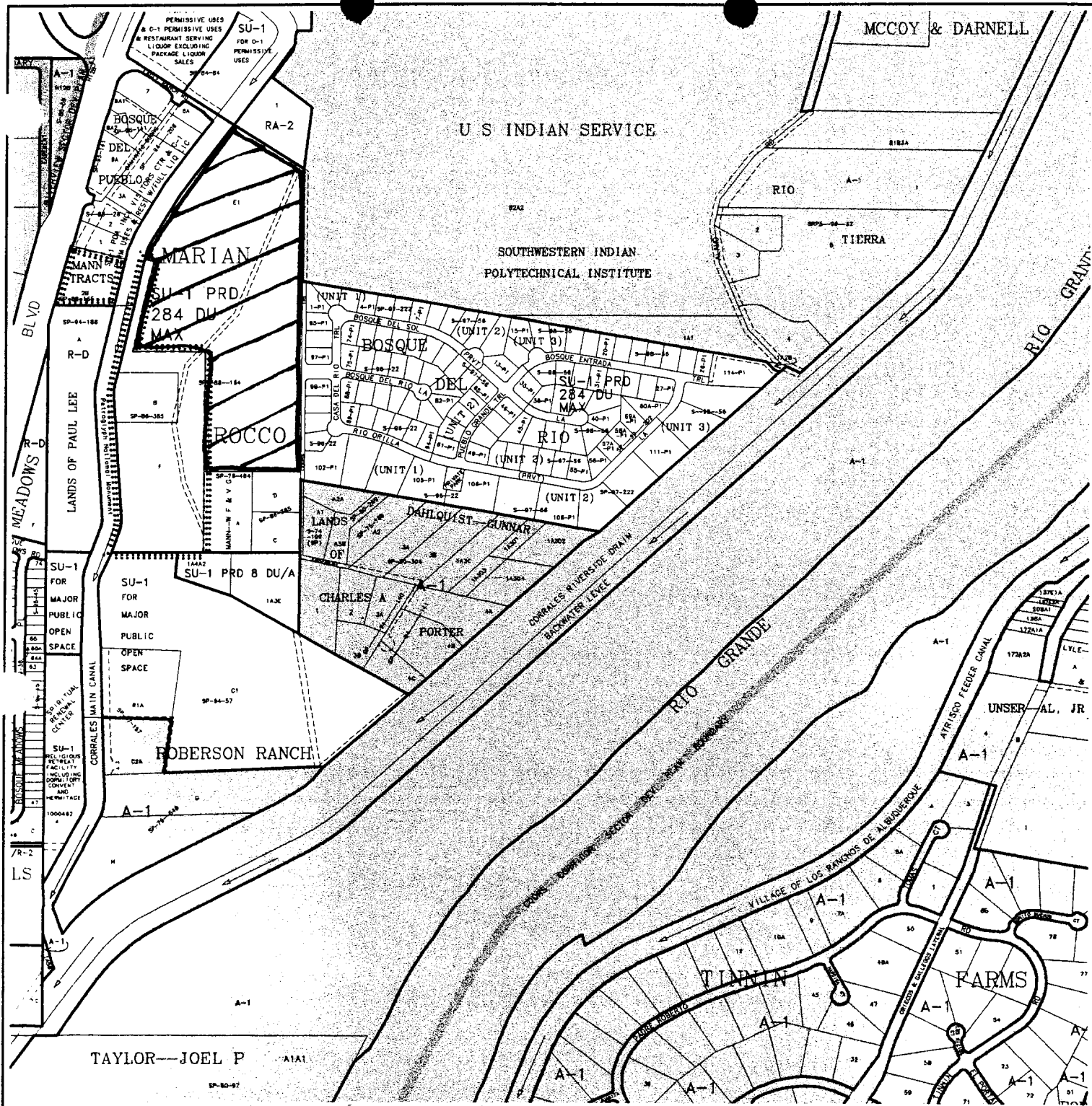
A. General Information

(DESIGN GUIDELINES)

- ~~N/A~~ 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- ~~N/A~~ 2. Bar Scale
- ~~N/A~~ 3. Facade orientation (elevation of all sides of the buildings)
- ~~N/A~~ 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- ~~N/A~~ 5. Location materials and colors of windows and building entrances
- ~~N/A~~ 6. Materials and colors of buildings and structures

B. Signage

- 1. Elevations
 - 2. Location
 - 3. Height and width
 - 4. Sign face area
 - 5. Lighting
 - 6. Materials and Colors
 - 7. Additional information including, renderings, perspective drawings may be submitted.
- ___ A. Samples
- ___ 1. Presentation Models
 - ___ 2. Photos



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page
D-13-Z
Map Amended through July 27, 2000

ONE STOP SHOP ••• FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS
Plaza Del Sol - 2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Garrett Group
AGENT Consensus Planning
ADDRESS (w/zipcode) 924 Park Ave
PROJECT NO. 1000493
APPLICATION NO. 02236 00175

\$ 40⁰⁰ 441006 / 4981000 (City Cases)
\$ _____ 441018 / 4921000 (County)
\$ _____ 441011 / 7000110 (LUCC)
\$ _____ 441018 / 4981000 (Notification)

\$ 40⁰⁰ **Total amount due**

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