



<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input checked="" type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Presbyterian Health Care Services PHONE: 841-1697  
 ADDRESS: Real Estate Dept. P.O. Box 26666 FAX: 841-1399  
 CITY: Albuquerque STATE NM ZIP 87125-6666 E-MAIL: rholm@phs.org  
 Proprietary interest in site: owner  
 AGENT (if any): Rodey Law Firm/Consensus Planning PHONE: 768-7224/764-9801  
 ADDRESS: P.O. Box 1888/924 Park Avenue SW FAX: 768-7395/842-5495  
 CITY: Albuquerque STATE NM ZIP 87103/87102 E-MAIL: sbfox@rodey.com  
cp@consensusplanning.com

**DESCRIPTION OF REQUEST:** Site Plan for Subdivision for Tract 3C, 1.2 acres; Site Plan for Building Permit for 0.6245 acres

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. Tract 3C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Black Ranch  
 Current Zoning: SU-1 for C-1 Proposed zoning: same  
 Zone Atlas page(s): C-13-Z No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 1.2 ac. Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no  
 UPC No. 101306434738510413 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW  
 Between: Paseo del Norte NW and Irving 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.):  
(see attachment)

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review: 10/3/01

SIGNATURE [Signature] DATE 11/28/01  
 (Print) James K. Strozier, AICP Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>01128 - 01749</u>	<u>SDP Subd</u>	<u>P(1)</u>	<u>\$ 350.00</u>
<input type="checkbox"/> All fees have been collected	<u>01128 - 01750</u>	<u>SDP BP</u>	<u>P(1)</u>	<u>\$ 350.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	<u>Adv. Fee</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	Hearing date <u>January 17, 2002</u>	_____	_____	Total <u>\$ 775.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

[Signature] 11/29/01  
 Planner signature / date

Project # 1001206

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**IP MASTER DEVELOPMENT PLAN**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings. 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
  - 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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- 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 Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

**NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- n/a* 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 free standing tower
  - \_\_\_ Registered Engineer'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. Refer to schedule. **Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
  - \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
  - \_\_\_ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
  - \_\_\_ Site plans and related drawings reduced to 8.5" x 11" format
  - \_\_\_ 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 Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

James K. Strozick, AICP  
 Applicant name (print)  
[Signature] 11/29/01  
 Applicant signature / date



Form revised September 2001

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

Application case numbers	
01128	01749
01128	01750
-	-

[Signature] 11/29/01  
 Planner signature / date  
**Project #** 1001206



## Memorandum

**To:** Russell Brito, EPC Planner

**From:** Karin Pitman, AIA, RLA, Senior Planner/Landscape Architect *KMP*

**Date:** December 4, 2001

**Re:** **Tract 3C, Black Ranch Submittal (Project #1001206)**

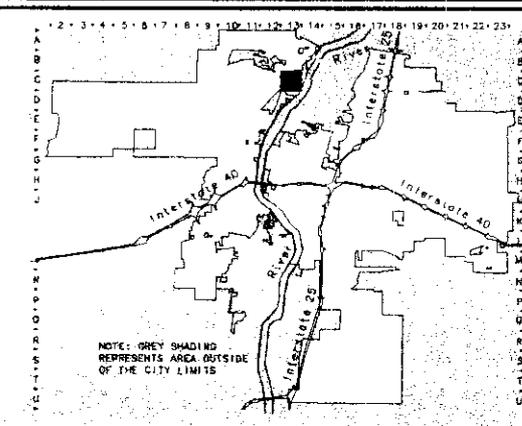
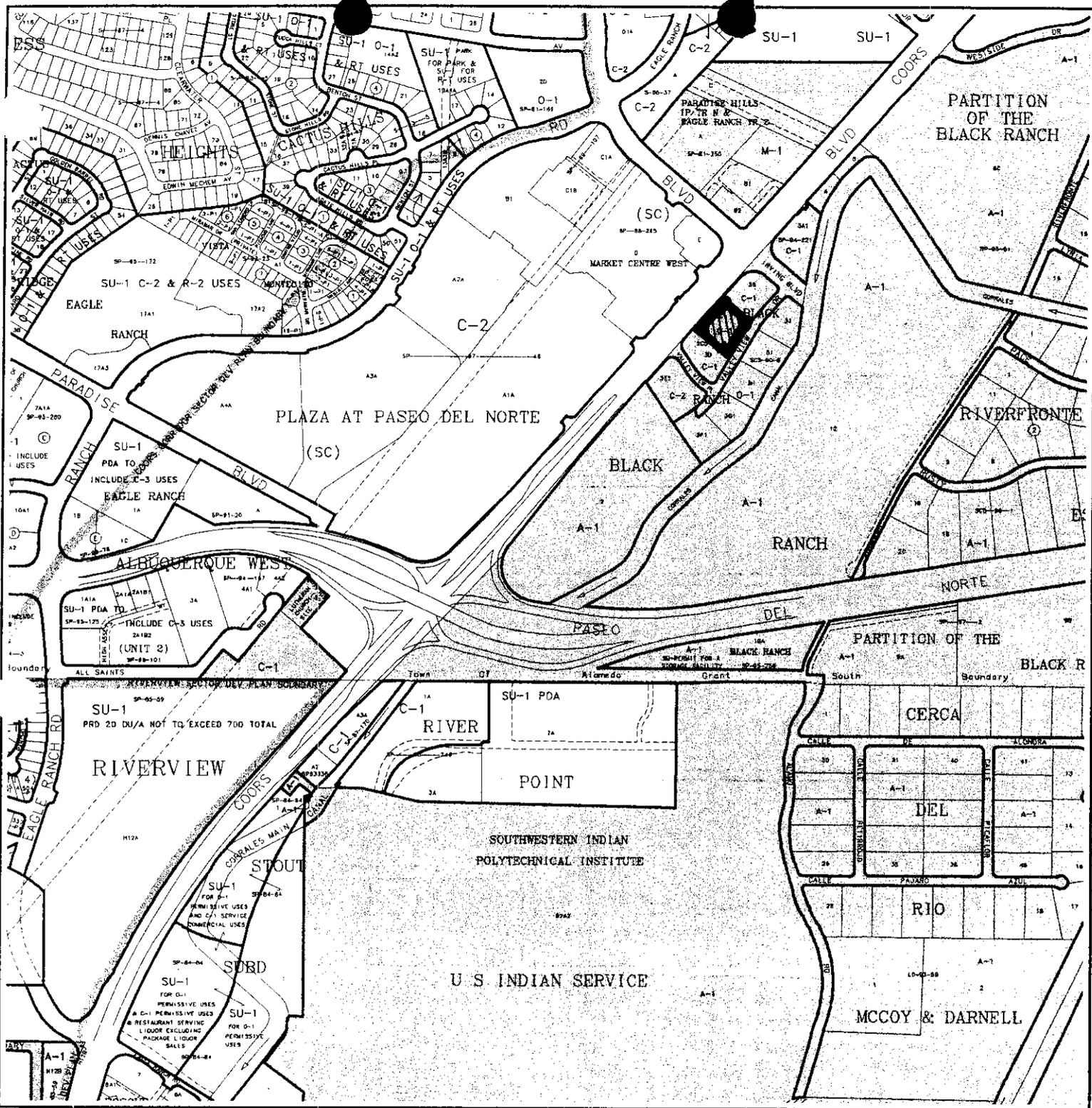
Per the fax we received from your office on Friday, November 30, regarding deficiencies in our submittal for the January EPC hearing, following is some supplementary information to address each of the items mentioned in the memo:

1. Coors R.O.W. is 153', and the F.F. varies (110' ±).
2. Valley View's F.F. is 36'.
3. We will add the following note to sheet 2, Landscape Plan: "The design and provision of landscape features within Tract 3C will be in conformance with the City of Albuquerque zoning code, street tree ordinance, pollen ordinance, and the water conservation landscaping and water waste ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation."
4. The sidewalk widths along Valley View Drive and Coors Boulevard NW are 6'. The widths on the site plan will be dimensioned as 6'.
5. One fire hydrant is indicated (but not called out) on the Grading and Drainage Plan (sheet C-1) at the southern-most property corner of the Wells Fargo Bank site. Another hydrant is located on the southwest corner of Valley View Drive and Valley View Place. These will be clearly identified on the Utility Plan.
6. Dimensions of all major façade elements will be added to the elevations and these sheets will be replaced.

After these changes have been made, revised blue-line sets will be submitted prior to distribution to the Planning Commissioners.

Please call me at 764-9801 if you have any additional questions.

c: Bill Johnson, George Rainhart & Associates, 837-9877 (fax)  
George Nemeth, Easterling/Wilson, 898-8501 (fax)



CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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Zone Atlas Page

**C-13-Z**

Map Amended through July 27, 2000

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from January 2 To January 17, 2002

### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karin M. Pitman (Applicant or Agent), 29 November 2001 (Date)

I issued 2 signs for this application, 11/29/01 (Date), Paul Lamb (Staff Member)

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

Presbyterian Health Care Services

AGENT

Consensus Planning

ADDRESS (w/ZipCode)

924 Park Ave

PROJECT NO.

100 1204

APPLICATION NO.

01128 - 01749 / 01750

\$ ~~700.00~~ 441006 / 4981000 (City Cases)

\$ 441018 / 4921000 (County)

\$ 441011 / 7000110 (LUCC)

\$ ~~75.00~~ 441018 / 4981000 (Notification)

\$ ~~775.00~~ Total amount due

LUBRICAR, INC.  
dba JIFFY LUBE  
1316 JACKIE ROAD SUITE 800  
RIO RANCHO, NM 87124

BANK OF AMERICA NEW MEXICO, N.A.  
Albuquerque, NM 87125-0500

24834

95 32/1070

024834

\*SEVEN HUNDRED SEVENTY FIVE DOLLARS AND NO CENTS

DATE

AMOUNT

11/28/01

\*\*\*\*\*775.00\*

PAY  
TO THE  
ORDER  
OF

CITY OF ALBUQUERQUE



VOID AFTER 90 DAYS

⑈024834⑈ ⑆107000327⑆ 000109694174⑈

16. 01128-01749 Rodey Law Firm/Consensus Planning, agents for Presbyterian Healthcare  
01128-01750 Services, request approval of a Site Development Plan for Subdivision, plus  
Project 1001206 approval of a Site Development Plan for Building Permit for Tract 3C, Black  
Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard NW between  
Paseo del Norte NW and Irving NW, containing approximately 1.2 acres. (C-13)  
Debbie Stover, Staff Planner

STAFF PRESENT:

Deborah Stover, Planner  
Tony Loyd, Engineer Associate

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

Jim Strozier, 924 Park. SW

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01749, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tract 3C, Black Ranch, an approximately 1.2-acre site, located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and will be in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Public Works:
  - a. Provide common access agreements.
  - b. Check with Solid Waste for dumpster location.
  - c. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan.
  - d. Driveway locations and parking lot layout shall be to the satisfaction of the Traffic Engineer.
  - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

MOVED BY COMMISSIONER JOHNSON  
SECONDED COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY  
(Commissioners Chavez & Serrano were  
absent)

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NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01750, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and will be in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.

5. The submittal will be adequate with some changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian connection to the site from the 6-foot wide walkway between the structures and the street that is clearly identified and inviting shall be provided.
3. The bike rack shall be set in concrete and moved to a convenient location near the building entrance but not within pedestrian pathways, vehicular drives or landscape areas.
4. All light fixtures shall be fully horizontal lamps so that no fugitive light shall escape beyond the property line. No light source shall be visible from the site perimeter.
5. All façade colors and materials shall be specified on the site plan, including the red stripe around the building.
6. No outdoor loudspeakers or other amplified public address systems are permitted.
7. Signage:
  - a. Free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet.
  - b. Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached.
  - c. The maximum height for individual letters is 3-feet.
  - d. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
  - e. All signage shall be specified as to size, type, color and materials.
8. An outdoor patio space that is a minimum of 150 square feet in size with tables and seating shall be provided. This patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
9. Low walls and/or landscaped berms 2 ½ to 3 feet high shall be used to screen parking areas from the adjacent street. The walls shall integrate with building materials/colors.
10. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

11. The refuse enclosure shall be compatible in design, color and material with building architecture. A detail drawing of the refuse enclosure shall be shown on the site plan. The gates shall be opaque; chain link gates are not allowed.
12. The native grass seeding provided along Coors Boulevard will be irrigated until the landscaping is established.
13. Public Works:
  - a. Provide common access agreements.
  - b. Check with Solid Waste for dumpster location.
  - c. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan 3C-2.
  - d. Driveway locations and parking lot layout shall be to the satisfaction of the Traffic Engineer.
  - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

MOVED BY COMMISSIONER JOHNSON  
SECONDED BY COMMISSIONER BRISCOE

MOTION CARRIED UNANIMOUSLY  
(Commissioners Chavez & Serrano were  
absent)

17. 01128-01751            Garrett Smith Ltd., agents for New Life Homes, Inc., request approval of a  
Project 1001626            Site Development Plan for Building Permit for the westerly portion of Tract III,  
Town of Atrisco Grant Unit 6, zoned SU-1/PRD and located on Gwin SW and  
Delia SW between 69<sup>th</sup> Street SW and Airport Drive SW, containing  
approximately 1.07 acres. (K-10) Lola Bird, Staff Planner

STAFF PRESENT:

Lola Bird, Planner

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

Jim Strozier, Consensus Planning, no address given

PERSONS WHO SPOKE IN OPPOSITION TO THE REQUEST:

Jerry Gallegos, no address given

MS. BIRD: Mr. Chairman, members of the Commission, this is item number 17, case number 01128-01751, a request for approval of a site plan for building permit for 1.07 acre site located on Delia Road between Airport Drive and 69<sup>th</sup> Street SW. The proposal is for 18 single-story 540 square feet, 1 bedroom apartment units and a community building of approximately 1,000 square feet. The apartment units will



## Staff Report

<b>Agent</b>	Presbyterian Healthcare Services
<b>Applicant</b>	Rodey Law Firm/Consensus Planning
<b>Requests</b>	<b>Site Development Plan for Subdivision</b>  <b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract 3C, Black Ranch
<b>Location</b>	Coors Boulevard between Paseo del Norte and Irving Boulevard NW
<b>Size</b>	Approximately 1.2 acres
<b>Existing Zoning</b>	SU-1 for C-1
<b>Proposed Zoning</b>	SU-1 for C-1

### Staff Recommendation

**APPROVAL** of 001128 01749, a request for site development plan for subdivision, based on the findings on page 10, and subject to the conditions of approval on page 10.

**APPROVAL** of 01128 01750, a request for site development plan for building permit, based on the findings on page 11, and subject to the conditions of approval on pages 11-13.

**Staff Planner**

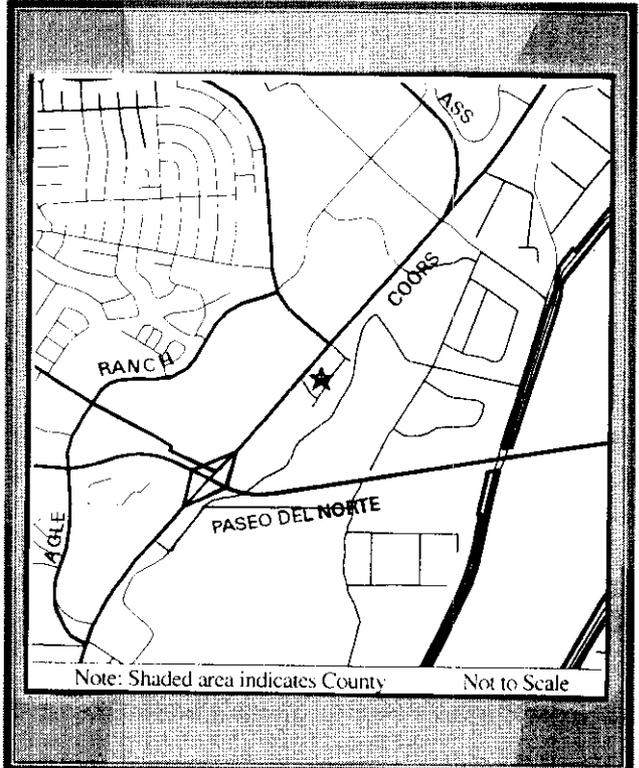
**Deborah L. Stover, Planner**

### Summary of Analysis

This request is for approval of a site development plan for subdivision and a site development plan for building permit for a 1.2-acre site located on Coors Boulevard NW between Paseo del Norte and Irving Boulevard. This site was recently annexed into the City of Albuquerque

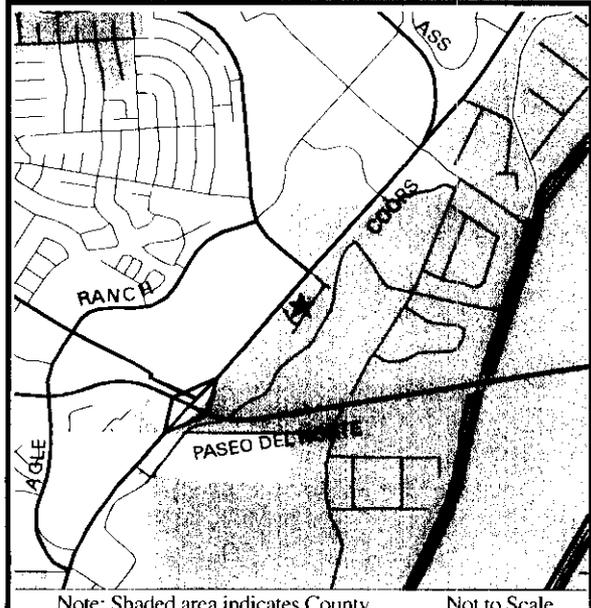
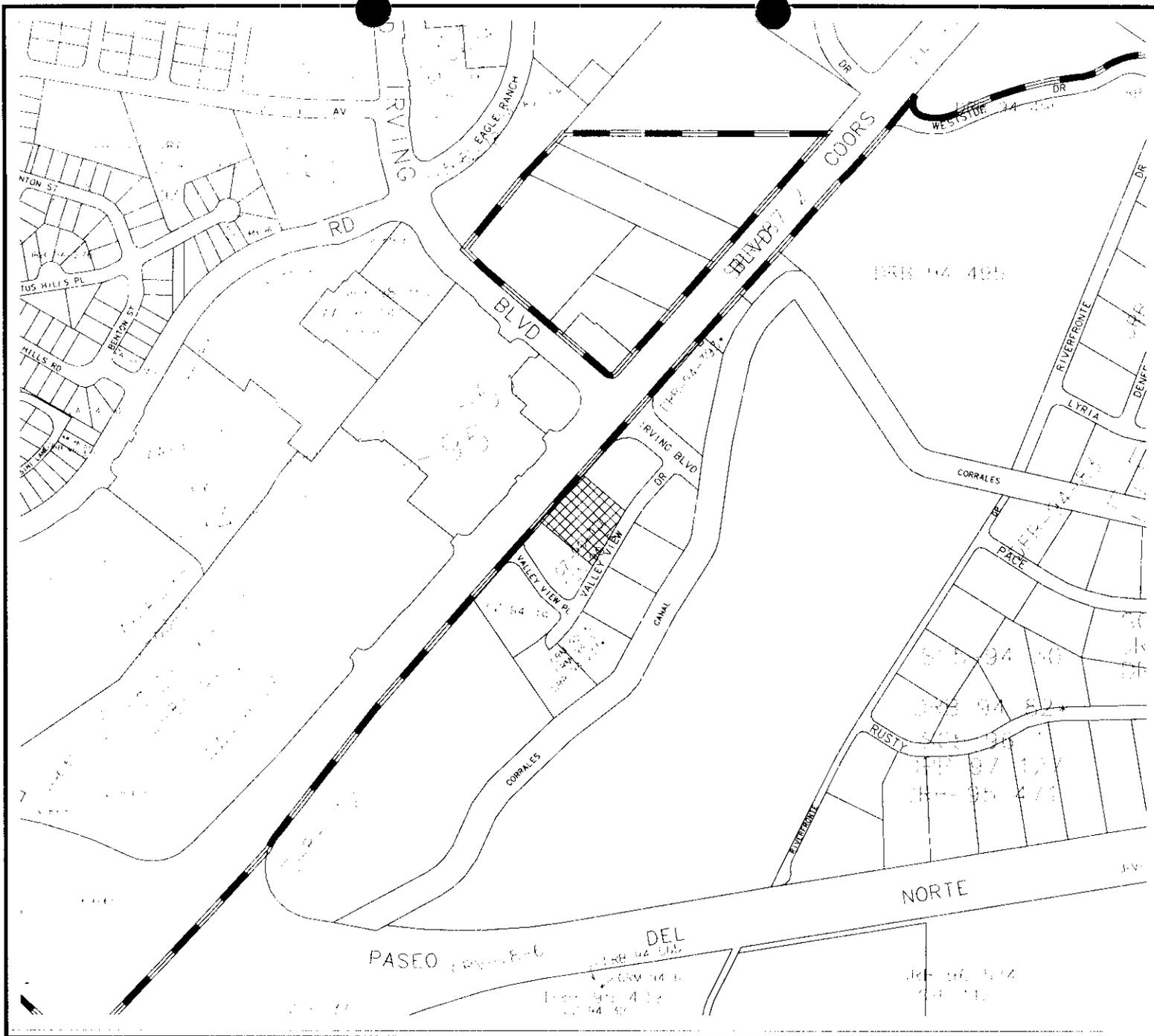
The requests further the applicable Goals, policies and intents of the *Comprehensive Plan*, the *West Side Strategic Plan* and the *Coors Corridor Plan* as well as the policies of *Resolution 54-1990*. The site plan for subdivision request fulfills the requirements set forth in the *Comprehensive Zoning Code* and the site plan for building permit will be adequate with some recommended modifications as found in the suggested conditions of approval.

Staff recommends approval of these requests.



City Departments and other interested agencies reviewed this application from 12/7/01 to 12/21/01. Agency comments were used in the preparation of this report, and begin on page 14.





### HISTORY MAP



Scale 1" = 524'

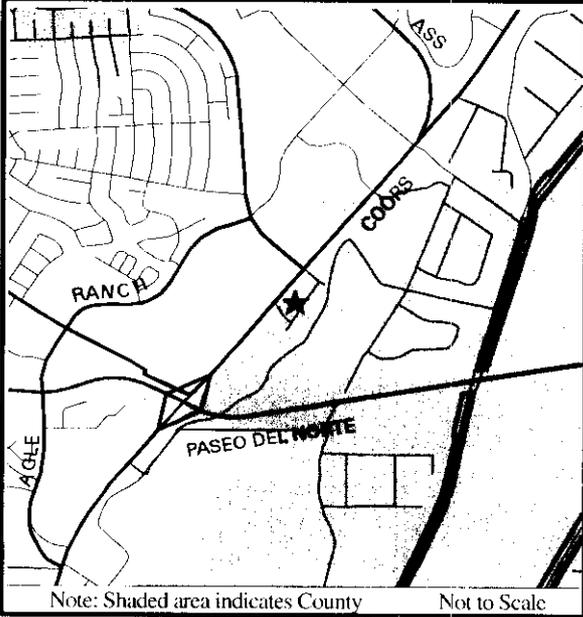
PROJECT NO.  
1001206

HEARING DATE  
1-17-02

MAP NO.  
C-13

APPLICATION NO.  
01128-00000-01749  
01128-00000-01750

Note: Shaded area indicates County Not to Scale



### LAND USE MAP

#### KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 524'

**PROJECT NO.**  
1001206

**HEARING DATE**  
1-17-02

**MAP NO.**  
C-13

**APPLICATION NO.**  
01128-00000-01749  
01128-00000-01750

Note: Shaded area indicates County

Not to Scale

***Development Services Report***

***SUMMARY OF REQUEST***

<b><i>Requests</i></b>	<i>Site Development Plan for Subdivision          Site Development Plan for Building Permit</i>
<b><i>Location</i></b>	<i>Coors Boulevard between Paseo del Norte and Irving Boulevard NW</i>

***AREA CHARACTERISTICS AND ZONING HISTORY***

*Surrounding zoning, plan designations, and land uses:*

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area;              Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for C-1	Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Undeveloped
<b><i>North</i></b>	C-1	Established Urban; West Side Strategic Plan; Coors Corridor Plan	Bank
<b><i>South</i></b>	County SU Permit for a Drive-In Restaurant	Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Restaurant (Under Construction)
<b><i>East</i></b>	O-1	Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Undeveloped
<b><i>West</i></b>	C-2	Established Urban; West Side Strategic Plan; Coors Corridor Plan	Commercial/Retail

***Background, History and Context***

The subject site was recently annexed into the City of Albuquerque with SU-1 for C-1 zoning established at that time (01114-00556). The site is in an area that is developed with commercial uses on the west side of Coors but largely undeveloped on the east side of Coors Boulevard in this location. North of the site is an existing bank with a fuel station further north. East of the site is undeveloped property zoned for office uses. West of the site is a large shopping center with retail shopping and

restaurants among other uses. South of the site is a nearly completed fast-food restaurant along with undeveloped property.

Tracts 3D and 3E1 to the south of the subject site were included in a separate annexation that is pending at City Council.

## **APPLICABLE PLANS AND POLICIES**

### ***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the plan map allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.
- Policy i: Employment and service uses shall be located to complement residential uses and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
  - ◆ In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
  - ◆ In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when traffic problems do not result.
  - ◆ In free standing retailing and contiguous storefronts along streets in older neighborhoods.
- Policy k: Land adjacent to arterial streets shall be planned to minimize harmful affects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operations.

- Policy m: Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

### ***West Side Strategic Plan***

The *West Side Strategic Plan (WSSP)* was adopted in 1997. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located in the Paradise Community which has boundaries that extend to Paseo del Norte on the south and the Calabacillas Arroyo on the north. The Rio Grande comprises the eastern boundary while the western boundary is a line just west of the Ventana Ranch area. Unser Boulevard and Golf Course Road provide the major north/south access through the community. This community encompasses approximately 4,700 acres capable of supporting a population of approximately 21,700. The 1995 population of this community was approximately 8,126. Applicable policies include:

- Policy 3.8: The largest mix of land uses and the highest intensity shall develop in the Community Core Area and in Village Centers. Multi-family housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

### ***Coors Corridor Plan***

The *Coors Corridor Plan* was adopted in 1984 and revised in 1989. The plan provides policy and guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard NW/NM 528. Guidelines contained in the plan relate to traffic movement, signage, landscaping, setbacks, view preservation, architecture and other similar physical elements. Development of the subject property must conform to applicable guidelines contained within this plan. The proposal falls within Segment 3 of the *Coors Corridor Plan*. The following regulations relate to this request:

*Issue 4, visual impressions and urban design overlay zone*, include general policies, site planning and architecture policies, view preservation and signage policies.

