

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** Supplemental form **Z**

SUBDIVISION

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

... for Subdivision Purposes

... for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC)

ZONING

___ Annexation & Zone Establishment

___ Sector Plan

___ Zone Change

___ Text Amendment

APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Double Cheese Corporation/Black Development Two PHONE: _____

ADDRESS: See Attachment FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____

AGENT (if any): Consensus Planning PHONE: (505) 764-9801

ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495

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

DESCRIPTION OF REQUEST: Amendment to Site Plan for Subdivision (Tract 2A) and Site Plan for Building Permit (Tract 3E-1, and a portion of Tract 2A)

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 2A and Tract 3E-1 Block: 0000 Unit: _____

Subdiv. / Addn. Black Ranch

Current Zoning: See Attachment Proposed zoning: Same

Zone Atlas page(s): C-13 No. of existing lots: 2 No. of proposed lots: 4

Total area of site (acres): See Att 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. See Attachment 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.): 1001206
01110 00557; 01114 00556; 01128 00558; 02500 00420; AX-83-17; Z-83-93; County ZA-94-95

Check-off if project was previously reviewed by Sketch Plat/Plan ___ or Pre-application Review Team Date of review: 6/19/02

SIGNATURE [Signature] DATE 8/28/02

(Print) James K. Strozier, AICP Applicant Agent

FOR OFFICIAL USE ONLY

pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02ERP - 01345</u>	<u>SPBP</u>	<u>PL1</u>	<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected	<u>02ERP - 01346</u>	<u>ASPS</u>	<u>PL1</u>	<u>\$ 855.00</u>
<input 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>\$ 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>Oct. 17, 2002</u>			<u>\$ 715.00</u>

[Signature] 8/29/02
 Planner signature / date

Project # 1001206

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

- 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. Strozier, AICP

James K. Strozier
Applicant name (print) James K. Strozier
Applicant signature / date 8/28/02



Form revised September 2001

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

Application case numbers	
<u>02ER</u>	- <u>01345</u>
<u>02ER</u>	- <u>01346</u>
-	-

Paul Carver
Planner signature / date 8/29/02

Project # 100606

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.

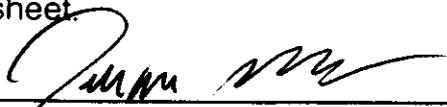
4. TIME

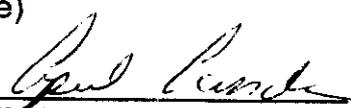
Signs must be posted from Oct. 2 To Oct. 17, 2002

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.

 8/29/02
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8/29/02 
(Date) (Staff Member)



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

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

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

MEMBERS

Alan Schwartz, Chairman
Susan Johnson, Vice Chair

Elizabeth Begay
Mick McMahan
Camilla Serrano

Bevin Owens
Larry Chavez
John Briscoe

Jeffery J, Jesionowski

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 prior to the case being heard. 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 granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.

All written materials - including petitions, legal analysis and other documents - should be submitted at least one week prior to the meeting in time for presentation to the EPC at its Study Session. The EPC strongly discourages submission of written material at the meeting. Except in extraordinary circumstances, the EPC will not consider any written materials submitted at the meeting. In the event the EPC believes the written material submitted may influence its final decision, the EPC will likely defer the matter to a subsequent meeting.

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. Announcement of Changes and/or Additions to the Agenda
 - B. Approval of the Amended Agenda

2. **Project # 1000831**
02EPC-00636 Site Development Plan-Subdivision
02EPC-00637 Site Development Plan-Building Permit
(Deferred from 6/20/02)

GEORGE RAINHART agent(s) for THOM JOSEPH, THUNDER WEST DEV., LLC request the above action(s) for all or a portion of Lot(s) 13A, Block(s) 9 ALSO: Lot 6, Westbluff Center and Lot 9, Palisades, **Town of Atrisco**, zoned SU-1 for IP Uses, located on ATRISCO DR NW, between I-40 and MIAMI DRIVE, NW, containing approximately 7 acre(s). (H-11) Russell Brito, Staff Planner
DEFERRED FROM AUGUST 15, 2002