*Issue 4, site planning and architecture, Policy 6*: Commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard.

***Resolution 91-1998 (R-70)***

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

***Long Range Roadway System***

The Long Range Roadway System designates Coors Boulevard NW as a Limited-Access Principal arterial.

***ANALYSIS – Site Development Plan for Subdivision***

***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for approval of a site development plan for subdivision for an approximately 1.2-acre site located on the east side of Coors Boulevard NW between Paseo del Norte and Irving Boulevard. The applicant proposes to create 2 lots, Tracts 3C-1 and 3C-2. The proposed use for the southern portion of the site, Tract 3C-1, is a Jiffy Lube facility which is the subject of an accompanying site development plan for building permit. The northern portion of the site, Tract 3C-2, will be held by Wells Fargo Bank for future expansion of the existing facility located on Tract 3B. A schematic layout of this future expansion is shown and the applicant is requesting delegation of this development to the DRB. However, Transportation Development Services does not approve the shown layout of Tract 3C-2 and requests that the site development plan for building permit for this site not be delegated to DRB. Issues concerning parking, circulation and the number of driveways are of concern. Also, a Traffic Impact Study is required

for Tract 3C-2 before development of this parcel can proceed. (See Transportation Development Services comments on page 16 of this report)

The submitted site development plan provides a framework for future site development plans for building permit to follow within the guidelines of the *Coors Corridor Plan*.

The site plan meets all of the requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision. The site plan provides a scale of at least 1 inch to 100 feet, which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, internal circulation requirements and, for each lot, nonresidential uses' maximum floor area ratio. Design guidelines are also included for the site. This submittal creates 2 lots. Both lots border Coors Boulevard. Cross-access easements are expected for the Burger King to the south and the future expansion of the Wells Fargo to the north.

#### ***ANALYSIS – Site Development Plan for Building Permit***

This is a request for a site plan for building permit for a Jiffy Lube located on Coors Boulevard between Paseo del Norte and Irving Boulevard.

#### ***Conformance to Adopted Plans, Policies, and Ordinances***

##### **Albuquerque/ Bernalillo County Comprehensive Plan**

The subject site is located within the Developing Urban Area. The subject request is generally in conformance with the policies of the *Comprehensive Plan* by offering a choice in work areas and creating a visually pleasing built environment that respects existing neighborhood values.

The *Comprehensive Plan* lists two clear policies regarding this type of request. This request respects and furthers Policy i by providing an effective buffer for the residential development east of the site. The commercial uses would help minimize the effects of this busy, high-automobile usage area on these neighbors below the bluff. The proposal furthers Policy k by using existing streets and not proposing a harmful use that would adversely affect near by neighborhoods.

##### **West Side Strategic Plan**

The subject site is located within the *West Side Strategic Plan*. The use is allowed within the existing zoning and does not conflict with the *West Side Strategic Plan*. Although the subject site is not within an Activity Center, the *WSSP* does not prohibit commercial development outside of Activity Centers. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.

##### **Coors Corridor Plan**

The subject site is located within the *Coors Corridor Plan* area. The *Coors Corridor Plan*, adopted in 1984 provides policy and guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard/NM 528. Guidelines contained in

the plan relate to traffic movement, signage, landscaping, setbacks, view preservation, architecture and other similar physical elements. Development of the subject property must conform to applicable guidelines contained within this plan. This proposal falls within Segment 3 of the *Coors Corridor Plan* which requires that the submittal include site design that ensures view preservation and signage policies as well as designs that make certain that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views. However, the plan does not conform to other portions of the plan which require buildings to be located near the street perimeter and relate to the streetscape area along Coors Boulevard. The circulation requirements of the proposed use make it difficult to situate the building near the street perimeter, but designing a pedestrian connection from the site to Coors Boulevard will create a better relationship between the site and the streetscape along Coors.

Although the subject site was not included under the previously approved design guidelines for site plan for subdivision for the recently approved annexation request (Project #1001206), it was included in the annexation itself and will be built in close proximity to the newly created parcels to the south and the existing parcels to the east. Therefore, these design guidelines were employed as a comparison for suggested designs for this development as well.

#### ***Site Plan Layout / Configuration***

The site development plan for building permit shows Tract 3C-1, a rectangular shaped lot adjacent to Coors Boulevard. The proposal is for a 2,357 square foot Jiffy Lube. The facility is placed perpendicular to the Burger King site adjacent to the south. The building footprint is fairly rectangular in shape with parking on the east and west sides. A drainage facility lies between the parking area and Coors Boulevard. This drainage facility has a significant grade differential that would make crossing difficult in this area. The site sits on a small bluff overlooking the east which allows for excellent views of the river, valley and mountains.

#### ***Vehicular Access, Circulation and Parking***

The site has vehicular access from Valley View Drive along the eastern boundary. One, 40-foot wide ingress/egress points is provided from Valley View Drive. An approximately 24-foot wide cross-access to the Burger King site to the south has also been provided. Circulation for the site is in an east/west direction. Circulation for the site would be difficult if the building were placed nearer to Coors, as both sides of the facility are drive-through bays.

Parking for the site is provided on the east and west sides of the building. Twelve parking spaces are required parking for the site. Seventeen parking spaces are provided for the site, including one ADA accessible space.

#### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian access from the site to the south is provided with a new 6-foot wide concrete sidewalk. However, pedestrian crossings that are a minimum of 6-feet which are clearly demarcated with slightly raised and/or textured pavement should be provided where pedestrian paths cross vehicular entrances and drive aisles. Additionally, no pedestrian access to the site

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from Coors Boulevard has been provided. Although a new, 6-foot wide meandering sidewalk is shown, no connection to the site or Coors is made available from this walkway. In the approved design guidelines for the recently subdivided parcels to the south, the Site Planning section states, "In order to encourage a pedestrian friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting." The subject site shows no such connection between the building and adjacent streets, especially Coors Boulevard. In addition, the *Coors Corridor Plan* states that commercial sites should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard. In order to fulfill the intent of the *Coors Corridor Plan*, the site should relate to the Coors Boulevard streetscape. In this case, the streetscape is a meandering sidewalk with surrounding landscaping. The site should connect to this area, at a minimum, in order to comply with the intent of the *Plan*.

One bicycle parking space is required for this site. The site plan shows that two are provided. However, the current placement of the bike rack is ill-conceived and should be set in concrete and moved to a convenient location near the building entrance but not within pedestrian pathways, vehicular drives or landscape areas.

The site is within 300 feet of Transit Routes 90 and 96. It is within a ¼ mile of Route 94.

### ***Lighting and Security***

Staff notes four light poles on the site plan. A detail of the light pole is shown on Sheet 1 of the site development plan for building permit. The light pole is shown as 18-foot high with shoebox fixtures atop a steel pole painted a bronze color. The Coors Corridor Plan allows pole lighting up to 20-foot in height, as was the recommendation in the approved design guidelines. The attached note states "site lighting provided on building facades shall be angled to be non-intrusive into adjacent areas." A note should be added that states, "Light fixture shall be fully horizontal lamps so that no fugitive light shall escape beyond the property line. No light source shall be visible from the site perimeter."

No fencing or other security measures are discernable from the submitted site plan.

### ***Landscaping***

The submittal includes a landscape plan which provides information regarding the proposed landscape of the site. The plan contains statements regarding water waste compliance, responsibility of maintenance, and irrigation notes. The landscape plan shows a variety of trees, including shade trees, ornamental and evergreen species as well as shrubs and groundcover that are appropriate for this site. The plant palette includes Desert willow, Austrian pine, Tam juniper and ornamental grasses, which are all species planted at the Burger King site and are among the species recommended in the approved design guidelines for the surrounding parcels. Other plants have been added to enhance the overall design and mulch is to be provided in all

planting beds as  $\frac{3}{4}$ " Santa Ana Tan gravel. The landscape plan provides good coverage that should reach 75% coverage at maturity.

An oblong shaped area on the plan shows native grasses planted near Coors Boulevard. This area is not included on the subject property, but a note on the landscape plan states "Maintenance of the landscaping and irrigation system, including that within the adjacent public right-of-way, shall be the responsibility of the owner." The applicant submitted a letter, subsequent to the site plan submittal, stating that the grassy area is being provided to be consistent with the landscaping frontage provided by Burger King to the south and Wells Fargo to the north. The letter also states that irrigation will not be provided for this off-site landscaping. Irrigation, whether automatic or manual, should be provided until the native grasses are established. The AMAFCA drainage ditch between the right-of-way and the landscaped area on the subject property does not receive a landscape treatment, however.

#### ***Grading, Drainage, Utility Plans***

A grading and drainage plan has been submitted for review by the Public Works Hydrology Division.

#### ***Architecture and Signage***

The building is rectangular in shape with a flat roof design. Materials include tan stucco and tan split-face CMU wainscot on the north elevation and tan split-face CMU with a tan stucco banding near the roofline on all other sides. Six 12x12-foot overhead doors with glass panels dominate the east and west elevations. An 8-inch wide, red stripe is shown banding the entire building. It is unclear whether this stripe is paint, tile or other material. This should be specified on the elevation drawings. Galvanized, metal roofing accents the entire building façade.

Signage for the site consists of both a monument sign and building signage. The monument sign, located between the ditch and the 6-foot wide sidewalk, is 11-feet high and 10-feet wide. The base material is split-face CMU to match the building. The franchise name area is 3-feet high by 10-feet wide and has alternating white and red logo and lettering with a red frame. The material of this area is not labeled. Below the franchise area is a reader board, which is 2-feet by 10-feet. It appears that this monument sign has a total of approximately 500 square feet of actual potential readable space. The construction or finished material of this area also is not called out.

The building signage is located on all four side of the building. The square footage for each side is summed up on the elevation page. Signage for the west elevation consists of 1) a red jiffy lube logo on a white background, 2) 'America's Favorite Oil Change' in white letters, with height unspecified, 3) internally lit box sign with black letters on yellow background spelling out 'Pennzoil', and 4) white, illuminated letter spelling out 'jiffy lube', size unspecified, for a total square footage of 1,214 square feet. Signage for the north elevation consists of 1) a box jiffy lube logo sign that totals 650 square feet. Signage for the east elevation consists of 1) a box jiffy lube logo sign, 2) a 'jiffy lube' sign of unspecified height, and 3) a box sign that spells out 'Pennzoil' for a total of 1,203 square feet. The signage for the southern elevation consists of 1) a box jiffy lube logo sign that totals 520 square feet. The total building signage square footage is 3,587. This is an SU-1 for C-1 zone and the EPC has discretion over the amount of signage

allowed. The EPC approved design guidelines for parcel development near the subject site allow for free-standing signs that are no higher than 8-feet above grade with a maximum size of 75 square feet. The guidelines also state that façade mounted signs shall not exceed 6 percent of the facade area to which it is attached and that the maximum height for individual letters is 3-feet. In addition, no lighted signs should be placed on east-facing buildings or in a location that is visible from residential areas east of this development. All signage should be specified as to size, type, color and materials.

An outdoor patio space that is a minimum of 250 square feet in size with tables and seating should be provided. This patio should have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

The applicant was in attendance at the Pre-Hearing discussion.

***Neighborhood Concerns***

Staff has received no input or communication of any kind from neighbors or neighborhood representatives regarding this request.

***Conclusions***

The subject request is generally in compliance with the policies of the Comprehensive Plan. The location, intensity, and design of the development respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources because the design is compatible with the surrounding area and maintains the mountain views. The new growth is contiguous to existing urban facilities and where the integrity of neighborhoods can be ensured. The commercial development is located in an existing commercially zoned area at the intersection of arterial streets and with access to mass transit. The request is in compliance with the Policies of the West Side Strategic Plan by providing appropriate commercial services in areas along a major commercial corridor. Staff recommends approval of these requests.

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***FINDINGS – 01128-01749, January 17, 2002 – Site Development Plan for Subdivision***

1. This is a request for a site development plan for subdivision for Tract 3C, Black Ranch, an approximately 1.2-acre site, located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and will be in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.

***RECOMMENDATION - 01128-01749, January 17, 2002***

**APPROVAL of 01128-01749, a request for site development plan for subdivision, for Tract 3C, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 01128-01749, January 17, 2002 – Site Development Plan for Subdivision***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC

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conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Future site development plans for building permit for Lot 3C-2 shall not be delegated to the DRB for approval.
  
3. Public Works:
  - a. Provide common access agreements.
  - b. Check with Solid Waste for dumpster location.
  - c. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan.
  - d. Driveways and parking lot layout for lot 3C-2 (as shown on site plan) is not approved as part of this submittal.
  - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

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***FINDINGS – 01128-01750 – January 17, 2002 – Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
  
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
  
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.

4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and will be in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.
  
5. The submittal will be adequate with some changes and additions.

***RECOMMENDATION - 01128-01750 – January 17, 2002***

**APPROVAL of 01128-01750, a request for site development plan for building permit, for Tract 3C-1, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 01128-01750 – January 17, 2002 – Site Development Plan for Building Permit***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
  
2. A pedestrian connection to the site from the 6-foot wide walkway between the structures and the street that is clearly identified and inviting shall be provided.
  
3. The bike rack shall be set in concrete and moved to a convenient location near the building entrance but not within pedestrian pathways, vehicular drives or landscape areas.
  
4. All light fixtures shall be fully horizontal lamps so that no fugitive light shall escape beyond the property line. No light source shall be visible from the site perimeter.

5. All façade colors and materials shall be specified on the site plan, including the red stripe around the building.
  
6. No outdoor loudspeakers or other amplified public address systems are permitted.
  
7. Signage:
  - a. Free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet.
  - b. Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached.
  - c. The maximum height for individual letters is 3-feet.
  - d. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
  - e. All signage shall be specified as to size, type, color and materials.
  
8. An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. This patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
  
9. Low walls and/or landscaped berms 2 ½ to 3 feet high shall be used to screen parking areas from the adjacent street. The walls shall integrate with building materials/colors.
  
10. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All

ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

11. The refuse enclosure shall be compatible in design, color and material with building architecture. A detail drawing of the refuse enclosure shall be shown on the site plan. The gates shall be opaque; chain link gates are not allowed.
  12. Site plan for building permit for Tract 3C-2 shall come before EPC for site plan for building permit and shall not be delegated to DRB.
  13. The native grass seeding provided along Coors Boulevard will be irrigated until the landscaping is established.
  14. Public Works:
    - a. Provide common access agreements.
    - b. Check with Solid Waste for dumpster location.
    - c. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan 3C-2.
    - d. Driveways and parking lot layout for lot 3C-2 (as shown on site plan) is not approved as part of this submittal.
    - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.
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*Deborah L. Stover*  
**Planner**

cc: Presbyterian Healthcare Services, Real Estate Dept., PO Box 26666, Albuquerque, NM 87125-6666  
Rodey Law Firm, PO Box 1888, Albuquerque, NM 87103  
Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102  
Audre Bonadea, Paradise Hills Civic Association, 10137 Furman NW, Albuquerque, NM 87114  
Meredith Hughes, Paradise Hills Civic Association, 9908 La Paz NW, Albuquerque, NM 87114  
Ginger Carman, Riverfronte Estates, 1728 Rusty Road NW, Albuquerque, NM 87114  
Gary Plante, Riverfronte Estates, 1692 Pace Road NW, Albuquerque, NM 87114

***Attachments***

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

"Reviewed, no comments."

#### ***Office of Neighborhood Coordination***

"Riverfronte Estates and Paradise Hills (Both Recognized Associations) were notified."

### ***PUBLIC WORKS DEPARTMENT***

#### ***Transportation Development Services***

1. Provide common access agreements.
2. Check with Solid Waste for dumpster location.
3. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan for Tract 3C-2.
4. Driveways and parking lot layout for lot 3C-2 (as shown on site plan) is not approved as part of this submittal.

#### ***Utility Development***

Maps still show this property as outside the Municipal Limits, and this lot was not part of the original annexation request. Was the request expanded to include the lots? What zoning was established? No adverse comment on the Jiffy lube site plan for building permit. Applicant requests future approval of the northern portion to be delegated to DRB. Do Tracts 3B and 3C have the same zoning? If not they will have to go to EPC for a zone change.

#### ***Traffic Engineering Operations***

Need acceleration/deceleration lane for access, Coors is high volume/high speed here.

#### ***Hydrology***

An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

#### ***Transportation Planning***

This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways.

#### ***Street Maintenance***

No comment.

**Recommended Conditions from City Engineer**

Conditions of approval for the proposed Site Development Plan for Subdivision Purposes and Site Development Plan for Building Permit shall include:

1. Provide common access agreements.
2. Check with Solid Waste for dumpster location.
3. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan for 3C-2.
4. Driveways and parking lot layout for lot 3C-2 (as shown on site plan) is not approved as part of this submittal.
5. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

"Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Call 768-1930 for more information."

**Environmental Services Division**

No Comments Received.

**PARKS AND RECREATION**

**Planning and Design**

"Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit."

**Open Space Division**

"No Adverse comment."

**POLICE DEPARTMENT/Planning**

"No comments."

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

"Approved on condition will comply with SWMD requirements and ordinances."

**FIRE DEPARTMENT/Planning**

"New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by the Albuquerque Fire Department will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a Fire Flow Statement prior to DRB."

**TRANSIT DEPARTMENT**

"The site is within 300 feet of Routes 90 and 96. It is within a ¼ mile of Route 94."

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

No Comments Received

**ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY**

"No objection."

**ALBUQUERQUE PUBLIC SCHOOLS**

No Comments Received.

**MIDDLE RIO GRANDE COUNCIL OF GOVERNMENT**

"No adverse comment."



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

Date: January 18, 2002

### OFFICIAL NOTIFICATION OF DECISION

FILE: 01128 01749 / 01128 01750 (Project 1001206)

Presbyterian Healthcare Services  
Real Estate Department  
PO Box 26666  
Albuquerque, NM 87125-6666

**LEGAL DESCRIPTION:** Request approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 3C, Black Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard NW between Paseo del Norte NW and Irving NW, containing approximately 1.2 acres.  
(C-13) Deborah Stover, Staff Planner

On January 17, 2002, the Environmental Planning Commission voted to approve 01128 01749, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for a site development plan for subdivision for Tract 3C, Black Ranch, an approximately 1.2-acre site, located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and will be in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.

**OFFICIAL NOTIFICATION OF DECISION**

**01128 01749 / 01128 01750 (Project 1001206)**

**January 17, 2002**

**Page 2**

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Public Works:
  - a. Provide common access agreements.
  - b. Check with Solid Waste for dumpster location.
  - c. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan.
  - d. Driveway locations and parking lot layout shall be to the satisfaction of the Traffic Engineer.
  - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

---

On January 17, 2002, the Environmental Planning Commission voted to approve 01128 01750, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and will be in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.
5. The submittal will be adequate with some changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian connection to the site from the 6-foot wide walkway between the structures and the street that is clearly identified and inviting shall be provided.
3. The bike rack shall be set in concrete and moved to a convenient location near the building entrance but not within pedestrian pathways, vehicular drives or landscape areas.
4. All light fixtures shall be fully horizontal lamps so that no fugitive light shall escape beyond the property line. No light source shall be visible from the site perimeter.
5. All façade colors and materials shall be specified on the site plan, including the red stripe around the building.
6. No outdoor loudspeakers or other amplified public address systems are permitted.
7. Signage:
  - a. Free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet.
  - b. Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached.
  - c. The maximum height for individual letters is 3-feet.
  - d. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
  - e. All signage shall be specified as to size, type, color and materials.
8. An outdoor patio space that is a minimum of 150 square feet in size with tables and seating shall be provided. This patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
9. Low walls and/or landscaped berms 2 ½ to 3 feet high shall be used to screen parking areas from the adjacent street. The walls shall integrate with building materials/colors.
10. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
11. The refuse enclosure shall be compatible in design, color and material with building architecture. A detail drawing of the refuse enclosure shall be shown on the site plan. The gates shall be opaque; chain link gates are not allowed.

**OFFICIAL NOTIFICATION OF DECISION**

**01128 01749 / 01128 01750 (Project 1001206)**

**January 17, 2002**

**Page 4**

12. The native grass seeding provided along Coors Boulevard will be irrigated until the landscaping is established.

13. Public Works:

- a. Provide common access agreements.
- b. Check with Solid Waste for dumpster location.
- c. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan 3C-2.
- d. Driveway locations and parking lot layout shall be to the satisfaction of the Traffic Engineer.
- e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

**IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY FEBRUARY 1, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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

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

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

  
for Victor J. Chavez  
Planning Director

**OFFICIAL NOTIFICATION** **DECISION**  
**01128 01749 / 01128 01750 (Project 1001206)**  
**January 17, 2002**  
**Page 4**

VJC/DS/nat

cc: Rodey Law Firm, PO Box 1888, Abq., NM 87103  
Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102  
Audre Bonadea, Paradise Hills Civic Association, 10137 Furman NW, Albuquerque, NM 87114  
Meredith Hughes, Paradise Hills Civic Association, 9908 La Paz NW, Albuquerque, NM 87114  
Ginger Carman, Riverfronte Estates, 1728 Rusty Road NW, Albuquerque, NM 87114  
Gary Plante, Riverfronte Estates, 1692 Pace Road NW, Albuquerque, NM 87114



# ENVIRONMENTAL PLANNING COMMISSION

## A G E N D A

Thursday, January 17, 2002, 8:30 a.m.

Plaza del Sol Hearing Room  
Lower Level  
600 2nd Street NW

### MEMBERS

Elizabeth Begay, Chair  
Alan Schwartz, Vice Chair

Larry Chavez  
John Briscoe  
Susan Johnson

Mick McMahan  
Camilla Serrano

\*\*\*\*\*  
**NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.**

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

**There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860.**

**All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table before the floor is closed for the agenda item of interest. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation times are limited as follows, unless otherwise requested by the speaker and granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

1. Call to Order.
  - A. Election of EPC Officers for 2002.
  - B. Announcement of changes and/or Additions to the Agenda.
  - C. Approval of the Amended Agenda.

**EPC AGENDA  
JANUARY 17, 2002  
PAGE 2**

2. 01114 01071  
01110 01107  
Project #1001370  
Consensus Planning, Inc., agents for HAT, Inc., request annexation and establishment of RD zoning for Tract E 1/2 , SE 1/4, NE ¼, Section 33, Township 10 North, Range 4 East, located on Juan Tabo right-of-way between Four Hills and Eubank Boulevard, containing approximately 21.4 acres. (M-21) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
3. 01110 01075  
01128 001076  
Project #1001372  
Consensus Planning, Inc., agents for Sandia Properties request a zone map amendment from SU-1 to R-LT plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 18A, Ventana Ranch, located on Rainbow Boulevard between Ventana Village and AMAFCA Channel, containing approximately 7.53 acres. (B-9) Mary Piscitelli, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
4. 01128 01088  
01128 01089  
Project #1001182  
Tierra West LLC, agents for West Ridge Limited Partnership request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B, Westridge Mobile Home Park, Phase 2, zoned SU-1 MH, located on 94<sup>th</sup> Street NW between Bluewater Road NW and Avalon Road NW, containing approximately 7.5 acres. (K-9) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
5. 01110 01402  
Project #1001521  
Patrick Bingham, Attorney, agent for Orlando Garcia request a zone map amendment from O-1 to C-2 for Lots 16 & 17, Block 1, Mayflower Heights subdivision, located on Churchill SW between 55<sup>th</sup> Street and Old Coors SW, containing approximately 0.25 acres. (K-11) Juanita Vigil, Staff Planner **(CONTINUED FROM NOVEMBER 15, 2001)**
  
6. 01110 01414  
Project #1001527  
Randall Risinger, agent for Christopher Gallegos request a zone map amendment from RA-2 to R-T, for Lot 57, MRGCD Map 35, located on Rio Grande Boulevard NW between Los Anayas Road NW and Zickert Road NW, containing approximately 0.2907 acre. (H-12 & 13) Deborah Stover, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
7. 01114-01753  
01110-01754  
01138-01755  
Project 1001627  
Mark Goodwin & Associates, PA, agents for TS McNaney & Assoc., request Annexation, Zone Establishment of RD/9du acre, and an amendment to the Tower/Unser Sector Development Plan for Unplatted Tracts in NE/4 Section, Section 27, T10N R2E Unit #6, Board of Education Property, located on Stinson Street, SW between Bridge Boulevard and Eucariz Avenue SW, containing approximately 9.63 acres. (L-10) Loretta Naranjo Lopez, Staff Planner

8. 01110-01668  
Project 1000893 Consensus Planning, Inc., agent for Bob Kunath, request approval of a Zone Map Amendment from R-T to SU-1 for C-1 uses for Tract A-2, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located west of Unser Boulevard NW, north of McMahon NW, containing approximately .73 acres. (A-11) Russell Brito, Staff Planner
9. 01110-01613  
01138-01614  
Project 1001579 Greater Albuquerque Housing Partnership request approval of a Zone Map Amendment from SU-1 for Church and Related Facilities to R-2, for Lots 21, 22, 23 and 24, Block 13, Emil-Mann Addition, located on Bell Avenue SE between Zuni and Trumbull SE, containing approximately .62 acre. (L-19) Loretta Naranjo Lopez, Staff Planner
10. 01110-01682  
Project 1001593 Raymond and/or Ronald Benavidez, agents for Steven Yi, request approval of a Zone Map Amendment from C-1 to C-2 for a portion of Lot 30, Block 30, Virginia Place Addition, located on Valencia SE near Gibson SE between San Pedro SE and San Mateo SE, containing approximately 0.25 acres. (L-18) Lola Bird, Staff Planner
11. 01221-01737  
Project 1001620 The City of Albuquerque Planning Department, agent for the Albuquerque City Council, requests approval of a text amendment to the Comprehensive City Zoning Code, Section 14-16-1-5, R.O.A.1994, to revise the definition of "premises". (City Wide) Simon Shima, Staff Planner
12. 01110-01741  
Project 1001141 Rick Bennett Architects, agent for Louis Herrera, request approval of a Zone Map Amendment from P, Parking Zone, to C-2, Community Commercial Zone, for Lots 3 & 20, Block 7, Mesa Village Subdivision, located at 1200 Wyoming Boulevard NE between Summer Avenue NE and Mountain Road NE, containing approximately 0.33 acres. (J-19) Debbie Stover, Staff Planner
13. 01138-01744  
Project 1001624 Consensus Planning, Inc., agents for Commercial Interest Group, request approval of an amendment to the University of Albuquerque Sector Development Plan for Lot B1, Oxbow Park and Lot B1, Archdiocese of Santa Fe, zoned SU-3 and located on Coors Boulevard, NW between St. Joseph's, NW and Western Trail, NW. (G-11 & F-11) Mary Piscitelli, Staff Planner
14. 01128-01743  
Project 1001623 Nick Nellos of Thomsen Nellos Engineering, agents for Connie Nellos of Nellos Bros., Inc., request approval of a Site Development Plan for Building Permit for Tract G-2A-1, Seven Bar Ranch, zoned SU-1 for IP uses and located on Ellison Drive NW between New Mexico 528 and Cottonwood Drive, NW, containing approximately 6 acres. (A-14) Debbie Stover, Staff Planner

**EPC AGENDA**  
**JANUARY 17, 2002**  
**PAGE 4**

15. 01128-01748  
Project 1000901 Consensus Planning Inc., agents for Bosque School, request approval of a Site Development Plan for Building Permit for a Gymnasium for Lot 4A, Bosque Preparatory School, zoned SU-1 for School & Related Uses and located on Learning Road NW between Montano Road NW and Namaste Road NW, containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner
  
16. [REDACTED]  
[REDACTED]  
[REDACTED] Rodey Law Firm/Consensus Planning, agents for Presbyterian Healthcare Services, request approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 3C, Black Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard NW between Paseo del Norte NW and Irving NW, containing approximately 1.2 acres. (C-13) Debbie Stover, Staff Planner
  
17. 01128-01751  
Project 1001626 Garrett Smith Ltd., agents for New Life Homes, Inc., request approval of a Site Development Plan for Building Permit for the westerly portion of Tract III, Town of Atrisco Grant Unit 6, zoned SU-1/PRD and located on Gwin SW and Delia SW between 69<sup>th</sup> Street SW and Airport Drive SW, containing approximately 1.07 acres. (K-10) Lola Bird, Staff Planner
  
18. 01128-01757  
01110-01758  
Project 1000262 DCSW Inc. Architects, agents for Sandia Tech Center LLC, request approval of a Zone Map Amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, plus approval of a Site Development Plan for Subdivision for Tract 2, Costco Development, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank Boulevard SE and Elizabeth Street SE, containing approximately 13.1696 acres. (L-21) Debbie Stover, Staff Planner
  
19. 01110-01759  
01128-01760  
01128-01761  
Project 1001628 Consensus Planning, Inc., agents for Jude Baca, request approval of a Zone Map Amendment from SU-1 for Equestrian Center to SU-1 for PRD/43 single family du, plus approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Lot Z1, Unit 2, Saddle Ridge, located on Montano NW between Unser Boulevard NW and Coors Boulevard NW, containing approximately 8 acres. (E-11) Lola Bird, Staff Planner
  
20. 01128-01763  
Project 1000262 Tierra West LLC, agents for The Home Depot, request approval of a Site Development Plan for Building Permit for Tract 2-B-1, Renaissance Center, zoned SU-1 for C-2 uses and located at 1220 Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE, containing approximately 11.63 acres. (F-16) Juanita Vigil, Staff Planner

21. 01110-01769      John R. Sena, agent for Sena Properties, Inc., request approval of a Zone Map  
Project 1001630      Amendment from O-1 to C-1 for Tracts A & B, Grevey Addition, located on  
Lomas Boulevard NE between Eubank NE and Wyoming NE, containing  
approximately 1.1 acres. (J-20) Makita Hill, Staff Planner
  
22. 01110-01745      Consensus Planning, agents for S.T. Development LLC, request approval of a  
01138-01746      Zone Map Amendment from R-T to SU-1 for C-1 Including Package Liquor Sales  
01128-01747      Ancillary to a Grocery Store, an amendment to the Tower/Unser Sector  
Project 1001625      Development Plan, and approval of a Site Development Plan for Subdivision for  
Lot 1-B, Block 11, Lands of Atrisco Grant, located on 98<sup>th</sup> Street SW between  
Eucariz Avenue and Tower Road SW, containing approximately 11.58 acres.  
(L-9) Loretta Naranjo Lopez, Staff Planner
  
23. 01128-01765      Tierra West LLC, agents for Union Pension Transaction Trust NM 93-2, request  
01128-01767      approval of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for  
01110-01768      Auto Sales and C-1 uses, plus approval of a Site Development Plan for  
Project 1000419      Subdivision, plus approval of a Site Development Plan for Building Permit for  
Tract 1B1A and 1B1B and 1B1C, Renaissance Center, located on Renaissance  
Boulevard NE between Montano Road NE and Union Way Road NE, containing  
approximately 2 acres. (F-16) Lola Bird, Staff Planner
  
24. 01110-01777      John A. Myers, Esq., agent for Sheilah Garcia, request approval of a Zone Map  
01128-01778      Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site  
Project 1000190      Development Plan for Building Permit for Lot 7 and the north ten feet of Lot 8,  
Block 24, East End Addition, located on Vermont Street NE between Lomas  
Boulevard NE and Marble Avenue NE, containing approximately 0.2066 acres.  
(J-19) Juanita Vigil, Staff Planner
  
25. Other Matters.
  
- 26 Adjourn.

# FAX TRANSMITTAL

City of Albuquerque Planning Department  
Development Services Division  
924-3860 / 924-3339 FAX  
rev: 2/2000 x:\share\epc\stuffs\siteplan\fax\fst

PAGE 1 of 1

DATE: 11.30.01

TO: Consensus Planning [BY FAX] (842.5495)  
FROM: Planning Dept 924.3860  
SUBJECT: Pres. Health Care Svcs / HFFy Lube

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on Jan 17, 2002, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, Dec 5, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

## DEFICIENCIES:

- need LOW + FF for Courts
- need FF for Valley View
- need note stating compliance w/ Water Conserv. Ordinance
- need sidewalk width.
- need location of fire hydrant
- need ~~height~~ dimensions of all ~~major~~ major facade elements, (including bldg height + width)

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: 1-17-02

Zone Atlas Page: C-13-E

Notification Radius: 100 Ft.

App# <u>01128-00000-01749</u>
Proj# <u>1001206</u>
Other# <u>01128-00000-01750</u>

Cross Reference and Location: \_\_\_\_\_

Applicant: Presbyterian Health Care Services / Real Estate Dept.

Address: P.O. Box 26666, Albany, NM 87125-6666

Agent: Bokey Law Firm / Consensus Planning

Address: P.O. Box 1888 / 924 Park Ave SW, 87102  
Albany, NM 87103

SPECIAL INSTRUCTIONS

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: 1-2-02

Signature: Noleen Smith



1013064                    \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306434738510413      LEGAL: TRAC T 3G BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:  
PROPERTY ADDR: 00000    9386 COORS BLV NW  
OWNER NAME: PRESBYTERIAN HEALTHCARE  
OWNER ADDR: 00000      PO BOX 26666                    ALBUQUERQUE      NM    87125

101306436440410412      LEGAL: TRAC T 3B BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:  
PROPERTY ADDR: 00000    9390 COORS BLV  
OWNER NAME: NORWEST BANK NEW MEXICO  
OWNER ADDR: 00000      PO BOX 1081                    ALBUQUERQUE      NM    87103

106434036610414        LEGAL: TRAC T 3D BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:  
PROPERTY ADDR: 00000    9380 COORS BLV NW  
OWNER NAME: PRESBYTERIAN HEALTHCARE  
OWNER ADDR: 00000      PO BOX 26666                    ALBUQUERQUE      NM    87125

101306432535310415      LEGAL: TRAC T 3E -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING LAND USE:  
PROPERTY ADDR: 00000    9370 VALLEY VIEW DR NW  
OWNER NAME: GUTIERREZ LARRY P & JANE H  
OWNER ADDR: 03313      GIRARD                            NE ALBUQUERQUE    NM    87107

101306433832710407      LEGAL: TRAC T 3F -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING LAND USE:  
PROPERTY ADDR: 00000    9368 COORS BLV NW  
OWNER NAME: BLACK ALBERT J ETUX  
OWNER ADDR: 00000      PO BOX 37109                    ALBUQUERQUE      NM    87176

101306435133810408      LEGAL: TRAC T 3G -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING LAND USE:  
PROPERTY ADDR: 00000    9374 COORS BLV NW  
OWNER NAME: BLACK ALBERT J ETUX  
OWNER ADDR: 00000      PO BOX 37109                    ALBUQUERQUE      NM    87176

101306436235410409      LEGAL: TRAC T 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:  
PROPERTY ADDR: 00000    9378 VALLEY VIEW DR NW  
OWNER NAME: SEVEN BAR LAND & CATTLE CO  
OWNER ADDR: 00000      PO BOX 37109                    ALBUQUERQUE      NM    87176

101306437237110410      LEGAL: TRAC T 3I BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:  
PROPERTY ADDR: 00000    9384 VALLEY VIEW NW  
OWNER NAME: SEVEN BAR LAND & CATTLE CO  
OWNER ADDR: 00000      PO BOX 37109                    ALBUQUERQUE      NM    87176

101306437838910411      LEGAL: TRAC T 3J BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:

PROPERTY ADDR: 00000 9388 VALLEY VIEW DR NW  
OWNER NAME: SEVEN BAR LAND & CATTLE CO  
OWNER ADDR: 00000 PO BOX 37109 ALBUQUERQUE NM 87176

101306438443110202 LEGAL: TR 3 A1 P LAT OF TR 3A1 BLACK RANCH CONT 1.4026 AC M LAND USE:  
PROPERTY ADDR: 00000 9400 COORS RD NW  
OWNER NAME: PSG LTD PTNS PO BOX 25845 ALBUQUERQUE NM 87125  
OWNER ADDR: 00000

101306440532710102 LEGAL: MRGC D MA P 25 TRACT 5A1A (AKA TR 12 EXC PORT. OUT T LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: BLACK ALBERT J ETUX  
OWNER ADDR: 00000 PO BOX 37109 ALBUQUERQUE NM 87176

101306423734120210    LEGAL: TR A 1A P LAT FOR THE PLAZA AT PASEO DEL NORTE TRACT    LAND USE:  
 PROPERTY ADDR: 00000    9311 COORS BLV  
 OWNER NAME: PRICE REIT INC  
 OWNER ADDR: 00145    SOUTH FAIRFAX    AV    LOS ANGELES    CA    90036

101306430142820213    LEGAL: TR D PLA T FOR THE PLAZA AT PASEO DEL NORTE TRACTS    LAND USE:  
 PROPERTY ADDR: 00000    9371 COORS BLV  
 OWNER NAME: DAYTON HUDSON CORPORATION  
 OWNER ADDR: 00777    NICOLLET MALL    MINNEAPOLIS    MN    55402

101306433644320214    LEGAL: TR E PLA T FOR THE PLAZA AT PASEO DEL NORTE TRACTS    LAND USE:  
 PROPERTY ADDR: 00000    9391 COORS NW  
 OWNER NAME: PASEO DEL NORTE PLAZA  
 OWNER ADDR: 05215    PHOENIX    NE ALBUQUERQUE    NM    87110

101306435444710303    LEGAL: TRAC T B- 2 OF REPL TR B TR N PARADISE HILLS INDUSTR    LAND USE:  
 PROPERTY ADDR: 00000    9395 COORS NW  
 OWNER NAME: ALVARADO ROBERT L & LINDA G  
 OWNER ADDR: 01266    SANTA FE    DR    DENVER    CO    80204



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association 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 updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: November 6, 2001

TO CONTACT NAME: Karin Pitman  
 COMPANY/AGENCY: Consensus Planning  
 ADDRESS/ZIP: 924 Park Ave. SW 87102  
 PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 11-6-01 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project Tract 3C, Black Ranch

zone map page(s) C-13

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

~~Neighborhood Association~~  
Paradise Hills Civic  
 Contacts: Andre Bonadea  
10137 Durman NW  
897-9663 (h) 87114  
Meredith Hushes  
9908 La Paz NW  
898-0909 (h) 87114

Neighborhood Association  
Riverfront Estates  
 Contacts: Singer Carman  
1728 Rusty Rd. NW  
792-7444 (h) 87114  
Dany Plante  
1692 Pace Rd. NW  
235-2020 (h) 87114

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 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 FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely, -

Dalana S. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Presbyterian Health Care Services Date of Request: 11/26/01 Zone Atlas Page(s): C-13  
CURRENT: Zoning SU-1 for C-1 Legal Description: Lot or Tract # 3C Block # \_\_\_\_\_  
Parcel Size (acres/sq.ft.) 1.2 acres Subdivision Name Black Ranch

### REQUESTED CITY ACTION(S):

Annexation [ ]  
Sector Plan Amendment [ ]  
Zone Map Amendment [ ]  
Other [ ]

### Site Development Plan :

a.) Subdivision [X] d. Building Permit [X]  
b.) Building Purposes [ ] e. Other [ ]  
c.) Amendment [ ]

### PROPOSED DEVELOPMENT:

No construction/development [ ]  
New construction [X]  
Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION:

Number of units \_\_\_\_\_  
Building size 2400 (sq. ft.)

*Site Plan for Sub  
& Building Permit  
for a diff. labe  
creation of lot.*

Note: 1. Changes made to development proposals from the information provided, may change the TIS/AQIA analysis requirements.

Applicant or Agent for the Applicant [Signature] Date 26 Nov 01

TRAFFIC IMPACT STUDY REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

PWD, Div. & Bldg. Services Div., Transportation Dev. Section, 2<sup>nd</sup> Floor, 600 2<sup>nd</sup> St. NW, Plaza del Sol Bldg., 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [X] Previously studied [ ] Mitigating reasons for not requiring TIS:

Notes:

*Does Not Meet Threshold.*

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 updated or new TIS.

TRAFFIC ENGINEER Joseph D. Montano

DATE Nov. 26, 2001

### AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA **must be completed prior to applying to EPC.** 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.

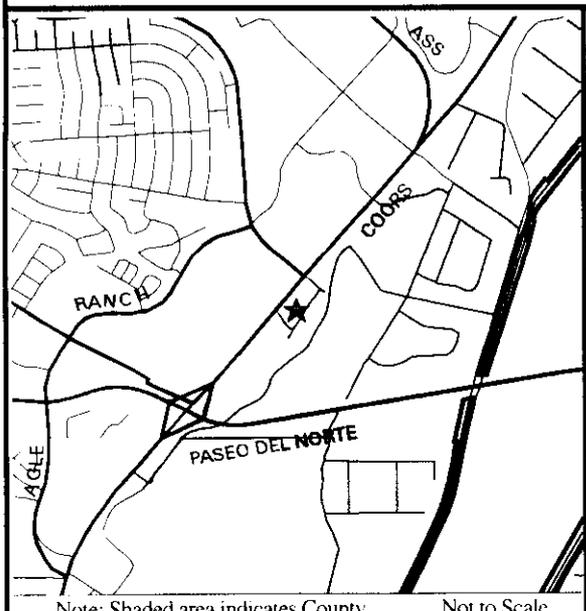
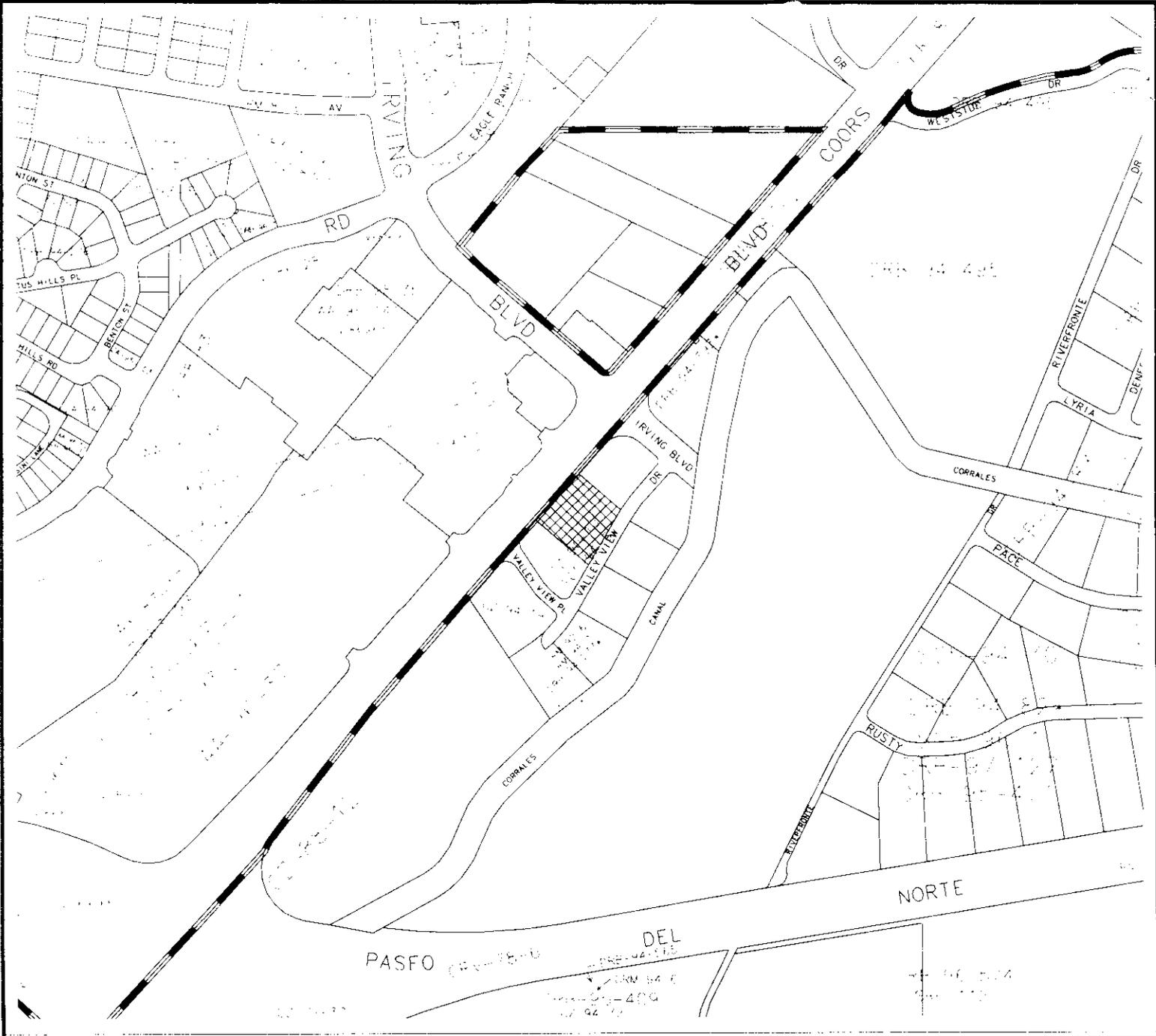
TIS - SUBMITTED    /   /   

- FINALIZED    /   /   

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

DATE \_\_\_\_\_





**HISTORY MAP**



Scale 1" = 524'

PROJECT NO.  
1001206

HEARING DATE  
1-17-02

MAP NO.  
C-13

APPLICATION NO.  
01128-00000-01749  
01128-00000-01750

Note: Shaded area indicates County Not to Scale



Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
___ Major Subdivision action		___ Annexation & Zone Establishment	
___ Minor Subdivision action		___ Sector Plan	
___ Vacation	<b>V</b>	___ Zone Change	
___ Variance (Non-Zoning)		___ Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input checked="" type="checkbox"/> ...for Subdivision Purposes		___ Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
___ IP Master Development Plan		ZHE, Zoning Board of Appeals	
___ Cert. of Appropriateness (LUCC) L			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Presbyterian Health Care Services PHONE: 841-1697  
 ADDRESS: Real Estate Dept. P.O. Box 26666 FAX: 841-1399  
 CITY: Albuquerque STATE NM ZIP 87125-6666 E-MAIL: rholm@phs.org  
 Proprietary interest in site: owner  
 AGENT (if any): Rodey Law Firm/Consensus Planning PHONE: 768-7224/764-9801  
 ADDRESS: P.O. Box 1888/924 Park Avenue SW FAX: 768-7395/842-5495  
 CITY: Albuquerque STATE NM ZIP 87103/87102 E-MAIL: sbfox@rodey.com  
cp@consensusplanning.com

DESCRIPTION OF REQUEST: Site Plan for Subdivision for Tract 3C, 1.2 acres; Site Plan for Building Permit for 0.6245 acres

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. Tract 3C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Black Ranch  
 Current Zoning: SU-1 for C-1 Proposed zoning: same  
 Zone Atlas page(s): C-13-Z No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 1.2 ac. Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no  
 UPC No. 101306434738510413 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW  
 Between: Paseo del Norte NW and Irving 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.): \_\_\_\_\_

(see attachment)

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 10/3/01

SIGNATURE James K. Strozier, AICP DATE 11/28/01  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01125 - 01749</u>	<u>SDP Subl</u>	<u>P(1)</u>	<u>\$ 350.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01125 - 01750</u>	<u>SDP BP</u>	<u>P(1)</u>	<u>\$ 350.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill		<u>Adv. Fee</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>January 17, 2002</u>			<u>\$ 775.00</u>

James K. Strozier 11/29/01  
 Planner signature / date

Project # 1001206

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**IP MASTER DEVELOPMENT PLAN**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings. 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
  - 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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- 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 Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

**NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- n/a* 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 free standing tower
  - Registered Engineer'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. Refer to schedule. **Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
  - Site plans and related drawings reduced to 8.5" x 11" format
  - 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 Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

JAMES K. GROZICK, AICP

Applicant name (print)

[Signature] 11/29/01  
Applicant signature / date

Form revised September 2001

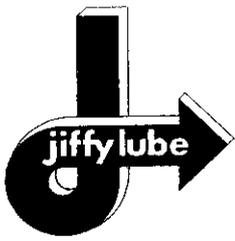


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 01128 - 01749  
 01128 - 01750

[Signature] 11/29/01  
Planner signature / date

**Project #** 1001206



**jiffylube<sup>®</sup>**

**LUBRICAR, INC.**

1316 JACKIE ROAD, S.E., SUITE 800

RIO RANCHO, NM 87124-1045

(505) 896-8996

FAX (505) 896-0105

November 6, 2001

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on behalf of Jiffy Lube (Lubricar) regarding the Site Plan for Subdivision and Site Plan for Building Permit request for the Tract 3C, Black Ranch site east of Coors Boulevard between Paseo del Norte and Irving.

Sincerely,

Keith Mortensen  
Owner  
Jiffy Lube (Lubricar)



**PRESBYTERIAN**  
Healthcare Services

---

November 9, 2001

TO WHOM IT MAY CONCERN:

The Firm of Rodey, Dickason, Sloan, Akin & Robb, P.A., and Consensus Planning are hereby authorized to act on behalf of Presbyterian Healthcare Services in regard to the application for site plan for subdivision of Tract 3C Black Ranch.

Sincerely,

James R. Jeppson  
Administrative Director  
Presbyterian Healthcare Services

cc: Gene Walton  
Susan B. Fox  
Ruthann Holm  
Jim Strozier

---

P.O. Box 26666 • Albuquerque, NM 87125-6666 • (505) 841-1234

*Presbyterian serves to improve the  
health of individuals, families and communities.*

**Corporate Properties Group**  
MAC Q2129-113  
200 Lomas Blvd. NW  
Albuquerque, NM 87102  
505 766-7301  
505 766-7332 Fax

**Gary D. Williams**  
Vice President



November 6, 2001

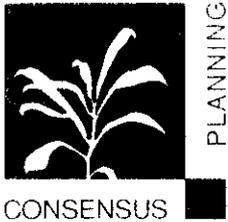
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on behalf of Wells Fargo Bank regarding the Site Plan for Subdivision request for the Tract 3C, Black Ranch site east of Coors Boulevard between Paseo del Norte and Irving.

Sincerely,

Gary D. Williams  
Vice President  
Wells Fargo Bank



November 27, 2001

Ms. Elizabeth Begay, Chairman  
Environmental Planning Commission  
600 Second Street NW, Suite 300  
Albuquerque, New Mexico 87102

Re: Northeast corner of Coors and Paseo del Norte

Dear Commissioner Begay:

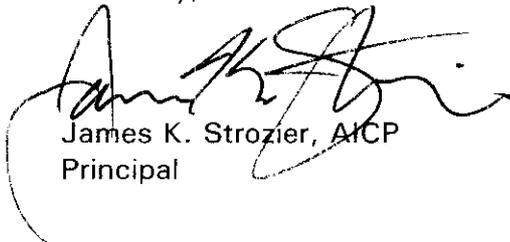
The purpose of this letter is to describe the actions we are requesting of the EPC at the January hearing. We request the approval of the attached Site Plan for Subdivision for Tract 3C, Black Ranch, consisting of 1.2 acres. In addition, we request the approval of a Site Plan for Building Permit for the southern portion of the site (future Tract 3C-1), consisting of 0.6245 acres. The current zoning, SU-1 for C-1 will not change with this subdivision. See attached zone atlas sheet with property indicated and the enclosed drawings.

This property was part of the recent Annexation and Establishment of Zoning for these properties on the east side of Coors Boulevard. The subdivision of this tract is consistent with the provisions of the City Subdivision regulations and Zoning Ordinance. The proposed Site Plans are in conformance with City plans and policies including the Comprehensive Plan, West Side Strategic Plan, and the Coors Corridor Plan.

The southern portion of the property (future Tract 3C-1) will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B. As a part of the Site Plan for Subdivision, we are requesting that the Site Plan for Building Permit for the bank expansion be delegated to the Development Review Board provided that it is consistent with the schematic layout shown.