3. **Project # 1002054**
02EPC-00969 Site Development Plan-Building Permit

PETER P. ARMIJO agent(s) for VOICESTREAM WIRELESS request the above action(s) for all or a portion of Lot(s) 5A, Block(s) 16, Tract(s) 2, **North Albuquerque Acres Unit 3**, zoned R-D Church and Related Uses, located on WYOMING BLVD. NE between WILSHIRE NE and CORONA NE, containing approximately 4.03-acre(s). (C-19) Cynthia Borrego, Staff Planner
DEFERRED FROM AUGUST 15, 2002

4. **Project # 1002062**
02EPC-00986 Zone Map Amendment
02EPC-00987 Sector Development Plan
02EPC-00988 Site Development Plan-Subdivision

CONSENSUS PLANNING, INC. agent(s) for T.S. MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Tract(s) H12B, **Riverview**, a zone map amendment from SU-1 for PRD at 20 du/acre to SU-1 for Mixed Use, located on the SW CORNER OF COORS BLVD. NW, and EAGLE RANCH BLVD. NW, containing approximately 2 acre(s). (D-13) Juanita Vigil, Staff Planner
DEFERRED FROM AUGUST 15, 2002

5. **Project #1002004**
02EPC-00880 Zone Map Amendment

SANDRA HOUSTON or GLENN COONTZ, agents for JAMES N. BLEA request the above action for Lot 21, Block 30, Tract 31, J.L. Finley's Subdivision, Heights Reservoir Addition, from C-1 to C-2 located on MADISON ST. NE between LOMAS BLVD. NE and ROMA AVE. NE, containing approximately 1 acre. (K-17) Russell Brito, Staff Planner

6. **Project 1000651**
02EPC-00312 Site Development Plan-
Subdivision
(City Council Remand 9/16/02)

HERBERT M. DENISH & ASSOCIATES INC. agent(s) for TIJERAS PLACE LLC – SERIES B, request the above action(s) for Tract A29A, **Town of Atrisco Grant, Northeast Unit**, located on COORS BOULEVARD NW between PHEASANT AVENUE NW and REDLANDS ROAD NW, containing approximately 3.41 acre(s).
Deborah Stover, Staff Planner

7. **Project # 1002120**
02EPC-01146 Zone Map Amendment

GARCIA/KRAEMER & ASSOC. agent(s) for DEL'S HIDE-A-WAY PARK, LTD request the above action(s) for all or a portion of Lot(s) 2, Block(s) 10, **Monkbridge Place Subdivision**, a zone map amendment from R-1 to R-T, located on CHEROKEE ROAD NW, between 4TH STREET NW and HEADINGLY AVENUE NW, containing approximately 1 acre(s). (G-14) Len Malry, Staff Planner

8. **Project # 1001206**
02EPC-01345 Site Development Plan-
Building Permit
02EPC-01346 Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING agent(s) for DOUBLE CHEESE CORPORATION/BLACK DEVELOPMENT TWO request the above action(s) for all or a portion of Tract(s) 2A & 3E-1, **Black Ranch**, zoned SU-1 for C-1 Permissive Uses & Hotel Not To Exceed Two-Stories and Restaurant w/Full-Service Liquor (6.4 acres) and SU-1 for C-2 (1.4 acres), located on COORS BOULEVARD NW, between PASEO DEL NORTE NW and IRVING BOULEVARD NW, containing approximately 8 acre(s).(C-13) Deborah Stover, Staff Planner

9. **Project # 1002123**
02EPC-01149 Zone Map Amendment

GARCIA/KRAEMER & ASSOC. agent(s) for DEL'S HIDE-A-WAY PARK, LTD. request the above action(s) for all or a portion of Tract(s) 22-A-1, **MRGCD Map 33**, a zone map amendment from R-1 to R-T, located on 4TH ST NW, between SAN CLEMENTE NW and JUPITER STREET NW, containing approximately 4 acre(s). (G-14) Len Malry, Staff Planner