Please feel free to call me at 764-9801 if you desire any additional information or have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

c: Project Team

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

PLANNING

Karen W. Mason, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

**Tract 3C, Black Ranch**  
**CASE HISTORY INFORMATION:**

**County**

ZA-94-95

CZ-90-10

**City**

AX-83-17

Z-83-93

Project# 1001206: Annexation #01114 00000 00556, Establishment of Zoning  
#01110 00000 00557, Site Development Plan for Subdivision#01128  
00000 00558

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Protestant Health Care Services Date of Request: 11/26/01 Zone Atlas Page(s): C-13

CURRENT: Zoning SU-1 for C-1 Legal Description: Lot or Tract # 3C Block # \_\_\_\_\_  
Parcel Size (acres/sq.ft.) 1.2 acres Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):  
Annexation [ ] Site Development Plan :  
Sector Plan Amendment [ ] a.) Subdivision [X] d. Building Permit [X]  
Zone Map Amendment [ ] b.) Building Purposes [ ] e. Other [ ]  
Other [ ] c.) Amendment [ ]

PROPOSED DEVELOPMENT: No construction/development [ ]  
New construction [X] GENERAL DESCRIPTION OF ACTION: Number of units \_\_\_\_\_  
Expansion of existing development [ ] Building size 2400 (sq. ft.)  
*Site Plan for Sub & Building Permit for a diff. lot creation of lot*

Note: 1. Changes made to development proposals from the information provided, may change the TIS/AQIA analysis requirements.  
Applicant or Agent for the Applicant [Signature] Date 26 Nov 01

TRAFFIC IMPACT STUDY REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

PWD, Div. & Bldg. Services Div., Transportation Dev. Section, 2<sup>nd</sup> Floor, 600 2<sup>nd</sup> St. NW, Plaza del Sol Bldg., 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [X] Previously studied [ ] Mitigating reasons for not requiring TIS:  
Notes:  
Does Not Meet Threshold.

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 updated or new TIS.

TRAFFIC ENGINEER Joseph D. Montano DATE Nov. 26, 2001  
*for*

### AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA must be completed prior to applying to EPC. 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



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association 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 updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: November 6, 2001

TO CONTACT NAME: Karin Pitman  
COMPANY/AGENCY: Consensus Planning  
ADDRESS/ZIP: 924 Park Ave. SW 87102  
PHONE/FAX #: 764-9801 / 842-6495

Thank you for your inquiry of 11-6-01 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project Tract 3C, Black Ranch

zone map page(s) C-13

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

~~Neighborhood Association~~  
Paradise Hills Civic  
 Contacts: Audre Bonadea  
10137 Durman NW  
897-9663 (h) 87114  
Meredith Hughes  
9908 La Paz NW  
898-0909 (h) 87114

Neighborhood Association  
Riversfront Estates  
 Contacts: Singer Carman  
1728 Rusty Rd. NW  
792-7444 (h) 87114  
Mary Plante  
11092 Pace Rd. NW  
235-2020 (h) 87114

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 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 FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely, -  
Dalana S. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.



November 27, 2001

Ms. Audre Bonadea  
Paradise Hills Civic Association  
10137 Furman NW  
Albuquerque, NM 87114

Landscape Architecture  
Urban Design  
Planning Services

Dear Ms. Bonadea:

924 Park Avenue SW  
Albuquerque, NM 87102

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

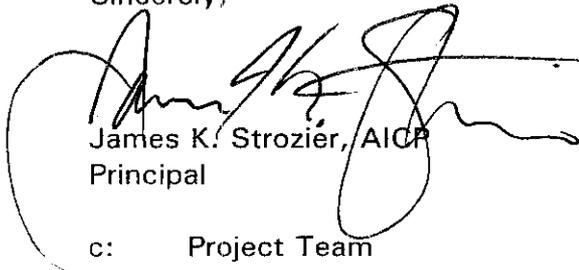
The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

c: Project Team

PRINCIPALS

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

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit, and Elevations



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

April 26, 2001

Ms. Meredith Hughes  
Paradise Hills Civic Association  
9908 La Paz NW  
Albuquerque, NM 87114

Dear Ms. Hughes:

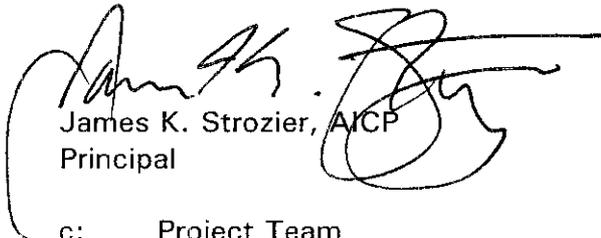
The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



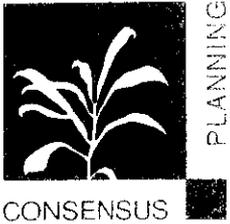
James K. Strozier, AICP  
Principal

PRINCIPALS

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

c: Project Team

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit,  
and Elevations



April 26, 2001

Ms. Ginger Carman  
Riverfronte Estates Neighborhood Association, Inc.  
1728 Rusty Road NW  
Albuquerque, NM 87114

Landscape Architecture  
Urban Design  
Planning Services

Dear Ms. Carman:

The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

924 Park Avenue SW  
Albuquerque, NM 87102

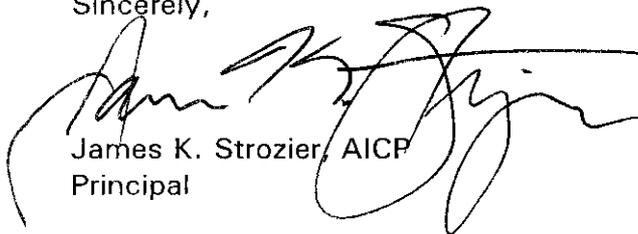
(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

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The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

c: Project Team

PRINCIPALS

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

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit,  
and Elevations



April 26, 2001

Mr. Gary Plante  
Riverfronte Estates Neighborhood Association, Inc.  
1692 Pace Road NW  
Albuquerque, NM 87114

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Plante:

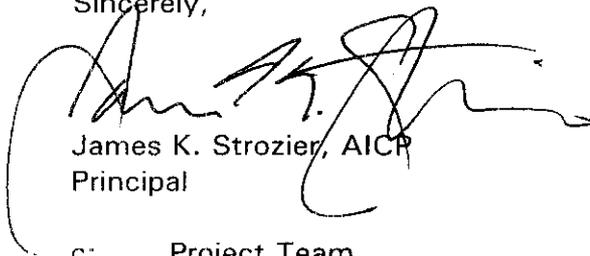
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The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

c: Project Team

PRINCIPALS

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

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit, and Elevations

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

7000 2670 0000 1140 0411

ALBUQUERQUE, NM 87114		UNIT ID: 0101
Postage	\$ 0.80	Postmark Here Clerk: KX6MZZ 11/29/01
Certified Fee	2.00	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.40	
Sent To <i>Ginack Carrman</i>		
Street, Apt. No. or PO Box No. <i>1728 Rusty Road NW</i>		
City, State, ZIP+4 <i>Albuquerque, NM 87114</i>		

PS Form 3800, May 2000 See Reverse for Instructions

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

7000 2670 0000 1140 0404

ALBUQUERQUE, NM 87114		UNIT ID: 0101
Postage	\$ 0.80	Postmark Here Clerk: KX6MZZ 11/29/01
Certified Fee	2.00	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.40	
Sent To <i>Meredith Hughes</i>		
Street, Apt. No. or PO Box No. <i>908 La Paz NW</i>		
City, State, ZIP+4 <i>Albuquerque, NM 87114</i>		

PS Form 3800, May 2000 See Reverse for Instructions

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

7000 2670 0000 1140 0426

ALBUQUERQUE, NM 87114		UNIT ID: 0101
Postage	\$ 0.80	Postmark Here Clerk: KX6MZZ 11/29/01
Certified Fee	2.00	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.40	
Sent To <i>Gary Plante</i>		
Street, Apt. No. or PO Box No. <i>1092 Page Road NW</i>		
City, State, ZIP+4 <i>Albuquerque, NM 87114</i>		

PS Form 3800, May 2000 See Reverse for Instructions

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

7000 2670 0000 1140 0396

ALBUQUERQUE, NM 87114		UNIT ID: 0101
Postage	\$ 0.80	Postmark Here Clerk: KX6MZZ 11/29/01
Certified Fee	2.00	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.40	
Sent To <i>Audre Bonadca</i>		
Street, Apt. No. or PO Box No. <i>10137 Furman NW</i>		
City, State, ZIP+4 <i>Albuquerque, NM 87114</i>		

PS Form 3800, May 2000 See Reverse for Instructions

# Peace Builders

PROJECT #1001206

FACILITATOR'S REPORT dated January 6, 2002

NO FACILITATED MEETING HELD

between Applicant/Agent: Presbyterian Healthcare Services/Rodey Law  
Firm and Consensus Planning

and

Neighborhood Associations: Riverfronte/Ginger Carman  
Paradise Hills/Andre Bonadera

re: Project #1001206 which requests approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 3C, Black Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard N.W. between Paseo del Norte and Irving  
Debbie Stover, Staff Planner

Facilitator: Kathleen B. Anthony

Comments: Mr. Strozier of Consensus Planning told facilitator that should neighborhood associations want to meet, he would be available. Ms. Carman indicated that she would present this application to Riverfronte Estates Board of Directors and notify facilitator if people decided a meeting was needed. She had not notified facilitator of a need by January 6, 2002.





## Memorandum

**To:** Debbie Stover, EPC Case Planner

**From:** Karin Pitman, AIA, RLA, Senior Planner/Landscape Architect *KMP*

**Date:** January 8, 2002

**Re:** Jiffy Lube (Tract 3C, Black Ranch), EPC Project #1001206

I am writing in response to your conversation with Jim Strozier yesterday about the landscaping adjacent to Coors Boulevard NW and west of the drainage ditch. We are providing this native shrub area to be consistent with the landscaping which was provided at Burger King's frontage to the south, and with what exists at the Wells Fargo site to the north. We did not propose any landscaping within the ditch as this is an existing AMAFCA facility and we did not think it appropriate to provide landscaping within a drainage facility. We do not intend to provide an irrigation system on the west side of the ditch, and the notes will be revised to reflect this.

I hope this serves to answer your questions about the Landscape Plan. If not, please feel free to call me at 764-9801.

1 505 897 9877;# 2  
Page 2

## 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)

## 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.
- 13. Landscaped area requirement, in square feet and percent: 3,506 (19%)
- 14. Landscaped area provided, in square feet and percent: 4,345 (10.6%)

## 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 (N/A)

### 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

2. **Non-Structural and Parking**

- ✓ 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: 12  
Provided: 15
  - ✓ 10. Handicapped parking, spaces required: 1  
Provided: 1
- ✓ B. Bicycle racks, spaces required: 1  
Provided: 2
- ✓ 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
- ✓ 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.
- NA 6. Rail spurs, if applicable
- NA 7. Location of traffic signs and signals related to the functioning of the proposal.
- NA 8. Bikeways
- NA 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**

- \_\_\_ 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

- 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**

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

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN** (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height *See accompanying Site Plan for Building*
  - b. Minimum Building Setback
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY  
recommended)

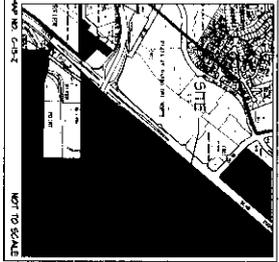
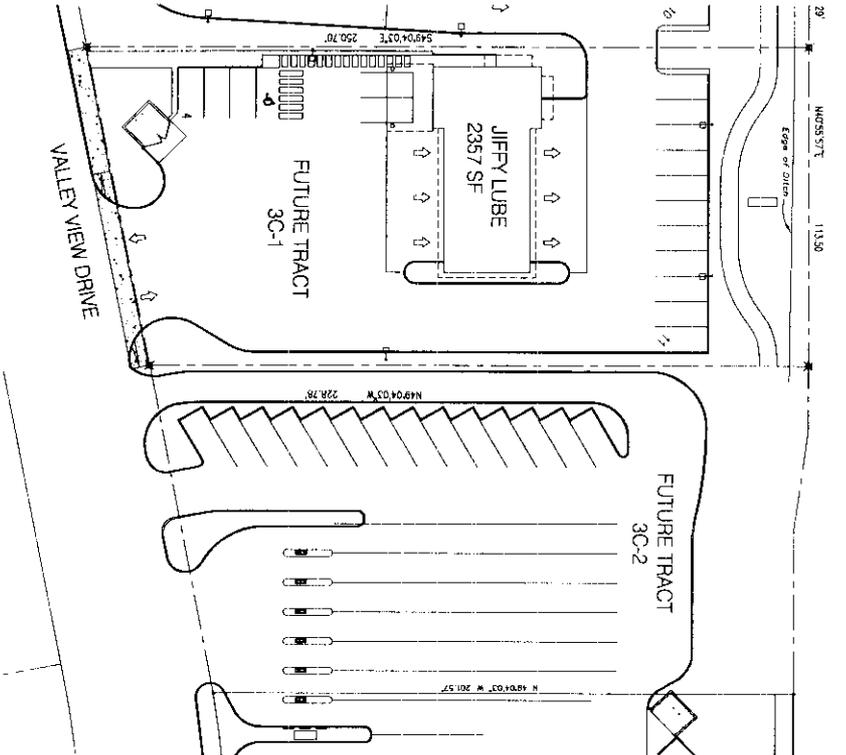
- \_\_\_ 1. Overall Design Theme and Land Use Concept
- \_\_\_ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- \_\_\_ 3. Street Design
- \_\_\_ 4. Transit Facilities (benches, shelters; pedestrian connections, etc.)
- \_\_\_ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- \_\_\_ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- \_\_\_ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- \_\_\_ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- \_\_\_ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

NA – Site Plan for Building Permit accompanies this request.

**COORS BOULEVARD NW**

Edge of Approval

Edge of Drive



**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**REQUIRED INFORMATION**

**TRACT SIZES** - The site consists of Tract 3C, Block Ranch and is 1.8 acres. The subdivision will create two tracts, Tract 3C-1 and Tract 3C-2. The area of 0.8245 Acre (5754 sq. ft.) is reserved for Tract 3C-2 and will be combined with the existing 7.1751 acre site.

**PROPPOSED USE** - The zoning for all tracts shall be S.U.1.1 for C-1 uses.

**RESTRICTIONS AND EGRESS** - Pedestrian and vehicular ingress and egress shall be on Valley View Drive. No direct vehicular access shall be permitted from Coors Boulevard pursuant to the Coors Center Plan. Pedestrian connections to Coors Boulevard and the new sidewalk on Valley View Drive shall be determined in accordance with the individual Site Plans for Building Permit.

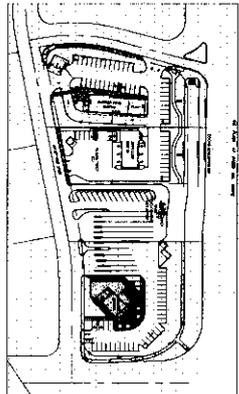
**INTERNAL CIRCULATION REQUIREMENTS** - There shall be the red access between Tracts 3C and 3C-1, as well as between 3C-2 and 3C. There shall be no shared access between Tracts 3C-1 and 3C-2.

**BUILDING HEIGHTS AND SETBACKS** - Building height shall be limited to 18 feet, structure shall be constructed in accordance with the Coors Center Plan. Setbacks shall be determined of 10-feet from the approved way of roadway and 5 feet from the property line or adjacent commercial or office use.

**MAXIMUM F.A.R.** - Maximum F.A.R. shall be 30.

**LANDSCAPE BY LAW** - Conceptual Landscape Plans shall be developed in accordance with the individual Site Plans for Building Permit.

**KEYED MAP**



**APPROVALS**

Planning Director	Date
Transportation Development	Date
City Engineer/AM/PCA	Date
Utility Development	Date
Parks and Recreation Department	Date

Note: Approval of the Site Plan for Building Permit for Tract 3C-2 shall be designated to the D.R.B. Per the PRT meeting, a TIS will be required at the time of the Site Plan for Building Permit submission for Tract 3C-2 (where the drive "loop" facility extends air lines).

**SITE PLAN FOR SUBDIVISION**  
**JIFFY LUBE**

Prepared by:  
Pneumonia Health-Care Services  
1224 Corral Ave. SE  
Albuquerque, N.M. 87102

Prepared by:  
CONSERVUS PLANNING, INC.  
Planning / Landscape Architecture  
1224 Corral Ave. SE  
Albuquerque, N.M. 87102  
(505) 764-9801 Fax: 505-545-9551  
www.conservusplanning.com

EXISTING CO

COORS BLVD.



5 HC Parking Striping

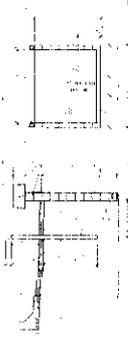


6 HC Pavement Sign



2 Site Lighting Detail

3 Bike Rack Detail



4 Refuse Enclosure



8 MONUMENT SIGN

7 HC Parking Sign

Jiffy Lube

FUTURE PROPOSED BANK DEVELOPMENT - NOT A PART

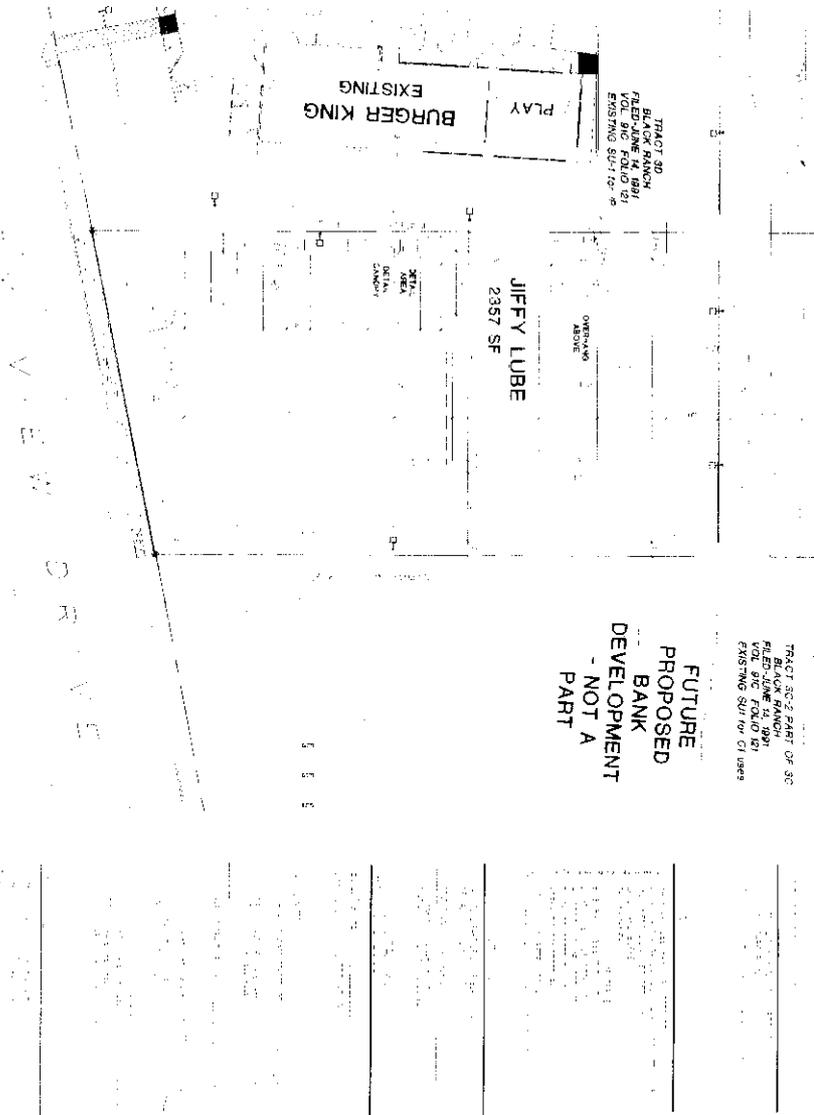
TRACT 3022 PART OF S6  
FILED JUNE 14 1991  
VOL 91C FOLIO 121  
EXISTING SURVEY CI USES

TRACT 30  
FILED JUNE 14 1991  
VOL 91C FOLIO 121  
EXISTING SURVEY

BURGER KING EXISTING

JIFFY LUBE  
2357 SF

AREA  
DELTA  
CANTON



SITE PLAN



APPROVALS

Planning Director

Transportation Development

City Engineer/AMSCA

City Development

Signs and Recreation Chairman



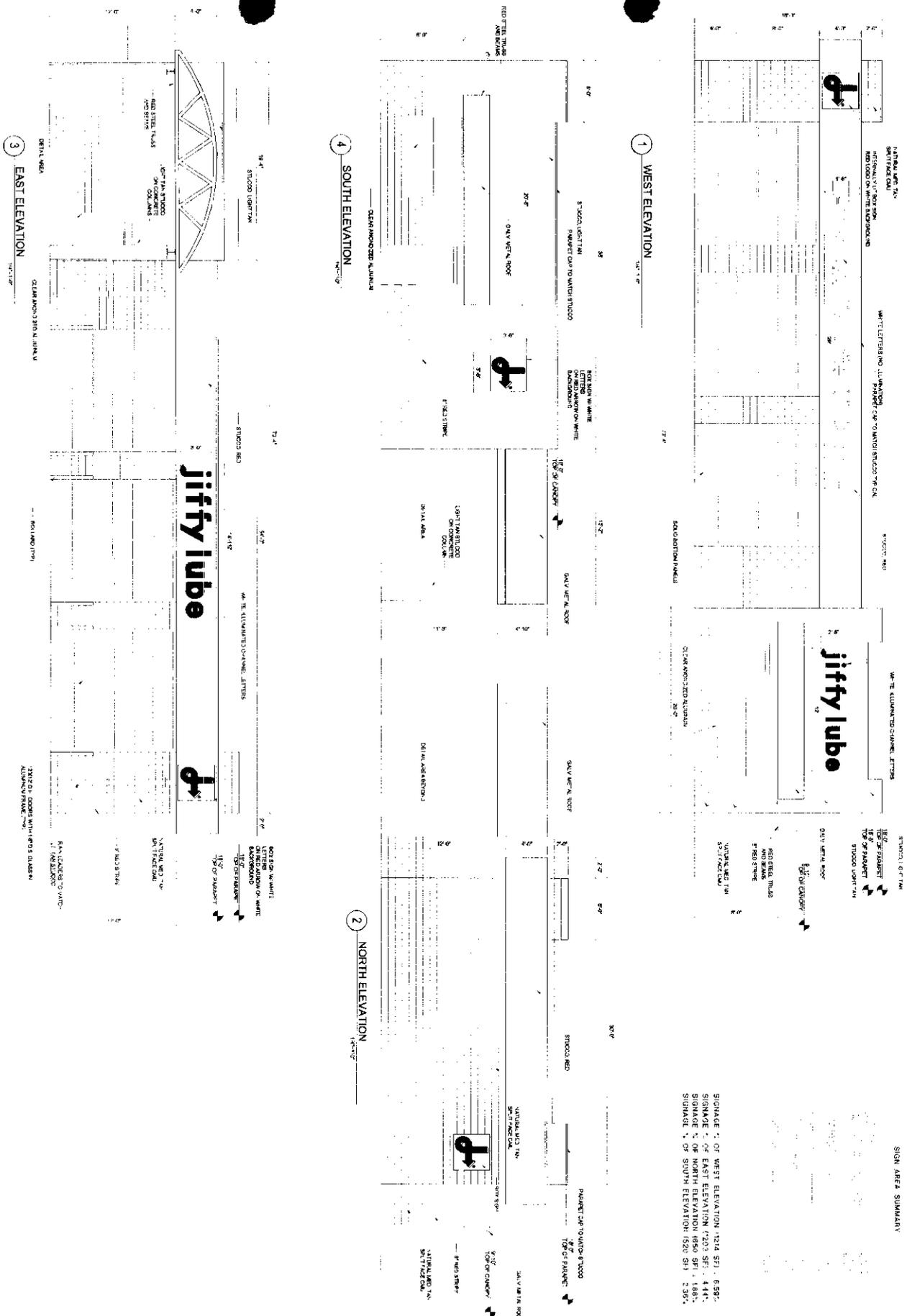
PROJECT TITLE <b>JIFFY LUBE</b> 3325 San Pedro NE, Suite 2-B Albuquerque, NM			
PROJECT MANAGER Mr. Johnson	JOB NO. 0125	DRAWN BY RJ	
SHEET TITLE <b>Site Plan - Building Permit</b>			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
2325 SAN PEDRO NE. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 684-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
1	1/17/92	RJ	ISSUE FOR PERMIT







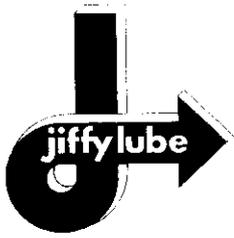
REV	DATE	BY	REVISION
1	1/29/01	BJ	CON PLANNING ELEMENTS

PROJECT TITLE <b>JIFFY LUBE</b> Valley View Drive Albuquerque, NM		DRAWN BY: BJ	
PROJECT MANAGER Bill Johnson, AIA	JOB NO. 9125	DATE 1/29/01	
SHEET TITLE <b>Building Elevations</b>			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C. 2325 SAN PEDRO NE, SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877		
DATE: 1/29/01 SCALE: 1/4" = 1'-0" SHEET: 4 OF 4		



**jiffylube®**

**LUBRICAR, INC.**

1316 JACKIE ROAD, S.E., SUITE 800  
RIO RANCHO, NM 87124-1045  
(505) 896-8996  
FAX (505) 896-0105

November 6, 2001

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on behalf of Jiffy Lube (Lubricar) regarding the Site Plan for Subdivision and Site Plan for Building Permit request for the Tract 3C, Black Ranch site east of Coors Boulevard between Paseo del Norte and Irving.

Sincerely,

Keith Mortensen  
Owner  
Jiffy Lube (Lubricar)



**PRESBYTERIAN**  
Healthcare Services

---

November 9, 2001

TO WHOM IT MAY CONCERN:

The Firm of Rodey, Dickason, Sloan, Akin & Robb, P.A., and Consensus Planning are hereby authorized to act on behalf of Presbyterian Healthcare Services in regard to the application for site plan for subdivision of Tract 3C Black Ranch.

Sincerely,

James R. Jeppson  
Administrative Director  
Presbyterian Healthcare Services

cc: Gene Walton  
Susan B. Fox  
Ruthann Holm  
Jim Strozier

---

P.O. Box 26666 • Albuquerque, NM 87125-6666 • (505) 841-1234

*Presbyterian serves to improve the  
health of individuals, families and communities.*

**Corporate Properties Group**

MAC Q2129-113  
200 Lomas Blvd. NW  
Albuquerque, NM 87102  
505 766-7301  
505 766-7332 Fax

**Gary D. Williams**  
Vice President

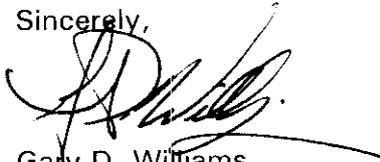
November 6, 2001

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

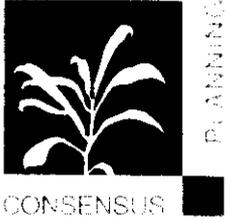
To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on behalf of Wells Fargo Bank regarding the Site Plan for Subdivision request for the Tract 3C, Black Ranch site east of Coors Boulevard between Paseo del Norte and Irving.

Sincerely,



Gary D. Williams  
Vice President  
Wells Fargo Bank



November 27, 2001

Ms. Elizabeth Begay, Chairman  
Environmental Planning Commission  
600 Second Street NW, Suite 300  
Albuquerque, New Mexico 87102

Re: Northeast corner of Coors and Paseo del Norte

Dear Commissioner Begay:

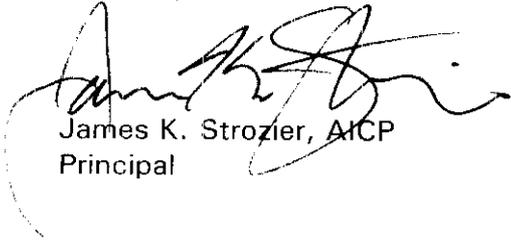
The purpose of this letter is to describe the actions we are requesting of the EPC at the January hearing. We request the approval of the attached Site Plan for Subdivision for Tract 3C, Black Ranch, consisting of 1.2 acres. In addition, we request the approval of a Site Plan for Building Permit for the southern portion of the site (future Tract 3C-1), consisting of 0.6245 acres. The current zoning, SU-1 for C-1 will not change with this subdivision. See attached zone atlas sheet with property indicated and the enclosed drawings.

This property was part of the recent Annexation and Establishment of Zoning for these properties on the east side of Coors Boulevard. The subdivision of this tract is consistent with the provisions of the City Subdivision regulations and Zoning Ordinance. The proposed Site Plans are in conformance will City plans and policies including the Comprehensive Plan, West Side Strategic Plan, and the Coors Corridor Plan.

The southern portion of the property (future Tract 3C-1) will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B. As a part of the Site Plan for Subdivision, we are requesting that the Site Plan for Building Permit for the bank expansion be delegated to the Development Review Board provided that it is consistent with the schematic layout shown.

Please feel free to call me at 764-9801 if you desire any additional information or have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

c: Project Team

**Tract 3C, Black Ranch**  
**CASE HISTORY INFORMATION:**

**County**

ZA-94-95

CZ-90-10

**City**

AX-83-17

Z-83-93

Project# 1001206: Annexation #01114 00000 00556, Establishment of Zoning  
#01110 00000 00557, Site Development Plan for Subdivision#01128  
00000 00558

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Presbyterian Health Care Services Date of Request: 11/26/01 Zone Atlas Page(s): C-13

CURRENT: Zoning SU-1 for C-1 Legal Description: Lot or Tract # 3C Block # \_\_\_\_\_ Parcel Size (acres/sq.ft.) 1.2 acres Subdivision Name Blackbranch

REQUESTED CITY ACTION(S):  
Annexation [ ] Site Development Plan :  
Sector Plan Amendment [ ] a.) Subdivision [X] d. Building Permit [X]  
Zone Map Amendment [ ] b.) Building Purposes [ ] e. Other [ ]  
Other [ ] c.) Amendment [ ]

PROPOSED DEVELOPMENT: No construction/development [ ] New construction [X] Expansion of existing development [ ]  
GENERAL DESCRIPTION OF ACTION: Number of units \_\_\_\_\_ Building size 2400 (sq. ft.)  
*Site Plan for Sub & Building Permit for a Jeffrey Lake creation of lot.*

Note: 1. Changes made to development proposals from the information provided, may change the TIS/AQIA analysis requirements.  
Applicant or Agent for the Applicant [Signature] Date 26 Nov 01

TRAFFIC IMPACT STUDY REQUIRED: YES [ ] NO [X] BORDERLINE [ ]  
PWD, Div. & Bldg. Services Div., Transportation Dev. Section, 2nd Floor, 600 2nd St. NW, Plaza del Sol Bldg., 924-3991 or 3994  
THRESHOLDS MET? YES [ ] NO [X] Previously studied [ ] Mitigating reasons for not requiring TIS:

Notes: Does Not Meet Threshold.

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 updated or new TIS.

TRAFFIC ENGINEER Joseph D. Montano DATE Nov. 26, 2001

### AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA must be completed prior to applying to EPC. 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    /   /    \_\_\_\_\_ DATE \_\_\_\_\_  
- FINALIZED    /   /    TRAFFIC ENGINEER



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association 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 updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: November 6, 2001

TO CONTACT NAME: Karin Pitman  
COMPANY/AGENCY: Consensus Planning  
ADDRESS/ZIP: 924 Park Ave. SW 87102  
PHONE/FAX #: 764-9801 / 842-6495

Thank you for your inquiry of 11-6-01 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project Tract 3C, Black Ranch

zone map page(s) C-13

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

~~Neighborhood Association~~  
Paradise Hills Civic  
Contacts: Andre Bonadea  
10137 Durman NW  
897-9663 (h) 87114  
Meredith Hughes  
9908 La Paz NW  
898-0909 (h) 87114

Neighborhood Association  
Riverfront Estates  
Contacts: Singer Carman  
1728 Rusty Rd. NW  
792-7444 (h) 87114  
Sally Plante  
1692 Pace Rd. NW  
235-2020 (h) 87114

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 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 FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely, -  
Dalaina S. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

**Attention: Both contacts per neighborhood association need to be notified.**



November 27, 2001

Ms. Audre Bonadea  
Paradise Hills Civic Association  
10137 Furman NW  
Albuquerque, NM 87114

Landscape Architecture  
Urban Design  
Planning Services

Dear Ms. Bonadea:

924 Park Avenue SW  
Albuquerque, NM 87102

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

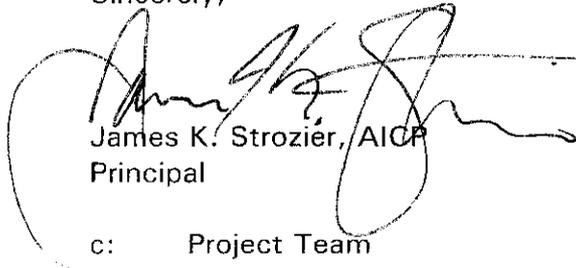
The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



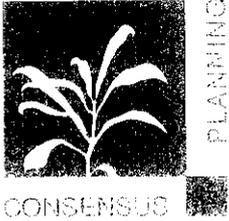
James K. Strozier, AICP  
Principal

c: Project Team

PRINCIPALS:

James K. Strozier, AICP  
James K. Strozier, AICP  
Landscape Architecture, Inc., ASLA

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit,  
and Elevations



Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue NW  
Albuquerque, NM 87102  
(505) 764-9801  
Fax 842-5422  
cp@consensusplanning.com  
www.consensusplanning.com

April 26, 2001

Ms. Meredith Hughes  
Paradise Hills Civic Association  
9908 La Paz NW  
Albuquerque, NM 87114

Dear Ms. Hughes:

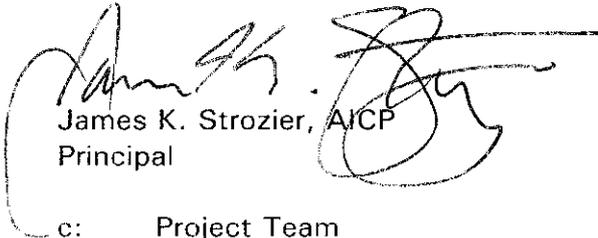
The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

c: Project Team

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit, and Elevations

PRINCIPALS

Steve D. Williams, AICP  
James K. Strozier, AICP  
Christopher C. Coon, ASLA



Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5455  
cp@consensusplanning.com  
www.consensusplanning.com

April 26, 2001

Ms. Ginger Carman  
Riverfronte Estates Neighborhood Association, Inc.  
1728 Rusty Road NW  
Albuquerque, NM 87114

Dear Ms. Carman:

The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,

James K. Strozier, AICP  
Principal

c: Project Team

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit, and Elevations

PROFICIAL

Robert R. Strozier, AICP  
James K. Strozier, AICP  
Landscape Architecture, Inc. - AIA



Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102  
(505) 764-9801  
Fax 847-5495  
cm@consensusplanning.com  
www.consensusplanning.com

April 26, 2001

Mr. Gary Plante  
Riverfronte Estates Neighborhood Association, Inc.  
1692 Pace Road NW  
Albuquerque, NM 87114

Dear Mr. Plante:

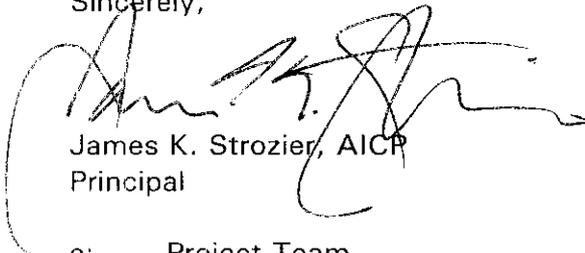
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The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

c: Project Team

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit, and Elevations

RE: 1409401

James K. Strozier, AICP  
Landscape Architect  
Member of the ASLA

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

7000 2670 0000 1140 0411

ALBUQUERQUE, NM 87114

Postage	\$ 0.80	UNIT ID: 0101
Certified Fee	2.1210	
Return Receipt Fee (Endorsement Required)	1.5650	Postmark Here Clerk: KX6MZZ
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>	11/29/01

Sent To *Ginger Carman*  
Street, Apt. No. or PO Box No. *1728 Rusty Road NW*  
City, State, ZIP *Albuquerque, NM 87114*

PS Form 3800, May 2000 See Reverse for Instructions

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

7000 2670 0000 1140 0404

ALBUQUERQUE, NM 87114

Postage	\$ 0.80	UNIT ID: 0101
Certified Fee	2.1210	
Return Receipt Fee (Endorsement Required)	1.5650	Postmark Here Clerk: KX6MZZ
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>	11/29/01

Sent To *Meredith Hughes*  
Street, Apt. No. or PO Box No. *4409 La Paz NW*  
City, State, ZIP *Albuquerque, NM 87114*

PS Form 3800, May 2000 See Reverse for Instructions

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

7000 2670 0000 1140 0426

ALBUQUERQUE, NM 87114

Postage	\$ 0.80	UNIT ID: 0101
Certified Fee	2.1210	
Return Receipt Fee (Endorsement Required)	1.5650	Postmark Here Clerk: KX6MZZ
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>	11/29/01

Sent To *Gary Plante*  
Street, Apt. No. or PO Box No. *1692 Pace Road NW*  
City, State, ZIP *Albuquerque, NM 87114*

PS Form 3800, May 2000 See Reverse for Instructions

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

7000 2670 0000 1140 0398

ALBUQUERQUE, NM 87114

Postage	\$ 0.80	UNIT ID: 0101
Certified Fee	2.1210	
Return Receipt Fee (Endorsement Required)	1.5650	Postmark Here Clerk: KX6MZZ
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>	11/29/01

Sent To *Andre Borrada*  
Street, Apt. No. or PO Box No. *10137 Furman NW*  
City, State, ZIP *Albuquerque, NM 87114*

PS Form 3800, May 2000 See Reverse for Instructions

11-23-01: 4:00PM, Architects and, 1 000 007 0077, Nov 20 01 0:07 PM, 1 505 897 9877: # 2  
Page 2

## 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)



11-28-01 4:00PM Architects and Engineers, Inc. Nov 28 01 4:00PM 505 897 9877: # Page 3/3

## 2. Non-Structural and Parking

- ✓ 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: 12  
Provided: 15
  - ✓ 10. Handicapped parking, spaces required: 1  
Provided: 1
- ✓ B. Bicycle racks, spaces required: 1  
Provided: 2
- ✓ 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
- ✓ 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.
- NA 6. Rail spurs, if applicable
- NA 7. Location of traffic signs and signals related to the functioning of the proposal.
- NA 8. Bikeways
- NA 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

- \_\_\_ 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

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**

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

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN** (Required)

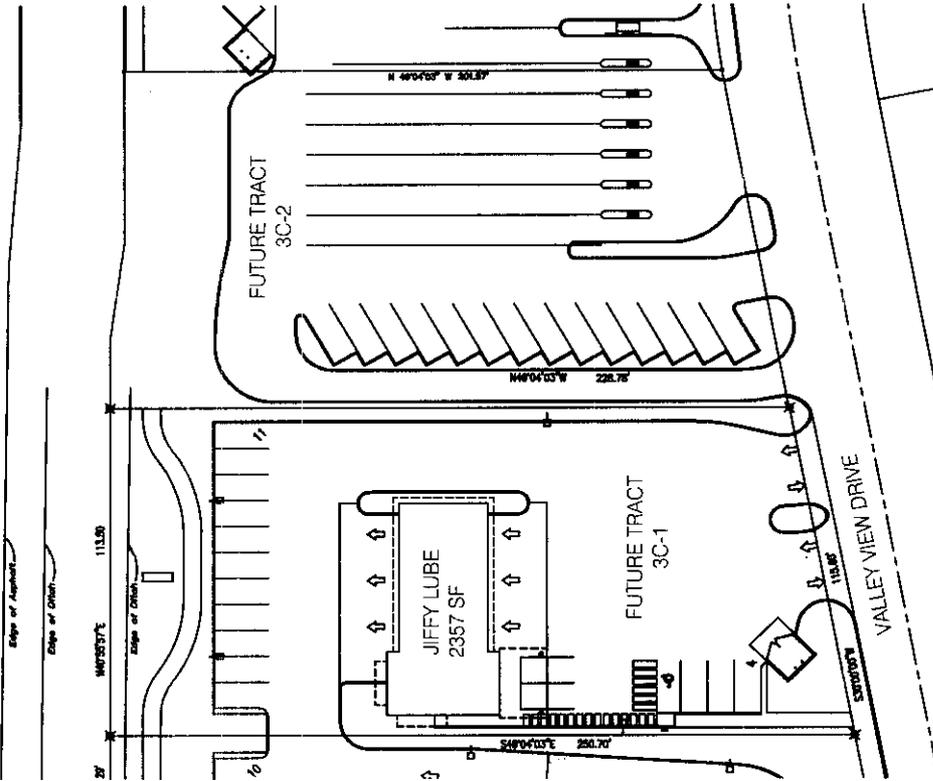
- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height *See accompanying Site Plan for Building*
  - b. Minimum Building Setback
  - ~~NA~~ c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY  
recommended)

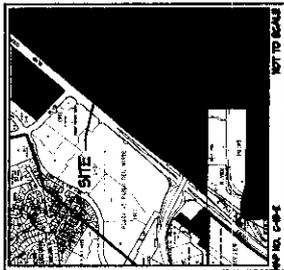
- \_\_\_ 1. Overall Design Theme and Land Use Concept
- \_\_\_ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- \_\_\_ 3. Street Design
- \_\_\_ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- \_\_\_ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- \_\_\_ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- \_\_\_ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- \_\_\_ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- \_\_\_ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

NA - Site Plan for Building Permit accompanies this request.

COORS BOULEVARD NW



VICINITY MAP



**SITE DEVELOPMENT PLAN FOR SUBDIVISION:  
REQUIRED INFORMATION**

**THE SITE:** The site consists of Tract 3C, Block Ranch and 51.3 acre. The Subdivider will create two tracts, Tract 3C-1 and 3C-2, that are 0.2605 and 0.2754 acres respectively. It is anticipated that Tract 3C-2 will be combined with the existing Tract 3B.

**PROPOSED USE:** The zoning for all tracts shall be S.U.1 by C.U.1 use.

**PEDESTRIAN AND VEHICULAR ACCESS AND EGRESS:** Pedestrian and vehicular ingress and egress shall be on Valley View Drive. Vehicular access shall be provided from Coors Boulevard and to the Coors Boulevard. Pedestrian connections to Coors Boulevard and the proposed Valley View Drive shall be determined in accordance with the individual Site Plans for Building Permit.

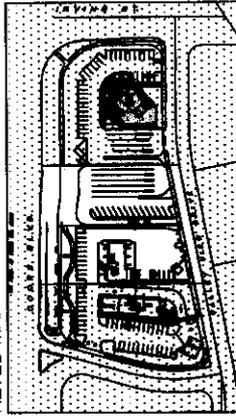
**INTERNAL CIRCULATION REQUIREMENTS:** There shall be shared access between Tracts 3C and 3C-1, as well as between 3C-2 and 3B. There shall be no shared access between Tracts 3C-1 and 3C-2.

**BUILDING HEIGHTS AND SETBACKS:** Building height shall be limited to 18' unless otherwise controlled by the View Preservation section of the Coors Corridor Plan. Setbacks shall be a minimum of 10-foot from the right-of-way line of roadways, and 5 feet from the property line of an adjacent commercial or other zone.

**MAXIMUM F.A.R.:** Maximum F.A.R. shall be 20.

**LANDSCAPE PLAN:** Conceptual Landscape Plans shall be developed in accordance with the individual Site Plans for Building Permit.

KEYED MAP



**APPROVALS**

Planning Director	Date
Transportation Development	Date
City Engineer/AM/CA	Date
Utility Development	Date
Parks and Recreation Department	Date

Note: Approval of the Site Plan for Building Permit for Tract 3C-2 shall be delegated to the D.R.B. For the PRF meeting, a TIS will be required at the time of the Site Plan for Building Permit submission for Tract 3C-2 when the drive through facility exceeds six lanes.

**SITE PLAN FOR SUBDIVISION  
JIFFY LUBE**

Prepared for:  
Presbyterian Health Care Services  
1224 Central Ave. S.E.  
Albuquerque, N.M. 87102

Prepared by:  
**CONSERVUS PLANNING, INC.**  
Planning / Landscape Architects  
1224 Central Ave. S.E.  
Albuquerque, NM 87102  
(505) 762-3801 Fax 505-546-0865  
www.conservusplanning.com

Scale 1" = 20'

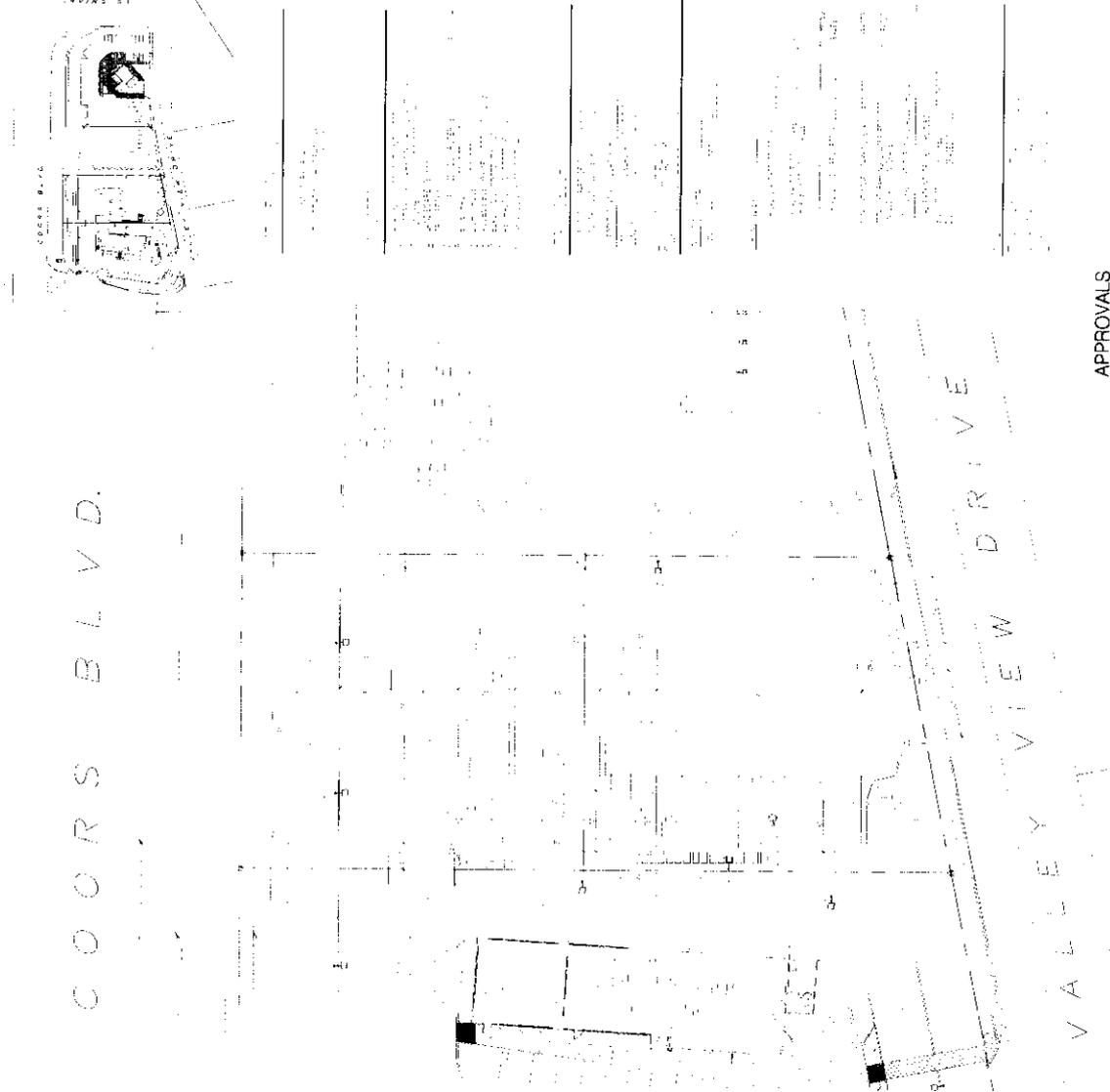


REV	DATE	BY	REVISION


  
 GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
   
 2325 SAN LUDRO NE, SUITE 2-H
   
 ALBUQUERQUE, NEW MEXICO 87110
   
 PHONE: (505) 884-9110 FAX (505) 857-9877

SHEET TITLE: Building Perm
   
 PROJECT NUMBER: 9125
   
 DRAWING BY:

DATE: 1/28/02	SCALE: AS NOTED
PROJECT MANAGER: Jeff Lubert 10000 Blvd. + 10000 West Drive Albuquerque, NM	



**APPROVALS**

Planning Director \_\_\_\_\_  
 Transportation Department \_\_\_\_\_  
 City Engineer/AMRCA \_\_\_\_\_  
 Utility Department \_\_\_\_\_  
 Parks and Recreation Department \_\_\_\_\_



10 HC Parking Striping



6 C-Coverment Sign

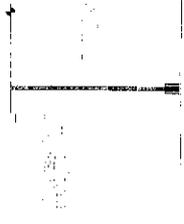


7 HC Parking Sign

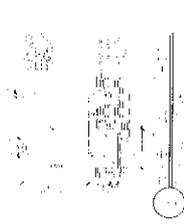


8 jiffy lube

11 HC Ramp



12 HC Ramp



13 HC Ramp



14 HC Ramp





REV	DATE	BY	REVISION

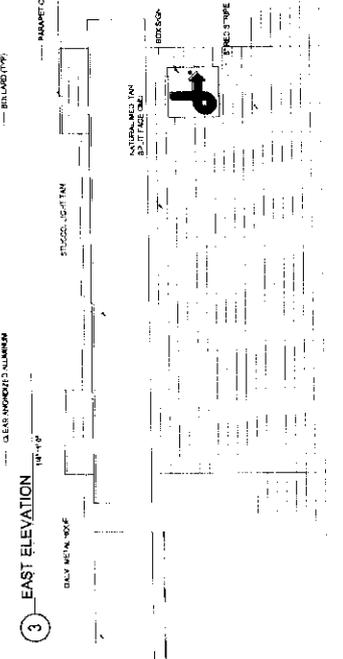
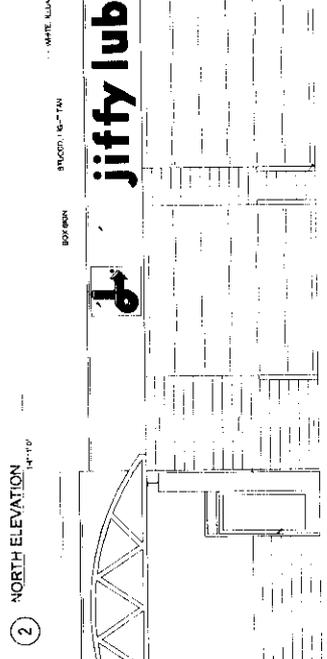
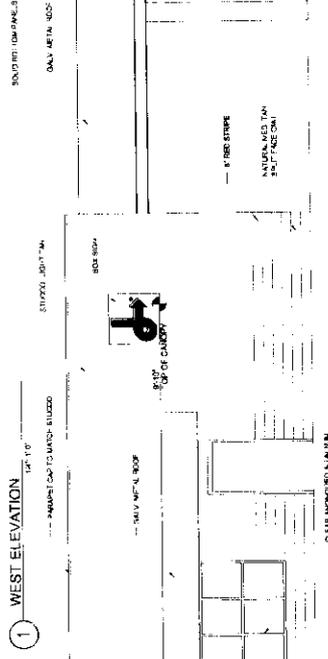
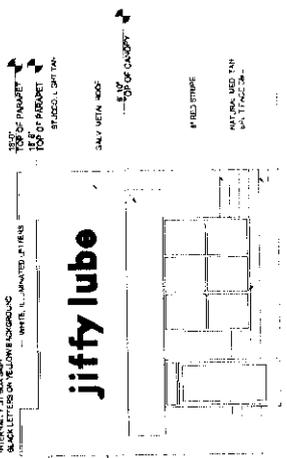
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 218  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-8110 FAX (505) 837-9877

PROJECT TITLE	Building Elevations		
DATE	1/18/01	SCALE	1/4" = 1'-0"
PROJECT MANAGER	JOS MO	DRAWN BY	JD
PROJECT NUMBER	1025		
ARCHITECT	JIFFY LUBE		
	14100 Valley View Drive		
	Albuquerque, NM		

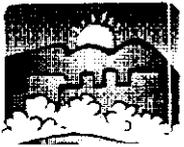
**SIGN AREA SUMMARY**

NO.	DESCRIPTION	AREA (SQ. FT.)
1	WEST ELEVATION SIGNAGE	1,144
2	EAST ELEVATION SIGNAGE	1,144
3	NORTH ELEVATION SIGNAGE	1,144
4	SOUTH ELEVATION SIGNAGE	2,336
<b>TOTAL</b>		<b>5,568</b>

SIGNAGE 1, OF WEST ELEVATION 1014 SF - 6.58%  
 SIGNAGE 2, OF EAST ELEVATION 1024 SF - 4.44%  
 SIGNAGE 3, OF NORTH ELEVATION 1024 SF - 4.44%  
 SIGNAGE 4, OF SOUTH ELEVATION 1670 SF - 2.36%



④ SOUTH ELEVATION 1/4" = 1'-0"



## Staff Report

<b>Agent</b>	Presbyterian Healthcare Services
<b>Applicant</b>	Rodey Law Firm/Consensus Planning
<b>Requests</b>	Site Development Plan for Subdivision Site Development Plan for Building Permit
<b>Legal Description</b>	Tract 3C, Black Ranch
<b>Location</b>	Coors Boulevard between Paseo del Norte and Irving Boulevard NW
<b>Size</b>	Approximately 1.2 acres
<b>Existing Zoning</b>	SU-1 for C-1
<b>Proposed Zoning</b>	SU-1 for C-1

### Staff Recommendation

**APPROVAL** of 001128 01749, a request for site development plan for subdivision, based on the findings on page 10, and subject to the conditions of approval on page 10.