- 10. Project # 1002196**
02EPC-01356 Zone Map Amendment
- ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for PANORAMA INVESTMENT, LLC request the above action(s) for all or a portion of Lot(s) 1-B, Unit 6, **Town of Atrisco Grant**, a zone map amendment from SU-1 for MH, 10 du/acre to R-T, located on CORREGIDOR AVENUE SW, between SUNSET GARDEN ROAD SW and SALVADOR ROAD SW, containing approximately 6 acre(s). (K-11) Deborah Stover, Staff Planner
- 11. Project # 1002192**
02EPC-01339 Waiver from the Wireless Telecommunications Facility Regulations
- PETER P. ARMIJO agent(s) for VOICESTREAM WIRELESS request the above action(s) for all or a portion of Tract(s) C, **Unit 4, Interstate Industrial Tract**, a request to install a 65' telecommunication facility (monopole) and a waiver of the 1000' separation requirements, zoned M-1, located on WASHINGTON STREET NE, between ACADEMY PARKWAY NORTH and OSUNA ROAD NE, containing approximately 2 acre(s). (E-17) Juanita Vigil, Staff Planner
- 12. Project # 1002137**
02EPC-01213 Annexation
02EPC-01214 Zone Map Amendment
- ROSS HOWARD COMPANY agent(s) for VELMA J. SAIZ request the above action(s) for all or a portion of Lot(s) A, B, C & D, **Unit 7, Land of Roman & Doris E. Sandoval**, establishment of RD/9 Dwelling Units/Acre zoning, located on SAGE ROAD SW, between 82ND STREET SW and 86TH STREET SW. (M-10) Len Malry, Staff Planner
- 13. Project # 1001765**
02EPC-01344 Sector Development Plan Amendment to Rio Bravo SDP
02EPC-00314 Zone Map Amendment
02EPC-00315 Annexation
- CONSENSUS PLANNING, INC. agent(s) for WESTLAND DEVELOPMENT COMPANY, INC. request the above action(s) for all or a portion of the South Tract, **Portion of Lands of Westland A Parcels**, establishment of R-LT zoning for 80 acres and C-1 for 25 acres, located northeast of DENNIS CHAVEZ BLVD. SW and 118TH STREET SW, containing approximately 105 acre(s) (P-8). Simon Shima, Staff Planner
- 14. Project # 1002194**
02EPC-01350 Zone Map Amendment
02EPC-01351 Site Development Plan-Subdivision
02EPC-01352 Site Development Plan-Building Permit
- CHRISTOPHER CALOTT agent for MARIA R. COSTA requests the above action(s) for all or a portion of the Northerly Portion of Tract 2, **Sunport Lodgings Addition**, a zone map amendment from R-2 to SU-1/PRD, located on WELLESLEY DRIVE SE, between KATHRYN AVENUE SE and SMITH AVENUE SE, containing approximately 2 acre(s). (L-16) Makita Hill, Staff Planner

15. Project # 1002193

02EPC-01342 Zone Map Amendment
02EPC-01343 Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITCTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., INC. request the above action(s) for Lot X-1-B of Lots 1 - 5, **North Albuquerque Acres**, a zone map amendment from SU-1 for Nursing Home to SU-1/O-1 Office, located on WYOMING BLVD. NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE R-O-W, containing approximately 3 acre(s). (D-19) Len Malry, Staff Planner

16. Project # 1002195

02EPC-01353 Annexation
02EPC-01354 Zone Map Amendment
02EPC-01355 Sector Development Plan-
Amendment to La Cueva
SDP

CONSENSUS PLANNING agent for DONALD G. HOECH request the above actions for all of Lots 10-23, Blocks 19 & 20, Tract 3, Unit 3, **North Albuquerque Acres** and Lots 10-24, Block 18, Tract 3, Unit 1, **North Albuquerque Acres** and Lots 7-26, Block 20, Tract 3, Unit 1, **North Albuquerque Acres**, and all of the Right-of-Way of Adjacent and Internal Streets of Carmel, Holly and Paseo del Norte, and 5 acres of the AMAFCA North Baca Dam Property, establishment of RD, SU-2 for Mixed Use, and SU-1 for Community Park zoning, located on PASEO DEL NORTE & HOLBROOK NE, containing approximately 68 acres. (C-20 & 21) Carmen Marrone, Staff Planner

17. Project # 1000898

02EPC-01347 Site Development Plan-
Amendment to
Subdivision
02EPC-01348 Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agent(s) for T.S. MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Tract(s) G, **Village Center North**, zoned SU-1 for R-2, located WEST OF UNSER BOULEVARD NW AND SOUTH OF SUMMER RIDGE ROAD NW, between MCMAHON BOULEVARD NW and WESTSIDE BOULEVARD NW, containing approximately 13.02 acres. (A-11) Len Malry, Staff Planner

18. Project # 1000226

02EPC-01349 Site Development Plan-
Amendment to Building
Permit

DORMAN-BREEN ARCHITECTS agent(s) for CROSS OF HOPE LUTHERAN CHURCH request the above action(s) for all or a portion of Lot(s) S-1-B, **Taylor Ranch**, zoned SU-1, located on TAYLOR RANCH DRIVE NW, between MONTANO ROAD NW and KACHINA STREET NW, containing approximately 4 acre(s). (E-11) Juanita Vigil, Staff Planner