**APPROVAL** of 01128 01750, a request for site development plan for building permit, based on the findings on page 11, and subject to the conditions of approval on pages 11-13.

**Staff Planner**

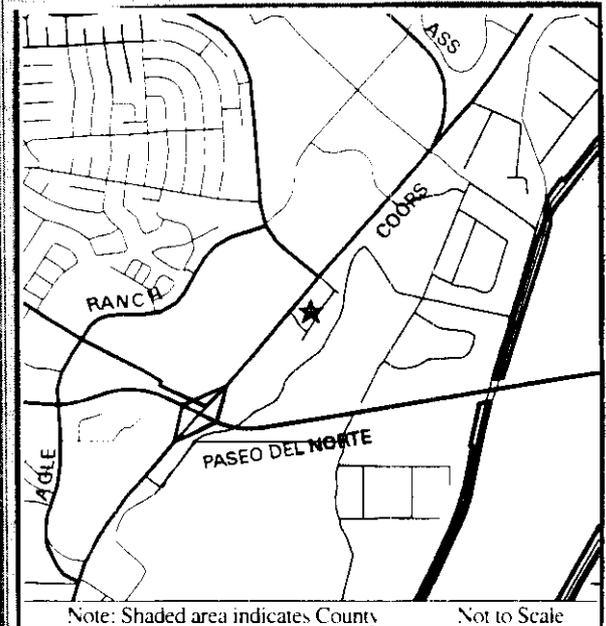
*Deborah L. Stover, Planner*

### Summary of Analysis

This request is for approval of a site development plan for subdivision and a site development plan for building permit for a 1.2-acre site located on Coors Boulevard NW between Paseo del Norte and Irving Boulevard. This site was recently annexed into the City of Albuquerque

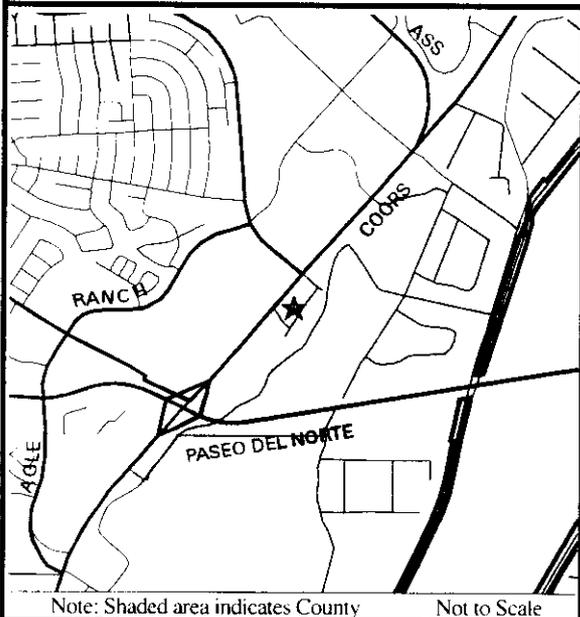
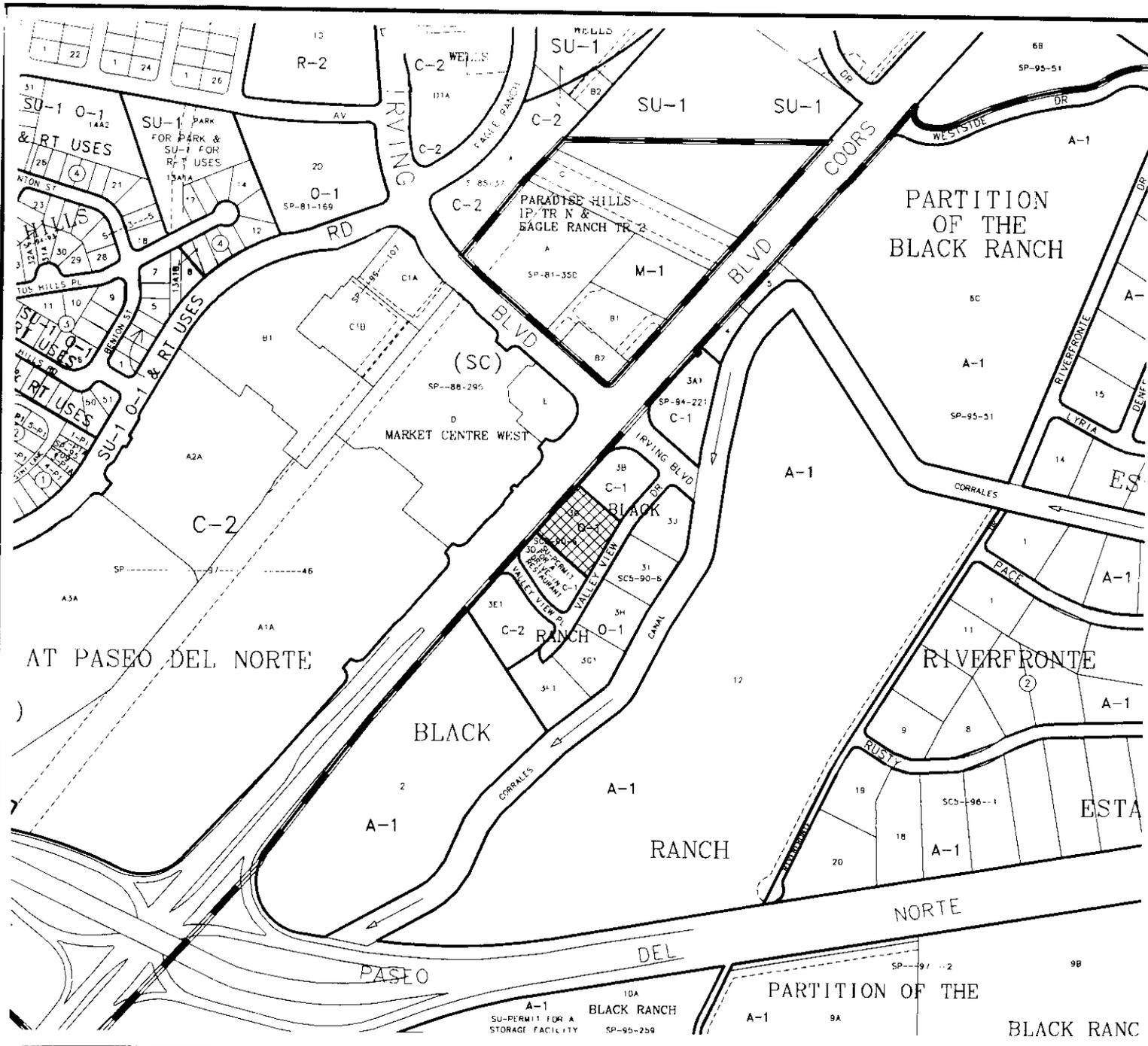
The requests further the applicable Goals, policies and intents of the *Comprehensive Plan*, the *West Side Strategic Plan* and the *Coors Corridor Plan* as well as the policies of *Resolution 54-1990*. The site plan for subdivision request fulfills the requirements set forth in the *Comprehensive Zoning Code* and the site plan for building permit will be adequate with some recommended modifications as found in the suggested conditions of approval.

Staff recommends approval of these requests.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 12/7/01 to 12/21/01. Agency comments were used in the preparation of this report, and begin on page 14.



Note: Shaded area indicates County Not to Scale

### ZONING MAP



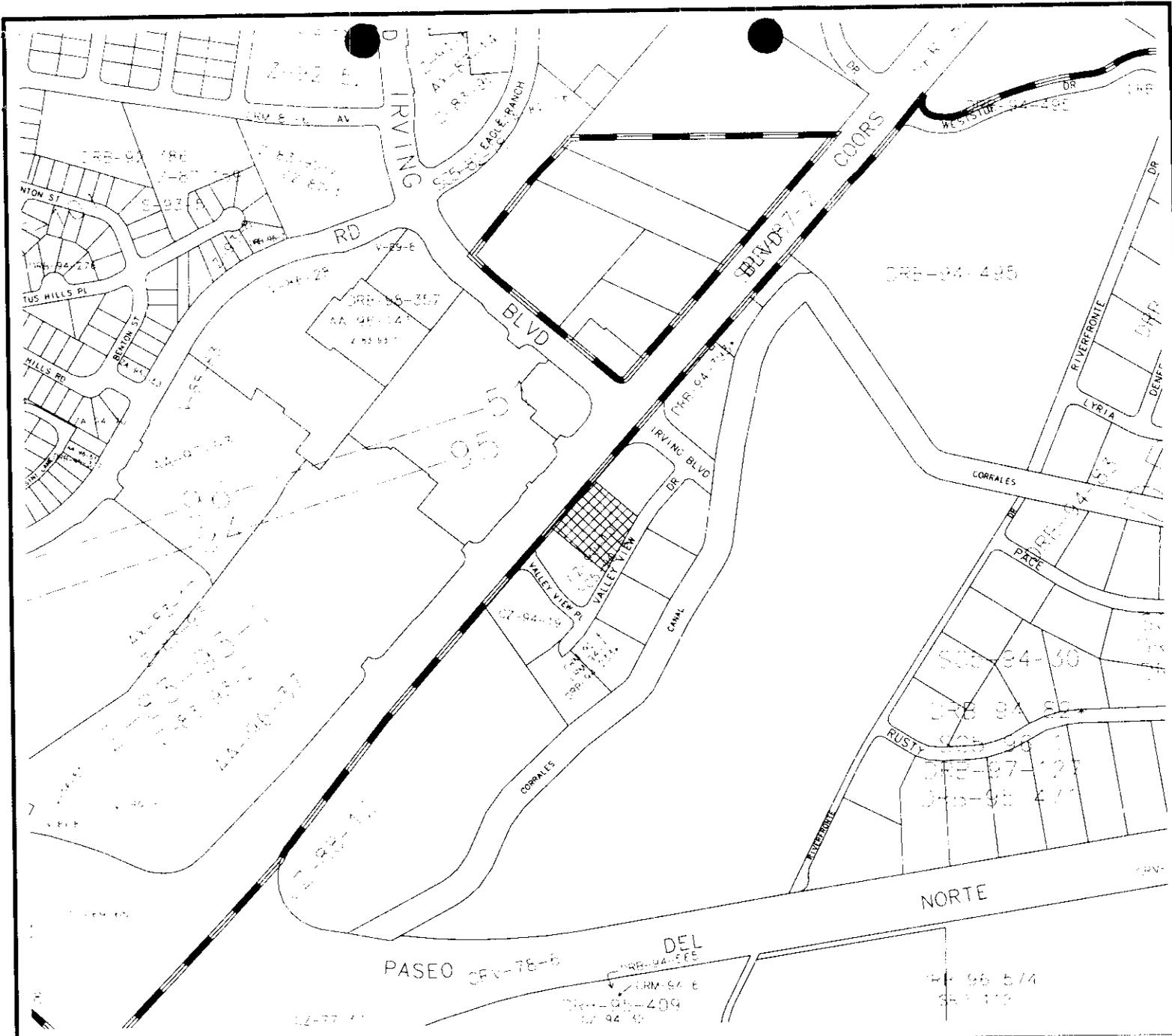
Scale 1" = 524'

PROJECT NO.  
1001206

HEARING DATE  
1-17-02

MAP NO.  
C-13

APPLICATION NO.  
01128-00000-01749  
01128-00000-01750



Note: Shaded area indicates County Not to Scale

### HISTORY MAP



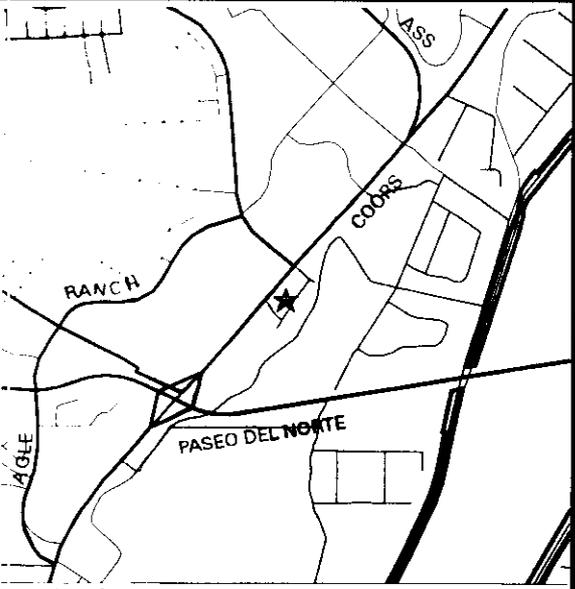
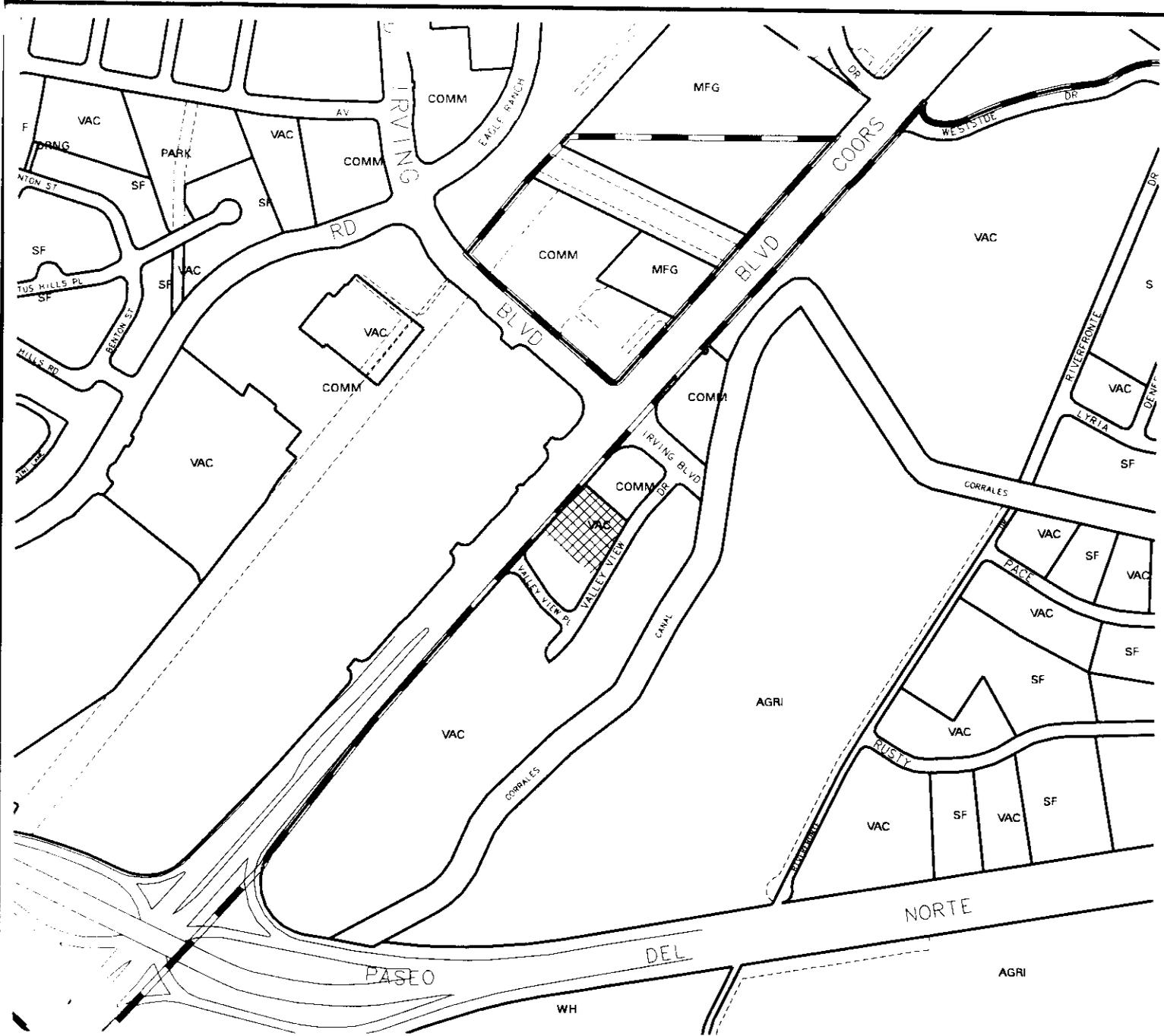
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PROJECT NO.  
1001206

HEARING DATE  
1-17-02

MAP NO.  
C-13

APPLICATION NO.  
01128-00000-01749  
01128-00000-01750



### LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial-Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 524'

**PROJECT NO.**  
1001206

**HEARING DATE**  
1-17-02

**MAP NO.**  
C-13

**APPLICATION NO.**  
01128-00000-01749  
01128-00000-01750

Note: Shaded area indicates County Not to Scale

**Development Services Report**

**SUMMARY OF REQUEST**

<b>Requests</b>	Site Development Plan for Subdivision Site Development Plan for Building Permit
<b>Location</b>	Coors Boulevard between Paseo del Norte and Irving Boulevard NW

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for C-1	Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Undeveloped
<b>North</b>	C-1	Established Urban; West Side Strategic Plan; Coors Corridor Plan	Bank
<b>South</b>	County SU Permit for a Drive-In Restaurant	Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Restaurant (Under Construction)
<b>East</b>	O-1	Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Undeveloped
<b>West</b>	C-2	Established Urban; West Side Strategic Plan; Coors Corridor Plan	Commercial/Retail

**Background, History and Context**

The subject site was recently annexed into the City of Albuquerque with SU-1 for C-1 zoning established at that time (01114-00556). The site is in an area that is developed with commercial uses on the west side of Coors but largely undeveloped on the east side of Coors Boulevard in this location. North of the site is an existing bank with a fuel station further north. East of the site is undeveloped property zoned for office uses. West of the site is a large shopping center with retail shopping and

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restaurants among other uses. South of the site is a nearly completed fast-food restaurant along with undeveloped property.

Tracts 3D and 3E1 to the south of the subject site were included in a separate annexation that is pending at City Council.

## **APPLICABLE PLANS AND POLICIES**

### ***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the plan map allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.
- Policy i: Employment and service uses shall be located to complement residential uses and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
  - ◆ In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
  - ◆ In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when traffic problems do not result.
  - ◆ In free standing retailing and contiguous storefronts along streets in older neighborhoods.
- Policy k: Land adjacent to arterial streets shall be planned to minimize harmful affects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operations.

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- Policy m: Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

### ***West Side Strategic Plan***

The *West Side Strategic Plan (WSSP)* was adopted in 1997. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located in the Paradise Community which has boundaries that extend to Paseo del Norte on the south and the Calabacillas Arroyo on the north. The Rio Grande comprises the eastern boundary while the western boundary is a line just west of the Ventana Ranch area. Unser Boulevard and Golf Course Road provide the major north/south access through the community. This community encompasses approximately 4,700 acres capable of supporting a population of approximately 21,700. The 1995 population of this community was approximately 8,126. Applicable policies include:

- Policy 3.8: The largest mix of land uses and the highest intensity shall develop in the Community Core Area and in Village Centers. Multi-family housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

### ***Coors Corridor Plan***

The *Coors Corridor Plan* was adopted in 1984 and revised in 1989. The plan provides policy and guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard NW/NM 528. Guidelines contained in the plan relate to traffic movement, signage, landscaping, setbacks, view preservation, architecture and other similar physical elements. Development of the subject property must conform to applicable guidelines contained within this plan. The proposal falls within Segment 3 of the *Coors Corridor Plan*. The following regulations relate to this request:

*Issue 4, visual impressions and urban design overlay zone*, include general policies, site planning and architecture policies, view preservation and signage policies.

*Issue 4, site planning and architecture, Policy 6*: Commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard.

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***Resolution 91-1998 (R-70)***

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

***Long Range Roadway System***

The Long Range Roadway System designates Coors Boulevard NW as a Limited-Access Principal arterial.

***ANALYSIS – Site Development Plan for Subdivision***

***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for approval of a site development plan for subdivision for an approximately 1.2-acre site located on the east side of Coors Boulevard NW between Paseo del Norte and Irving Boulevard. The applicant proposes to create 2 lots, Tracts 3C-1 and 3C-2. The proposed use for the southern portion of the site, Tract 3C-1, is a Jiffy Lube facility which is the subject of an accompanying site development plan for building permit. The northern portion of the site, Tract 3C-2, will be held by Wells Fargo Bank for future expansion of the existing facility located on Tract 3B. A schematic layout of this future expansion is shown and the applicant is requesting delegation of this development to the DRB. However, Transportation Development Services does not approve the shown layout of Tract 3C-2 and requests that the site development plan for building permit for this site not be delegated to DRB. Issues concerning parking, circulation and the number of driveways are of concern. Also, a Traffic Impact Study is required

for Tract 3C-2 before development of this parcel can proceed. (See Transportation Development Services comments on page 16 of this report)

The submitted site development plan provides a framework for future site development plans for building permit to follow within the guidelines of the *Coors Corridor Plan*.

The site plan meets all of the requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision. The site plan provides a scale of at least 1 inch to 100 feet, which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, internal circulation requirements and, for each lot, nonresidential uses' maximum floor area ratio. Design guidelines are also included for the site. This submittal creates 2 lots. Both lots border Coors Boulevard. Cross-access easements are expected for the Burger King to the south and the future expansion of the Wells Fargo to the north.

#### ***ANALYSIS – Site Development Plan for Building Permit***

This is a request for a site plan for building permit for a Jiffy Lube located on Coors Boulevard between Paseo del Norte and Irving Boulevard.

#### ***Conformance to Adopted Plans, Policies, and Ordinances***

##### **Albuquerque/ Bernalillo County Comprehensive Plan**

The subject site is located within the Developing Urban Area. The subject request is generally in conformance with the policies of the *Comprehensive Plan* by offering a choice in work areas and creating a visually pleasing built environment that respects existing neighborhood values.

The *Comprehensive Plan* lists two clear policies regarding this type of request. This request respects and furthers Policy i by providing an effective buffer for the residential development east of the site. The commercial uses would help minimize the effects of this busy, high-automobile usage area on these neighbors below the bluff. The proposal furthers Policy k by using existing streets and not proposing a harmful use that would adversely affect near by neighborhoods.

##### **West Side Strategic Plan**

The subject site is located within the *West Side Strategic Plan*. The use is allowed within the existing zoning and does not conflict with the *West Side Strategic Plan*. Although the subject site is not within an Activity Center, the *WSSP* does not prohibit commercial development outside of Activity Centers. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.

##### **Coors Corridor Plan**

The subject site is located within the *Coors Corridor Plan* area. The *Coors Corridor Plan*, adopted in 1984 provides policy and guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard/NM 528. Guidelines contained in

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the plan relate to traffic movement, signage, landscaping, setbacks, view preservation, architecture and other similar physical elements. Development of the subject property must conform to applicable guidelines contained within this plan. This proposal falls within Segment 3 of the *Coors Corridor Plan* which requires that the submittal include site design that ensures view preservation and signage policies as well as designs that make certain that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views. However, the plan does not conform to other portions of the plan which require buildings to be located near the street perimeter and relate to the streetscape area along Coors Boulevard. The circulation requirements of the proposed use make it difficult to situate the building near the street perimeter, but designing a pedestrian connection from the site to Coors Boulevard will create a better relationship between the site and the streetscape along Coors.

Although the subject site was not included under the previously approved design guidelines for site plan for subdivision for the recently approved annexation request (Project #1001206), it was included in the annexation itself and will be built in close proximity to the newly created parcels to the south and the existing parcels to the east. Therefore, these design guidelines were employed as a comparison for suggested designs for this development as well.

#### ***Site Plan Layout / Configuration***

The site development plan for building permit shows Tract 3C-1, a rectangular shaped lot adjacent to Coors Boulevard. The proposal is for a 2,357 square foot Jiffy Lube. The facility is placed perpendicular to the Burger King site adjacent to the south. The building footprint is fairly rectangular in shape with parking on the east and west sides. A drainage facility lies between the parking area and Coors Boulevard. This drainage facility has a significant grade differential that would make crossing difficult in this area. The site sits on a small bluff overlooking the east which allows for excellent views of the river, valley and mountains.

#### ***Vehicular Access, Circulation and Parking***

The site has vehicular access from Valley View Drive along the eastern boundary. One, 40-foot wide ingress/egress points is provided from Valley View Drive. An approximately 24-foot wide cross-access to the Burger King site to the south has also been provided. Circulation for the site is in an east/west direction. Circulation for the site would be difficult if the building were placed nearer to Coors, as both sides of the facility are drive-through bays.

Parking for the site is provided on the east and west sides of the building. Twelve parking spaces are required parking for the site. Seventeen parking spaces are provided for the site, including one ADA accessible space.

#### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian access from the site to the south is provided with a new 6-foot wide concrete sidewalk. However, pedestrian crossings that are a minimum of 6-feet which are clearly demarcated with slightly raised and/or textured pavement should be provided where pedestrian paths cross vehicular entrances and drive aisles. Additionally, no pedestrian access to the site

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from Coors Boulevard has been provided. Although a new, 6-foot wide meandering sidewalk is shown, no connection to the site or Coors is made available from this walkway. In the approved design guidelines for the recently subdivided parcels to the south, the Site Planning section states, "In order to encourage a pedestrian friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting." The subject site shows no such connection between the building and adjacent streets, especially Coors Boulevard. In addition, the *Coors Corridor Plan* states that commercial sites should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard. In order to fulfill the intent of the *Coors Corridor Plan*, the site should relate to the Coors Boulevard streetscape. In this case, the streetscape is a meandering sidewalk with surrounding landscaping. The site should connect to this area, at a minimum, in order to comply with the intent of the *Plan*.

One bicycle parking space is required for this site. The site plan shows that two are provided. However, the current placement of the bike rack is ill-conceived and should be set in concrete and moved to a convenient location near the building entrance but not within pedestrian pathways, vehicular drives or landscape areas.

The site is within 300 feet of Transit Routes 90 and 96. It is within a ¼ mile of Route 94.

### ***Lighting and Security***

Staff notes four light poles on the site plan. A detail of the light pole is shown on Sheet 1 of the site development plan for building permit. The light pole is shown as 18-feet high with shoebox fixtures atop a steel pole painted a bronze color. The Coors Corridor Plan allows pole lighting up to 20-feet in height, as was the recommendation in the approved design guidelines. The attached note states "site lighting provided on building facades shall be angled to be non-intrusive into adjacent areas." A note should be added that states, "Light fixture shall be fully horizontal lamps so that no fugitive light shall escape beyond the property line. No light source shall be visible from the site perimeter."

No fencing or other security measures are discernable from the submitted site plan.

### ***Landscaping***

The submittal includes a landscape plan which provides information regarding the proposed landscape of the site. The plan contains statements regarding water waste compliance, responsibility of maintenance, and irrigation notes. The landscape plan shows a variety of trees, including shade trees, ornamental and evergreen species as well as shrubs and groundcover that are appropriate for this site. The plant palette includes Desert willow, Austrian pine, Tam juniper and ornamental grasses, which are all species planted at the Burger King site and are among the species recommended in the approved design guidelines for the surrounding parcels. Other plants have been added to enhance the overall design and mulch is to be provided in all

planting beds as ¾" Santa Ana Tan gravel. The landscape plan provides good coverage that should reach 75% coverage at maturity.

An oblong shaped area on the plan shows native grasses planted near Coors Boulevard. This area is not included on the subject property, but a note on the landscape plan states "Maintenance of the landscaping and irrigation system, including that within the adjacent public right-of-way, shall be the responsibility of the owner." The applicant submitted a letter, subsequent to the site plan submittal, stating that the grassy area is being provided to be consistent with the landscaping frontage provided by Burger King to the south and Wells Fargo to the north. The letter also states that irrigation will not be provided for this off-site landscaping. Irrigation, whether automatic or manual, should be provided until the native grasses are established. The AMAFCA drainage ditch between the right-of-way and the landscaped area on the subject property does not receive a landscape treatment, however.

### ***Grading, Drainage, Utility Plans***

A grading and drainage plan has been submitted for review by the Public Works Hydrology Division.

### ***Architecture and Signage***

The building is rectangular in shape with a flat roof design. Materials include tan stucco and tan split-face CMU wainscot on the north elevation and tan split-face CMU with a tan stucco banding near the roofline on all other sides. Six 12x12-foot overhead doors with glass panels dominate the east and west elevations. An 8-inch wide, red stripe is shown banding the entire building. It is unclear whether this stripe is paint, tile or other material. This should be specified on the elevation drawings. Galvanized, metal roofing accents the entire building façade.

Signage for the site consists of both a monument sign and building signage. The monument sign, located between the ditch and the 6-foot wide sidewalk, is 11-feet high and 10-feet wide. The base material is split-face CMU to match the building. The franchise name area is 3-feet high by 10-feet wide and has alternating white and red logo and lettering with a red frame. The material of this area is not labeled. Below the franchise area is a reader board, which is 2-feet by 10-feet. It appears that this monument sign has a total of approximately 500 square feet of actual potential readable space. The construction or finished material of this area also is not called out.

The building signage is located on all four side of the building. The square footage for each side is summed up on the elevation page. Signage for the west elevation consists of 1) a red jiffy lube logo on a white background, 2) 'America's Favorite Oil Change' in white letters, with height unspecified, 3) internally lit box sign with black letters on yellow background spelling out 'Pennzoil', and 4) white, illuminated letter spelling out 'jiffy lube', size unspecified, for a total square footage of 1,214 square feet. Signage for the north elevation consists of 1) a box jiffy lube logo sign that totals 650 square feet. Signage for the east elevation consists of 1) a box jiffy lube logo sign, 2) a 'jiffy lube' sign of unspecified height, and 3) a box sign that spells out 'Pennzoil' for a total of 1,203 square feet. The signage for the southern elevation consists of 1) a box jiffy lube logo sign that totals 520 square feet. The total building signage square footage is 3,587. This is an SU-1 for C-1 zone and the EPC has discretion over the amount of signage

allowed. The EPC approved design guidelines for parcel development near the subject site allow for free-standing signs that are no higher than 8-feet above grade with a maximum size of 75 square feet. The guidelines also state that façade mounted signs shall not exceed 6 percent of the facade area to which it is attached and that the maximum height for individual letters is 3-feet. In addition, no lighted signs should be placed on east-facing buildings or in a location that is visible from residential areas east of this development. All signage should be specified as to size, type, color and materials.

An outdoor patio space that is a minimum of 250 square feet in size with tables and seating should be provided. This patio should have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

The applicant was in attendance at the Pre-Hearing discussion.

***Neighborhood Concerns***

Staff has received no input or communication of any kind from neighbors or neighborhood representatives regarding this request.

***Conclusions***

The subject request is generally in compliance with the policies of the Comprehensive Plan. The location, intensity, and design of the development respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources because the design is compatible with the surrounding area and maintains the mountain views. The new growth is contiguous to existing urban facilities and where the integrity of neighborhoods can be ensured. The commercial development is located in an existing commercially zoned area at the intersection of arterial streets and with access to mass transit. The request is in compliance with the Policies of the West Side Strategic Plan by providing appropriate commercial services in areas along a major commercial corridor. Staff recommends approval of these requests.

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***FINDINGS – 01128-01749, January 17, 2002 – Site Development Plan for Subdivision***

1. This is a request for a site development plan for subdivision for Tract 3C, Black Ranch, an approximately 1.2-acre site, located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and will be in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.

***RECOMMENDATION - 01128-01749, January 17, 2002***

**APPROVAL of 01128-01749, a request for site development plan for subdivision, for Tract 3C, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 01128-01749, January 17, 2002 – Site Development Plan for Subdivision***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC

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conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Future site development plans for building permit for Lot 3C-2 shall not be delegated to the DRB for approval.
3. Public Works:
  - a. Provide common access agreements.
  - b. Check with Solid Waste for dumpster location.
  - c. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan.
  - d. Driveways and parking lot layout for lot 3C-2 (as shown on site plan) is not approved as part of this submittal.
  - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

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***FINDINGS – 01128-01750 – January 17, 2002 – Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor.

- 
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and will be in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.
  
  5. The submittal will be adequate with some changes and additions.

***RECOMMENDATION - 01128-01750 – January 17, 2002***

**APPROVAL of 01128-01750, a request for site development plan for building permit, for Tract 3C-1, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 01128-01750 – January 17, 2002 – Site Development Plan for Building Permit***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
  
2. A pedestrian connection to the site from the 6-foot wide walkway between the structures and the street that is clearly identified and inviting shall be provided.
  
3. The bike rack shall be set in concrete and moved to a convenient location near the building entrance but not within pedestrian pathways, vehicular drives or landscape areas.
  
4. All light fixtures shall be fully horizontal lamps so that no fugitive light shall escape beyond the property line. No light source shall be visible from the site perimeter.

5. All façade colors and materials shall be specified on the site plan, including the red stripe around the building.
  
6. No outdoor loudspeakers or other amplified public address systems are permitted.
  
7. Signage:
  - a. Free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet.
  - b. Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached.
  - c. The maximum height for individual letters is 3-feet.
  - d. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
  - e. All signage shall be specified as to size, type, color and materials.
  
8. An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. This patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
  
9. Low walls and/or landscaped berms 2 ½ to 3 feet high shall be used to screen parking areas from the adjacent street. The walls shall integrate with building materials/colors.
  
10. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All

ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

11. The refuse enclosure shall be compatible in design, color and material with building architecture. A detail drawing of the refuse enclosure shall be shown on the site plan. The gates shall be opaque; chain link gates are not allowed.
  12. Site plan for building permit for Tract 3C-2 shall come before EPC for site plan for building permit and shall not be delegated to DRB.
  13. The native grass seeding provided along Coors Boulevard will be irrigated until the landscaping is established.
  14. Public Works:
    - a. Provide common access agreements.
    - b. Check with Solid Waste for dumpster location.
    - c. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan 3C-2.
    - d. Driveways and parking lot layout for lot 3C-2 (as shown on site plan) is not approved as part of this submittal.
    - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.
-

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**Deborah L. Stover**  
**Planner**

- cc: Presbyterian Healthcare Services, Real Estate Dept., PO Box 26666, Albuquerque, NM 87125-6666  
Rodey Law Firm, PO Box 1888, Albuquerque, NM 87103  
Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102  
Audre Bonadea, Paradise Hills Civic Association, 10137 Furman NW, Albuquerque, NM 87114  
Meredith Hughes, Paradise Hills Civic Association, 9908 La Paz NW, Albuquerque, NM 87114  
Ginger Carman, Riverfronte Estates, 1728 Rusty Road NW, Albuquerque, NM 87114  
Gary Plante, Riverfronte Estates, 1692 Pace Road NW, Albuquerque, NM 87114

**Attachments**

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Code Services**

"Reviewed, no comments."

#### **Office of Neighborhood Coordination**

"Riverfronte Estates and Paradise Hills (Both Recognized Associations) were notified."

### ***PUBLIC WORKS DEPARTMENT***

#### **Transportation Development Services**

1. Provide common access agreements.
2. Check with Solid Waste for dumpster location.
3. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan for Tract 3C-2.
4. Driveways and parking lot layout for lot 3C-2 (as shown on site plan) is not approved as part of this submittal.

#### **Utility Development**

Maps still show this property as outside the Municipal Limits, and this lot was not part of the original annexation request. Was the request expanded to include the lots? What zoning was established? No adverse comment on the Jiffy lube site plan for building permit. Applicant requests future approval of the northern portion to be delegated to DRB. Do Tracts 3B and 3C have the same zoning? If not they will have to go to EPC for a zone change.

#### **Traffic Engineering Operations**

Need acceleration/deceleration lane for access, Coors is high volume/high speed here.

#### **Hydrology**

An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

#### **Transportation Planning**

This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways.

#### **Street Maintenance**

No comment.

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**Recommended Conditions from City Engineer**

Conditions of approval for the proposed Site Development Plan for Subdivision Purposes and Site Development Plan for Building Permit shall include:

1. Provide common access agreements.
2. Check with Solid Waste for dumpster location.
3. Traffic Impact Study required for bank expansion. Must be completed prior to sign-off of Site Development Plan for 3C-2.
4. Driveways and parking lot layout for lot 3C-2 (as shown on site plan) is not approved as part of this submittal.
5. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

"Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Call 768-1930 for more information."

**Environmental Services Division**

No Comments Received.

**PARKS AND RECREATION**

**Planning and Design**

"Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit."

**Open Space Division**

"No Adverse comment."

**POLICE DEPARTMENT/Planning**

"No comments."

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

"Approved on condition will comply with SWMD requirements and ordinances."

**FIRE DEPARTMENT/Planning**

"New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by the Albuquerque Fire Department will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a Fire Flow Statement prior to DRB."

**TRANSIT DEPARTMENT**

"The site is within 300 feet of Routes 90 and 96. It is within a ¼ mile of Route 94."

## **COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

No Comments Received

**ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY**

"No objection."

**ALBUQUERQUE PUBLIC SCHOOLS**

No Comments Received.

**MIDDLE RIO GRANDE COUNCIL OF GOVERNMENT**

"No adverse comment."



Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input checked="" type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Presbyterian Health Care Services PHONE: 841-1697  
 ADDRESS: Real Estate Dept. P.O. Box 26666 FAX: 841-1399  
 CITY: Albuquerque STATE NM ZIP 87125-6666 E-MAIL: rholm@phs.org  
 Proprietary interest in site: owner  
 AGENT (if any): Rodey Law Firm/Consensus Planning PHONE: 768-7224/764-9801  
 ADDRESS: P.O. Box 1888/924 Park Avenue SW FAX: 768-7395/842-5495  
 CITY: Albuquerque STATE NM ZIP 87103/87102 E-MAIL: sbfox@rodey.com  
cp@consensusplanning.com

DESCRIPTION OF REQUEST: Site Plan for Subdivision for Tract 3C, 1.2 acres; Site Plan for Building Permit for 0.6245 acres

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. Tract 3C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Black Ranch  
 Current Zoning: SU-1 for C-1 Proposed zoning: same  
 Zone Atlas page(s): C-13-Z No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 1.2 ac. Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no  
 UPC No. 101306434738510413 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW  
 Between: Paseo del Norte NW and Irving 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.): \_\_\_\_\_

(see attachment)

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team  Date of review: 10/3/01

SIGNATURE James K. Strozier, AICP DATE 11/28/01  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>01128 - 01749</u>	<u>SDP Subd</u>	<u>P(1)</u>	<u>\$ 350.00</u>
<input type="checkbox"/> All fees have been collected	<u>01128 - 01750</u>	<u>SDP BP</u>	<u>P(1)</u>	<u>\$ 350.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill		<u>Adv. Fee</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>January 17, 2002</u>			<u>\$ 775.00</u>

Paul Carter 11/29/01  
 Planner signature / date

Project # 1001206

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**IP MASTER DEVELOPMENT PLAN**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings. 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
  - 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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- 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 Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

**NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or 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)(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 free standing tower
  - Registered Engineer'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. Refer to schedule. **Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
  - Site plans and related drawings reduced to 8.5" x 11" format
  - 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 Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

JAMES K. STROZICK, AICP

Applicant name (print)

[Signature] 11/29/01  
Applicant signature / date

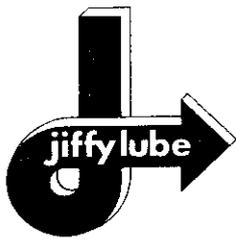


Form revised September 2001

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

Application case numbers  
01128 - 01749  
01128 - 01750

[Signature] 11/29/01  
Planner signature / date  
**Project #** 1001206



# jiffylube®

LUBRICAR, INC.

1316 JACKIE ROAD, S.E., SUITE 800  
RIO RANCHO, NM 87124-1045  
(505) 896-8996  
FAX (505) 896-0105

November 6, 2001

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on behalf of Jiffy Lube (Lubricar) regarding the Site Plan for Subdivision and Site Plan for Building Permit request for the Tract 3C, Black Ranch site east of Coors Boulevard between Paseo del Norte and Irving.

Sincerely,

Keith Mortensen  
Owner  
Jiffy Lube (Lubricar)



**PRESBYTERIAN**  
Healthcare Services

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November 9, 2001

TO WHOM IT MAY CONCERN:

The Firm of Rodey, Dickason, Sloan, Akin & Robb, P.A., and Consensus Planning are hereby authorized to act on behalf of Presbyterian Healthcare Services in regard to the application for site plan for subdivision of Tract 3C Black Ranch.

Sincerely,

James R. Jeppson  
Administrative Director  
Presbyterian Healthcare Services

cc: Gene Walton  
Susan B. Fox  
Ruthann Holm  
Jim Strozier

---

P.O. Box 26666 • Albuquerque, NM 87125-6666 • (505) 841-1234

*Presbyterian serves to improve the  
health of individuals, families and communities.*

**Corporate Properties Group**  
MAC Q2129-113  
200 Lomas Blvd. NW  
Albuquerque, NM 87102  
505 766-7301  
505 766-7332 Fax

**Gary D. Williams**  
Vice President

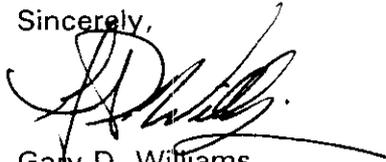
November 6, 2001

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

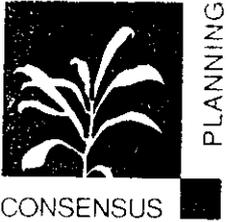
To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on behalf of Wells Fargo Bank regarding the Site Plan for Subdivision request for the Tract 3C, Black Ranch site east of Coors Boulevard between Paseo del Norte and Irving.

Sincerely,



Gary D. Williams  
Vice President  
Wells Fargo Bank



November 27, 2001

Ms. Elizabeth Begay, Chairman  
Environmental Planning Commission  
600 Second Street NW, Suite 300  
Albuquerque, New Mexico 87102

Re: Northeast corner of Coors and Paseo del Norte

Dear Commissioner Begay:

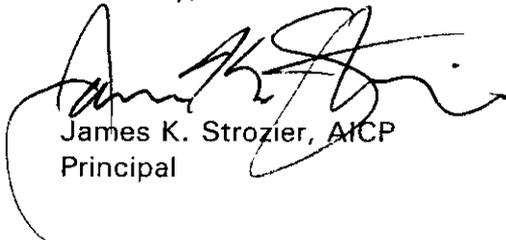
The purpose of this letter is to describe the actions we are requesting of the EPC at the January hearing. We request the approval of the attached Site Plan for Subdivision for Tract 3C, Black Ranch, consisting of 1.2 acres. In addition, we request the approval of a Site Plan for Building Permit for the southern portion of the site (future Tract 3C-1), consisting of 0.6245 acres. The current zoning, SU-1 for C-1 will not change with this subdivision. See attached zone atlas sheet with property indicated and the enclosed drawings.

This property was part of the recent Annexation and Establishment of Zoning for these properties on the east side of Coors Boulevard. The subdivision of this tract is consistent with the provisions of the City Subdivision regulations and Zoning Ordinance. The proposed Site Plans are in conformance with City plans and policies including the Comprehensive Plan, West Side Strategic Plan, and the Coors Corridor Plan.

The southern portion of the property (future Tract 3C-1) will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B. As a part of the Site Plan for Subdivision, we are requesting that the Site Plan for Building Permit for the bank expansion be delegated to the Development Review Board provided that it is consistent with the schematic layout shown.

Please feel free to call me at 764-9801 if you desire any additional information or have any questions.

Sincerely,



James K. Strozler, AICP  
Principal

c: Project Team

Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 847-5495  
ep@consensusplanning.com  
www.consensusplanning.com

ENCLOSURE

Kevin R. Mancato, AICP  
James H. Sautter, AICP  
Christopher J. Dean, ASLA

**Tract 3C, Black Ranch**  
**CASE HISTORY INFORMATION:**

**County**

ZA-94-95

CZ-90-10

**City**

AX-83-17

Z-83-93

Project# 1001206: Annexation #01114 00000 00556, Establishment of Zoning  
#01110 00000 00557, Site Development Plan for Subdivision#01128  
00000 00558

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Presbyterian Health Care Services Date of Request: 11/26/01 Zone Atlas Page(s): C-13

CURRENT: Zoning SU-1 for C-1 Legal Description: Lot or Tract # 30 Block # \_\_\_\_\_  
Parcel Size (acres/sq.ft.) 1.2 acres Subdivision Name Black Ranch

### REQUESTED CITY ACTION(S):

Annexation [ ]  
Sector Plan Amendment [ ]  
Zone Map Amendment [ ]  
Other [ ]

### Site Development Plan:

a.) Subdivision [X] d. Building Permit [X]  
b.) Building Purposes [ ] e. Other [ ]  
c.) Amendment [ ]

### PROPOSED DEVELOPMENT:

No construction/development [ ]  
New construction [X]  
Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION:

Number of units \_\_\_\_\_  
Building size 2400 (sq. ft.)  
*Site Plan for Subdivision & Building Permit for a Jeffrey Lab creation of lot.*

Note: 1. Changes made to development proposals from the information provided, may change the TIS/AQIA analysis requirements.

Applicant or Agent for the Applicant [Signature] Date 26 Nov 01

TRAFFIC IMPACT STUDY REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

PWD, Div. & Bldg. Services Div., Transportation Dev. Section, 2<sup>nd</sup> Floor, 600 2<sup>nd</sup> St. NW, Plaza del Sol Bldg., 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [X] Previously studied [ ] Mitigating reasons for not requiring TIS:

Notes:

Does Not Meet Threshold.

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 updated or new TIS.

TRAFFIC ENGINEER Joseph D. Montano

DATE Nov. 26, 2001

### AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA **must be completed prior to applying to EPC.** 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 \_\_\_\_\_

August, 2001



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association 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 updated letter from our office. It is your responsibility to provide current information -- outdated information may result in a deferral of your case.

Date: November 6, 2001

TO CONTACT NAME: Karin Pitman  
 COMPANY/AGENCY: Consensus Planning  
 ADDRESS/ZIP: 924 Park Ave. SW 87102  
 PHONE/FAX #: 764-9801 / 842-6495

Thank you for your inquiry of 11-6-01 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project Tract 3C, Black Ranch

zone map page(s) C-13

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

~~Neighborhood Association~~  
Paradise Hills Civic  
 Contacts: Audre Bonadea  
10137 Durman NW  
897-9663 (h) 87114  
Meredith Hughes  
9908 La Paz NW  
898-0909 (h) 87114

Neighborhood Association  
Riverfront Estates  
 Contacts: Singer Carman  
1728 Rusty Rd. NW  
792-7444 (h) 87114  
Dany Plante  
11092 Pace Rd. NW  
235-2020 (h) 87114

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**

Please note that according to O-92 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 FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely, -

Dalana S. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.



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

November 27, 2001

Ms. Audre Bonadea  
Paradise Hills Civic Association  
10137 Furman NW  
Albuquerque, NM 87114

Dear Ms. Bonadea:

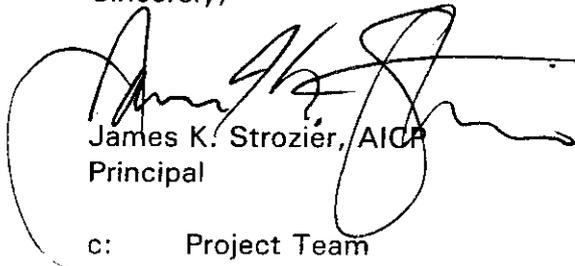
The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



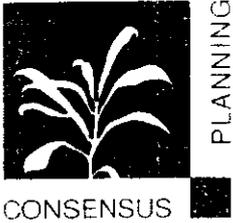
James K. Strozier, AICP  
Principal

c: Project Team

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit,  
and Elevations

001-1-01

Fiona S. Morrison, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA



Landscape Architecture  
Urban Design  
Planning Services

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Albuquerque, NM 87102

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

April 26, 2001

Ms. Meredith Hughes  
Paradise Hills Civic Association  
9908 La Paz NW  
Albuquerque, NM 87114

Dear Ms. Hughes:

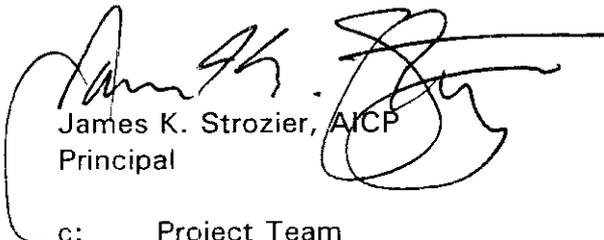
The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



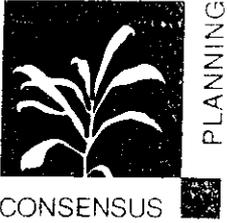
James K. Strozier, AICP  
Principal

c: Project Team

PRINCIPALS

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

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit,  
and Elevations



April 26, 2001

Ms. Ginger Carman  
Riverfronte Estates Neighborhood Association, Inc.  
1728 Rusty Road NW  
Albuquerque, NM 87114

Landscape Architecture  
Urban Design  
Planning Services

Dear Ms. Carman:

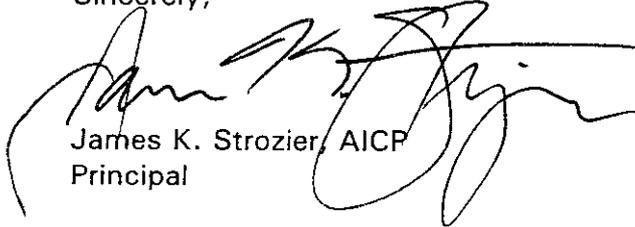
The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



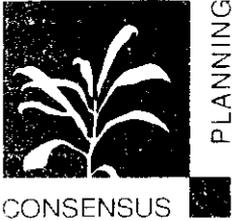
James K. Strozier, AICP  
Principal

c: Project Team

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit,  
and Elevations

PRINCIPALS

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



April 26, 2001

Mr. Gary Plante  
Riverfronte Estates Neighborhood Association, Inc.  
1692 Pace Road NW  
Albuquerque, NM 87114

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Plante:

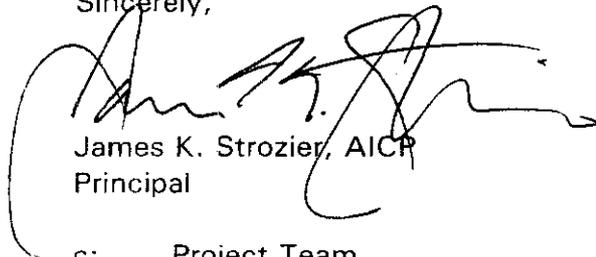
The purpose of this letter is to inform you and the members of the Paradise Hills Civic Association that Consensus Planning has submitted a Site Plan for Subdivision and Site Plan for Building Permit application to the City of Albuquerque.