- 19. Project # 1002185**
02EPC-01325 Comprehensive Plan
Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request the above action(s), an Amendment to the Comprehensive Plan to incorporate certain growth and development principles arising out of the Planned Growth Strategy. (CITY WIDE) Joel Wooldridge, Staff Planner

- 20. Project # 1002187**
02EPC-01326 Text Amendment to the
Zone Code

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request the above action(s), a Text Amendment to Section 14-16-4-4 ROA 1994, a portion of the Comprehensive City Zoning Code, to establish a Land Use Hearing Officer and to amend the appeal process for land use appeals. (CITY WIDE) Simon Shima, Staff Planner

- 21. Project # 1002197**
02EPC-01357 Site Development Plan-
Building Permit

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE AVIATION DEPARTMENT request the above action(s) for Section 17-18, 20, 28, 29 R2E T11N **West Mesa Open Space**, zoned SU-1 Major Public Open Space, located on WEST MESA OPEN SPACE, between PASEO DEL VOLCAN NW and UNSER BOULEVARD NW, containing approximately 14 acres. (D-7, 8 & E-8, 9, 10) Christopher Hyer, Staff Planner

- 22. Adjourn**



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

Double Cheese Corporation
4810 Hardware Drive NE
Albuq., NM 87109

Date: October 18, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001206**
02EPC-01345 Site Development Plan-
Building Permit
02EPC-01346 Site Development Plan-
Amendment to Subdivision

LEGAL DESCRIPTION: for all or a portion Tract(s) 2A & 3E-1, **Black Ranch**, zoned SU-1 for C-1 Permissive Uses & Hotel Not To Exceed Two-Stories and Restaurant w/Full-Service Liquor (6.4 acres) and SU-1 for C-2 (1.4 acres), located on COORS BOULEVARD NW, between PASEO DEL NORTE NW and IRVING BOULEVARD NW, containing approximately 8 acre(s).(C-13) Deborah Stover, Staff Planner

On October 17, 2002 the Environmental Planning Commission voted to approve Project 1001206/02EPC-01346, a request for site development plan for subdivision, for Tract 2A, Black Ranch, zoned SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor 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 2A, Black Ranch, an approximately 6.35-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 (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
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 (Policy 3.8).

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001206/ 02EPC-01345/ & 01346

October 17, 2002

Page 2

4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserve 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 (Issue 4, Policy 6).
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.
6. A cross-access agreement shall be noted on the plan for this site.
7. The submittal will be adequate with some changes/additions to the plan.

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 cross-access agreement shall be noted on the plan for this site.
3. Public Works and City Engineering Conditions:
 - a. The Developer is responsible for permanent improvements to the facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site Plan shall comply and be designed per DPM Standards.
 - c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - e. Provide signing and striping layout, for one-way operation, on site plan.
 - f. Site drive radii to be 25'.
 - g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
 - h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - j. Re-platting should be concurrent with site plan approvals
4. Pedestrian bicycle access to the Corrales Main Canal shall be provided from the adjacent tract to the west.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001206/ 02EPC-01345/ & 01346

October 17, 2002

Page 3

On October 17, 2002 the Environmental Planning Commission voted to approve Project 1001206/ of 02EPC-01345, a request for site development plan for building permit, for Tract 2A, zoned SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor and Tract 3E-1, zoned SU-1 C-2, Black Ranch, 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 Tracts 2A-1 and 3E-1, Black Ranch, an approximately 3-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 (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
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 ((Policy 3.8)).
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and is 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 (Issue 4, Policy 6).
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. Pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with textured or colored concrete/ pavement shall be provided where pedestrian paths cross vehicular entrances and drive aisles. All pedestrian crossings shall be marked 6-feet wide at a minimum.
3. The pedestrian path shown from the ROW to the Winners/Wendy's shall show a barrier to prevent parking from obstructing the pedestrian's path. Both pedestrian paths shall show ADA required ramps.
4. Outdoor patio areas that are 250 square feet or larger shall be provided for both the restaurant/service station/convenience center and the retail shopping area. Outdoor patio areas with seating and shade with shall be provided and noted on the plan.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001206/ 02EPC-01345/ & 01346