The property covered by this request consists of 1.2 acres and is described as Tract 3C of Black Ranch, adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard, (see attached Zone Atlas sheet with property indicated, and 11x17 copies of drawings). The southern portion of the property will be developed and owned by Jiffy Lube, and the northern portion will be owned by Wells Fargo Bank for future expansion of the existing facility on Tract 3B.

The Site Plan for Subdivision subdivides Tract 3C, and the Site Plan for Building Permit is just for Jiffy Lube's portion of the site at this time. The property is zoned SU-1 for C-1, and was a part of the recent Annexation and Establishment of zoning for these properties on the east side of Coors Boulevard.

Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

c: Project Team

PRINCIPALS

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

Attachments: Zone Map, Site Plan for Subdivision, Site Plan for Building Permit,  
and Elevations

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

ALBUQUERQUE, NM 87114

Postage	\$ 0.80	UNIT ID: 0101  Postmark Here Clerk: KX6MZZ 11/29/01
Certified Fee	2.12 <sup>10</sup>	
Return Receipt Fee (Endorsement Required)	1.56 <sup>50</sup>	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.40	

Sent To *Gina Ann Carrman*  
 Street, Apt. No. or PO Box No. *7725 Rusty Road NW*  
 City, State, ZIP *Albuquerque, NM 87114*

PS Form 3800, May 2000 See Reverse for Instructions

7000 2670 0000 1140 0411

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

ALBUQUERQUE, NM 87114

Postage	\$ 0.80	UNIT ID: 0101  Postmark Here Clerk: KX6MZZ 11/29/01
Certified Fee	2.12 <sup>10</sup>	
Return Receipt Fee (Endorsement Required)	1.56 <sup>50</sup>	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.40	

Sent To *Meredith Hughes*  
 Street, Apt. No. or PO Box No. *4908 La Paz NW*  
 City, State, ZIP *Albuquerque, NM 87114*

PS Form 3800, May 2000 See Reverse for Instructions

7000 2670 0000 1140 0404

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

ALBUQUERQUE, NM 87114

Postage	\$ 0.80	UNIT ID: 0101  Postmark Here Clerk: KX6MZZ 11/29/01
Certified Fee	2.12 <sup>10</sup>	
Return Receipt Fee (Endorsement Required)	1.56 <sup>50</sup>	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.40	

Sent To *Gary Plante*  
 Street, Apt. No. or PO Box No. *1692 Page Road NW*  
 City, State, ZIP *Albuquerque, NM 87114*

PS Form 3800, May 2000 See Reverse for Instructions

7000 2670 0000 1140 0426

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

ALBUQUERQUE, NM 87114

Postage	\$ 0.80	UNIT ID: 0101  Postmark Here Clerk: KX6MZZ 11/29/01
Certified Fee	2.12 <sup>10</sup>	
Return Receipt Fee (Endorsement Required)	1.56 <sup>50</sup>	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.40	

Sent To *Andre Bonadica*  
 Street, Apt. No. or PO Box No. *10137 Furman NW*  
 City, State, ZIP *Albuquerque, NM 87114*

PS Form 3800, May 2000 See Reverse for Instructions

7000 2670 0000 1140 0398

# Peace Builders

PROJECT #1001206

FACILITATOR'S REPORT dated January 6, 2002

NO FACILITATED MEETING HELD

between Applicant/Agent: Presbyterian Healthcare Services/Rodey Law  
Firm and Consensus Planning

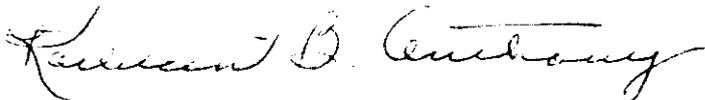
and

Neighborhood Associations: Riverfronte/Ginger Carman  
Paradise Hills/Andre Bonadera

re: Project #1001206 which requests approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 3C, Black Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard N.W. between Paseo del Norte and Irving  
Debbie Stover, Staff Planner

Facilitator: Kathleen B. Anthony

Comments: Mr. Strozier of Consensus Planning told facilitator that should neighborhood associations want to meet, he would be available. Ms. Carman indicated that she would present this application to Riverfronte Estates Board of Directors and notify facilitator if people decided a meeting was needed. She had not notified facilitator of a need by January 6, 2002.





## Memorandum

**To:** Debbie Stover, EPC Case Planner

**From:** Karin Pitman, AIA, RLA, Senior Planner/Landscape Architect *KMP*

**Date:** January 8, 2002

**Re:** Jiffy Lube (Tract 3C, Black Ranch), EPC Project #1001206

I am writing in response to your conversation with Jim Strozier yesterday about the landscaping adjacent to Coors Boulevard NW and west of the drainage ditch. We are providing this native shrub area to be consistent with the landscaping which was provided at Burger King's frontage to the south, and with what exists at the Wells Fargo site to the north. We did not propose any landscaping within the ditch as this is an existing AMAFCA facility and we did not think it appropriate to provide landscaping within a drainage facility. We do not intend to provide an irrigation system on the west side of the ditch, and the notes will be revised to reflect this.

I hope this serves to answer your questions about the Landscape Plan. If not, please feel free to call me at 764-9801.

NOV 20 07 10:11 AM 387/1# 2

**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)

## 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
- N/A 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 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.
- 13. Landscaped area requirement, in square feet and percent: 3,506 (15%)
- 14. Landscaped area provided, in square and percent: 4,345 (10.6%)

## 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 (N/A)

### 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

2. **Non-Structural and Parking**

- 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: 12  
Provided: 15
  - 10. Handicapped parking, spaces required: 1  
Provided: 1
- B. Bicycle racks, spaces required: 1  
Provided: 2
- 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
- 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.
- NP 6. Rail spurs, if applicable
- NP 7. Location of traffic signs and signals related to the functioning of the proposal.
- NP 8. Bikeways
- NP 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**

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

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**

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 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. ~~NR~~ Additional information including, renderings, perspective drawings may be submitted.
- A. Samples
- 1. Presentation Models
  - 2. Photos

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan (required)**
2. **Design requirements for future site development plans for building permit (optional, but STRONGLY recommended)**

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN (Required)**

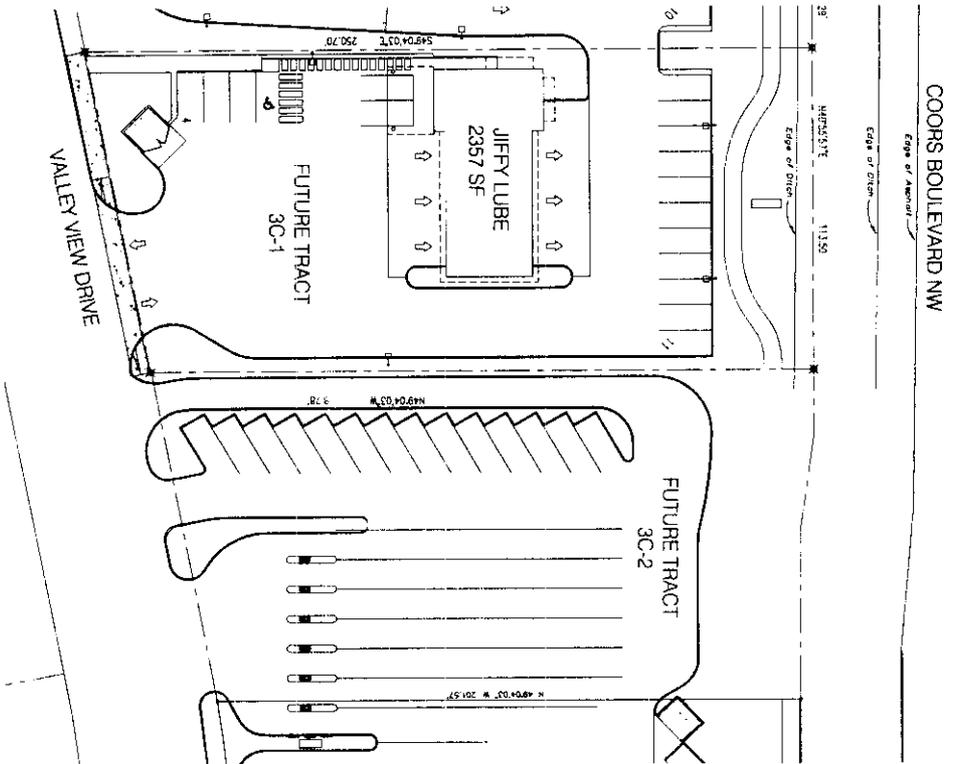
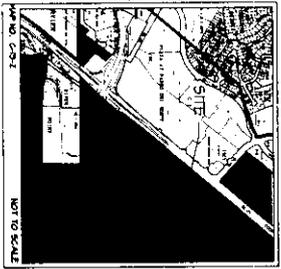
- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height *See accompanying Site Plan for Building*
  - b. Minimum Building Setback
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

- \_\_\_ 1. Overall Design Theme and Land Use Concept
- \_\_\_ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- \_\_\_ 3. Street Design
- \_\_\_ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- \_\_\_ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- \_\_\_ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- \_\_\_ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- \_\_\_ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- \_\_\_ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

NA – Site Plan for Building Permit accompanies this request.

VICINITY MAP



COORS BOULEVARD NW

Edge of Avenue

Edge of Street

1135

WATER STREET

23'

250.70'

3.28'

149°04'03" W

201.57'

3.28'

149°04'03" W

250.70'

3.28'

APPROVALS

Planning Director	Date
Transposition Development <td>Date</td>	Date
City Engineer/AMAFCA <td>Date</td>	Date
Utility Development <td>Date</td>	Date
Parks and Recreation Department <td>Date</td>	Date

Note: Approval of this Site Plan for Building Permit for Tract 3C-2 shall be delegated to the O.R.B. For the PRF meeting, a TRS will be required at the time of the Site Plan for Building Permit submittal for Tract 3C-2. When the drive through facility exceeds six (6) lanes.

SITE DEVELOPMENT PLAN FOR SUBDIVISION:  
REQUIRED INFORMATION

THE SITE: This site consists of Tract 3C-1, Block 300 and #1, 2 acre. The subdivision creates two tracts, Tract 3C-1 and 3C-2, totaling 0.825 and 0.574 acres respectively. It is anticipated that Tract 3C-2 will be combined with the existing Tract 3B.

PROPOSED USE: The zoning for all tracts shall be SU-1 (C-1) Use.

PEDESTRIAN AND VEHICULAR ACCESS AND EGRESS: Pedestrian and vehicular ingress and egress shall be on Valley View Drive. No direct vehicular access shall be permitted from Coors Boulevard (adjacent to the Coors Corridor Plan). Pedestrian connections to Coors Boulevard at the new sidewalk on Valley View Drive shall be determined in accordance with the individual Site Plans for Building Permit.

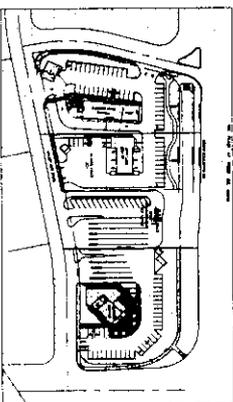
INTERNAL CIRCULATION REQUIREMENTS: There shall be shared access between Tracts 3C-1 and 3C-2, as well as between 3C-1 and 3B. There shall be no shared access between Tracts 3C-1 and 3C-2.

BIKE DRUG HEIGHTS AND SETBACKS: Building height shall be limited to 18' unless otherwise stipulated by the final preservation version of the Coors Corridor Plan. Setbacks shall be a minimum of 10' from the right-of-way line of roadways, and 5' from the property line of an adjacent commercial or office zone.

MAXIMUM F.A.R.: Maximum F.A.R. shall be 20.

LANDSCAPE PLAN: Conceptual Landscape Plans shall be developed in accordance with the individual Site Plans for Building Permit.

KEYED MAP

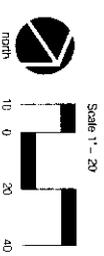


SITE PLAN FOR SUBDIVISION

JIFFY LUBE

Prepared for:  
Praxis/Grant Health Care Services  
1224 Central Ave. S.E.  
Albuquerque, N.M. 87102

Prepared by:  
**CONSERVATIVE PLANNING, INC.**  
Planning / Landscape Architecture  
524 Park Avenue, S.W.  
Albuquerque, N.M. 87102  
(505) 263-8200 Fax: (505) 263-5495  
e-mail: cpl@conservativeplanning.com



EXISTING 02

COORS BLVD.



5 HC Parking Striping

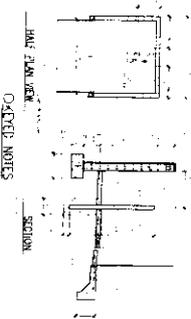


6 HC Pavement Sign



2 Site Lighting Detail

3 Bike Rack Detail



HAZ. DOWN VIEW SECTION

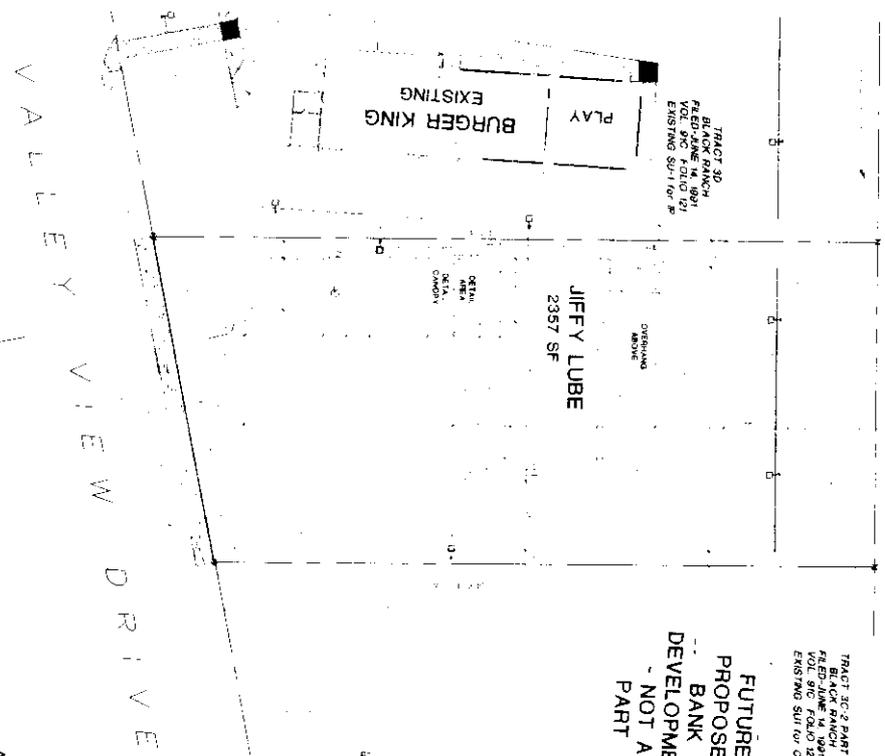
4 Retuse Enclosure

8 MONUMENT SIGN

Jiffy Lube

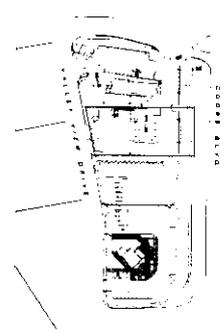
7 HC Parking Sign

SITE PLAN



TRACT 30  
BLANK PARCH  
FILED JUNE 14 1991  
VOL. 91C FOLIO 121  
ENSTING 50'10" CI 8888

TRACT 30 2 PART OF 3C  
BLANK PARCH  
FILED JUNE 14 1991  
VOL. 91C FOLIO 121  
ENSTING 50'10" CI 8888



APPROVALS

Planning Director

Transporation Development

City Engineer/AMCA

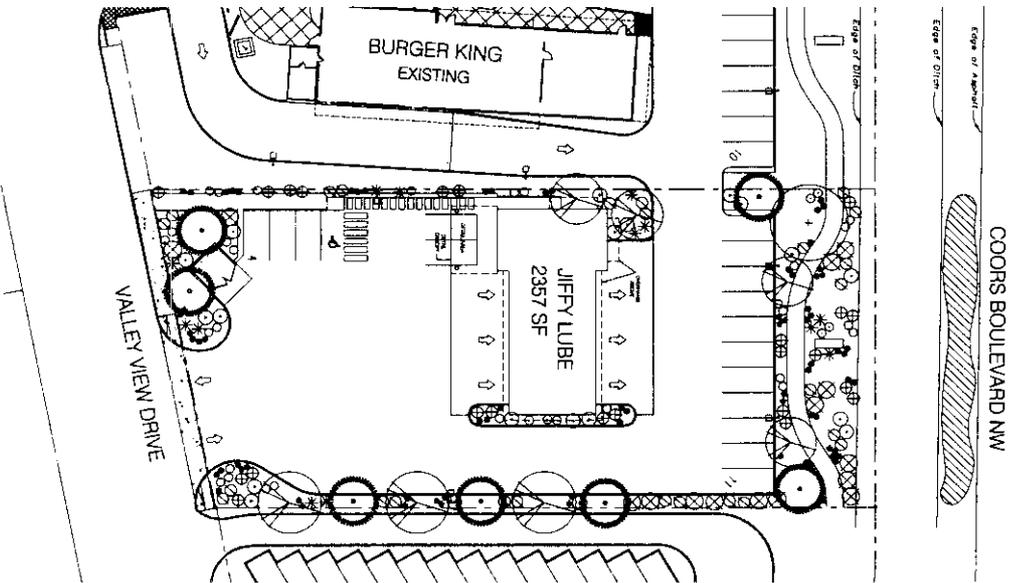
Utility Development

Public and Recreation Department

DATE	11/29/01	SCALE	AS SHOWN
PROJECT TITLE	JIFFY LUBE Coors Blvd. + Valley View Drive Albuquerque, NM		
PROJECT MANAGER	BY: [Signature]	JOB NO.	0122
DESIGNER	BY: [Signature]	CHECKED BY:	[Signature]
SHEET TITLE Site Plan - Building Permit			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
2326 SAN PEDRO NE., SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

REV.	DATE	BY	REVISION
1	11/29/01	B	CIA PLANNING COMMENTS



COORS BOULEVARD NW

VALLEY VIEW DRIVE

BURGER KING EXISTING

JIFFY LUBE  
2957 SF

**GENERAL**  
The design and provision of irrigation facilities within Jiffy Lube Site will adhere with conventional engineering design and industry practices in addition to providing an aesthetically pleasing environment for residents and visitors.

- PLANT PALETTE**
- Deciduous Trees (12" Caliper Min.)
  - Overhead Poles/Structural Systems
  - Medium Density Planting
  - Chain Link/Fence Signs
  - Chain Link/Fence/Concrete Panels
  - Evergreen Trees (8' Min. Height)
  - American Elm/Prunella
  - Scotch Broom/Prunella
  - Sprinkler (1.5" & 2" Orbits)
  - Box Plant/Carriacoum/Carriacoum
  - Radio Juncus/Juncus
  - Cherry Shrub/Spice Plant
  - Frome Cane/Signatures from Cane
  - Red Yucca/Impatiens
  - \* Sprinkler (1.5" & 2" Orbits)
  - Channel/Conventional Irrigation
  - Reg. Irr. Subsystem/Variable
  - Reg. Irr. Subsystem/Variable
  - Russian Sage/Prunella

- Native Grass Area
- 6" x 6" Reinforced Concrete
- Support Concrete/Reinforced Concrete
- Concrete
- 3" x 3" Square Area
- 3" x 3" Square Area

**IRRIGATION SYSTEM**  
A flow substation may require proper water source and production using water type and multi-outlet type systems with proper maintenance.

**MAINTENANCE RESPONSIBILITY**  
Maintenance of the existing and proposed systems including but not limited to: 1) 12" x 12" x 12" scale the the responsibility of the owner. All existing items will be maintained in a like condition as they are.

**LANDSCAPE AREA REQUIREMENTS**

Item	Quantity	Notes
Site Area	27,203 sq. ft. (0.624 acres)	
Buildings Area	2,989 sq. ft.	
Paved Area	1,663 sq. ft.	
Landscaping Area Required (15%)	23,374 sq. ft.	
Landscaping Area Provided	3,128 sq. ft.	
	4,387 sq. ft.	

Note: The design and provision of irrigation facilities within Jiffy Lube Site will adhere with conventional engineering design and industry practices in addition to providing an aesthetically pleasing environment for residents and visitors. All existing items will be maintained in a like condition as they are.

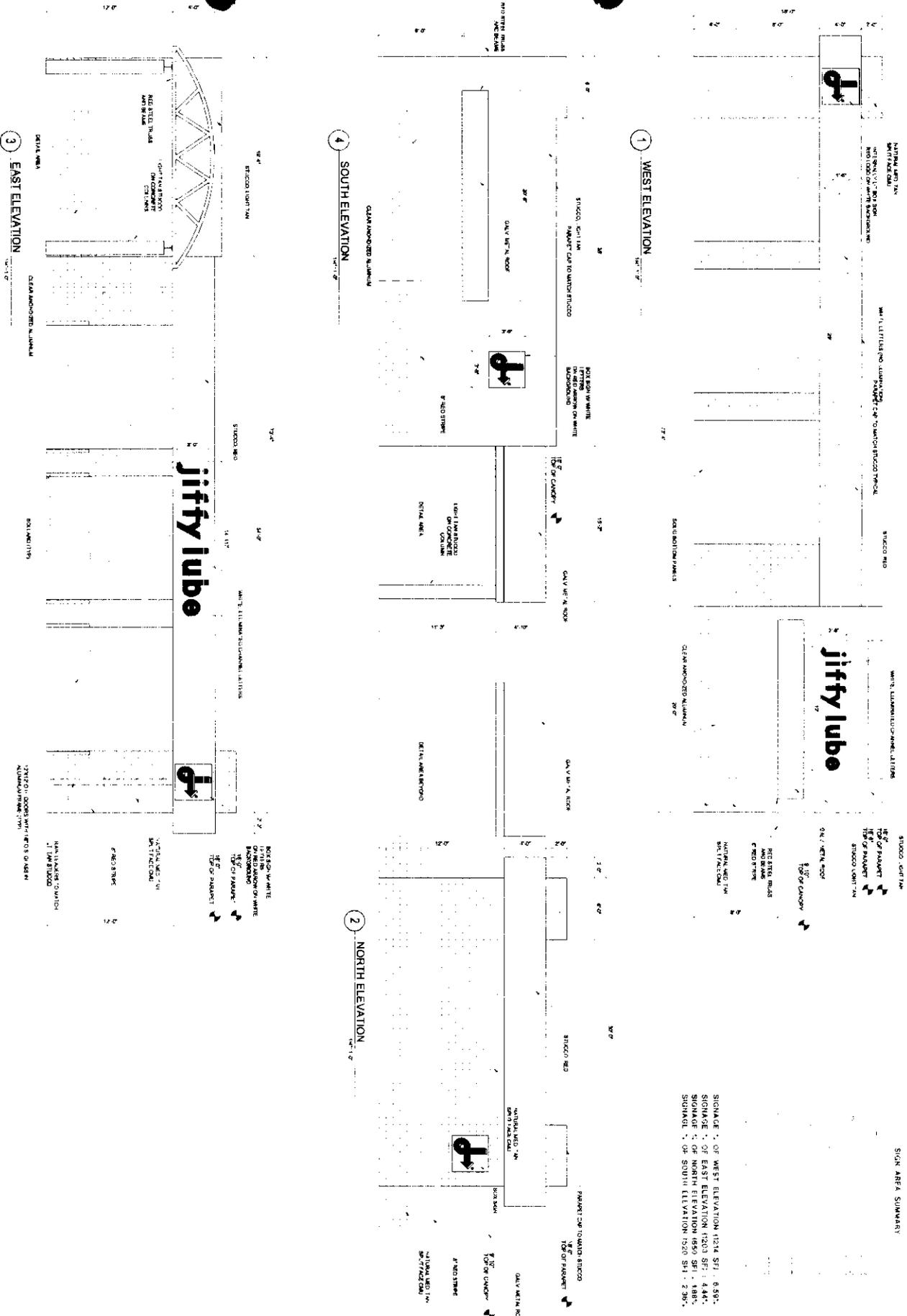
LANDSCAPE PLAN  
**JIFFY LUBE**

Prepared by:  
Presbyterian Health Care Services  
1224 Central Ave. SE  
Atlanta, GA 30316

Prepared by:  
**CONSERVUS PLANNING INC.**  
1000 Peachtree Street, N.E.  
Atlanta, GA 30309  
404-524-5445  
www.conservusplanning.com







SICK AREA SIGNAGE

1. SIGNAGE OF WEST ELEVATION 1214 SF. @ 5.50'  
 2. SIGNAGE OF EAST ELEVATION 1203 SF. @ 4.44'  
 3. SIGNAGE OF NORTH ELEVATION 1450 SF. @ 1.88'  
 4. SIGNAGE OF SOUTH ELEVATION 1520 SF. @ 2.96'

REV	DATE	BY	REVISION
1	11/20/01	GM	CON PLANING COMMENTS

**GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.**  
 2326 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 864-9110 FAX (505) 837-9677

**PROJECT TITLE**  
**JIFFY LUBE**  
 Valley View Drive  
 Albuquerque, NM

**PROJECT MANAGER** DR. JENNIFER AP  
**JOB NO.** 0125  
**DRAWN BY** BS

**SHEET TITLE**  
**Building Elevations**

**DATE** 11/20/01  
**SCALE** 1/4" = 1'-0"  
**SHEET NO.** 4