October 17, 2002

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5. Location of light fixtures shall be shown on the site plan. A note shall be added that 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.
6. The area alongside the meandering walkway shall be landscaped on both sides, similar to the Jiffy Lube approved to the north.
7. Landscaping:
 - a. Additional shade trees shall be added near the cueing areas for the drive through windows and the car wash. The purpose of these trees will be to provide shade for customers waiting to be served. At least two trees per cueing area shall be added.
 - b. A third species of shade tree shall be introduced into the tree palette to ensure survival of a healthy tree canopy. The landscape plan shall provide for Chinese pistache or similar tree in addition to the proposed ash and Honey locust species. The site plan shall state ash 'and' Honey locust or Chinese pistache, not 'or'.
 - c. The site plan for building permit states that the amount of landscaping provided is 28,070 square feet while the landscaping plan states that 21,381 square feet is provided. The landscape calculations shall match on both plans.
 - d. The percentage of landscaping provided shall listed on the landscape plan.
 - e. The note that states "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be removed from the landscaping plan.
8. Elevations:
 - a. The color of the roof material shall be specified on the plans.
 - b. The elevation for the Wendy's/Winner's are labeled incorrectly, as the drive-through window for Wendy's is on the north side, not the south side. These labels shall be correctly adjusted.
 - c. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
 - d. Notes shall be added that clarify the materials and corresponding colors for the fueling canopy.
 - e. A note shall be added that states that the underside of the fueling canopy shall not be of a material that is a reflective surface.
9. A cross-access agreement shall be noted on the plan for this site.
10. Public Works and City Engineering Conditions:
 - a. The Developer is responsible for permanent improvements to the facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site Plan shall comply and be designed per DPM Standards.
 - c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - e. Provide signing and striping layout, for one-way operation, on site plan.
 - f. Site drive radii to be 25'.
 - g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.

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- h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- j. Re-platting should be concurrent with site plan approvals

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

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



Victor J. Chavez
Planning Director

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001206/ 02EPC-01345/ & 01346

October 17, 2002

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cc: Black Development Two, 3613 NM St. Hwy. 528, Suite H, Albuquerque, NM 87114
Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Court NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10003 Plunkett Drive NW, Albuquerque, NM 87114
Gary Plante, Riverfronte Estates N.A., Inc., 1692 Pace Road NW, Albuquerque, NM 87114
Bob Ponto, Riverfronte Estates N.A. Inc., 9505 Dancing River NW, Albuquerque, NM 87114
Ceil van Berkel, Taylor Ranch N.A., 5716 Morgan Lane NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuquerque, NM 87120-4806



Staff Report

Agent	Consensus Planning
Applicant	Double Cheese Corporation/Black Development Two
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Tract 2A and Tract 3E-1
Location	Coors Boulevard NW between Paseo del Norte and Irving Boulevard NW
Size	Approximately 7.8 acres
Existing Zoning	SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor for Tract 2A and SU-1 C-2 for Tract 3E-1
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 02EPC 01345, a site development plan for subdivision, based on the findings on page 11, and subject to the conditions of approval on page 12.

APPROVAL of 02EPC 01345, based on the findings on page 13, and subject to the conditions of approval on page 14.

Staff Planner

Deborah L. Stover, Planner

Summary of Analysis

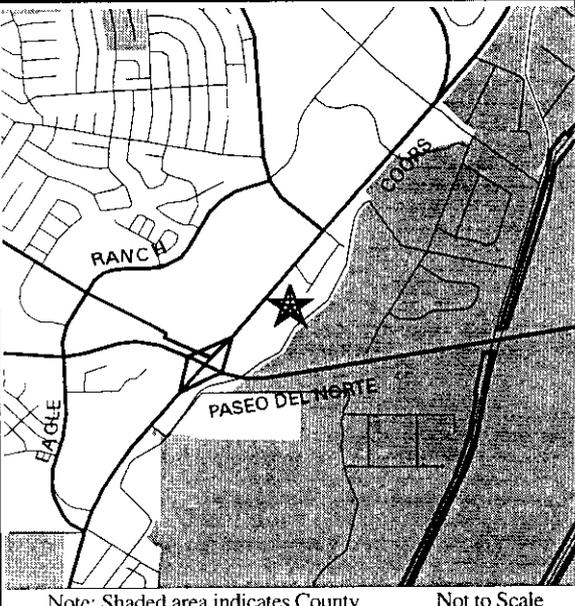
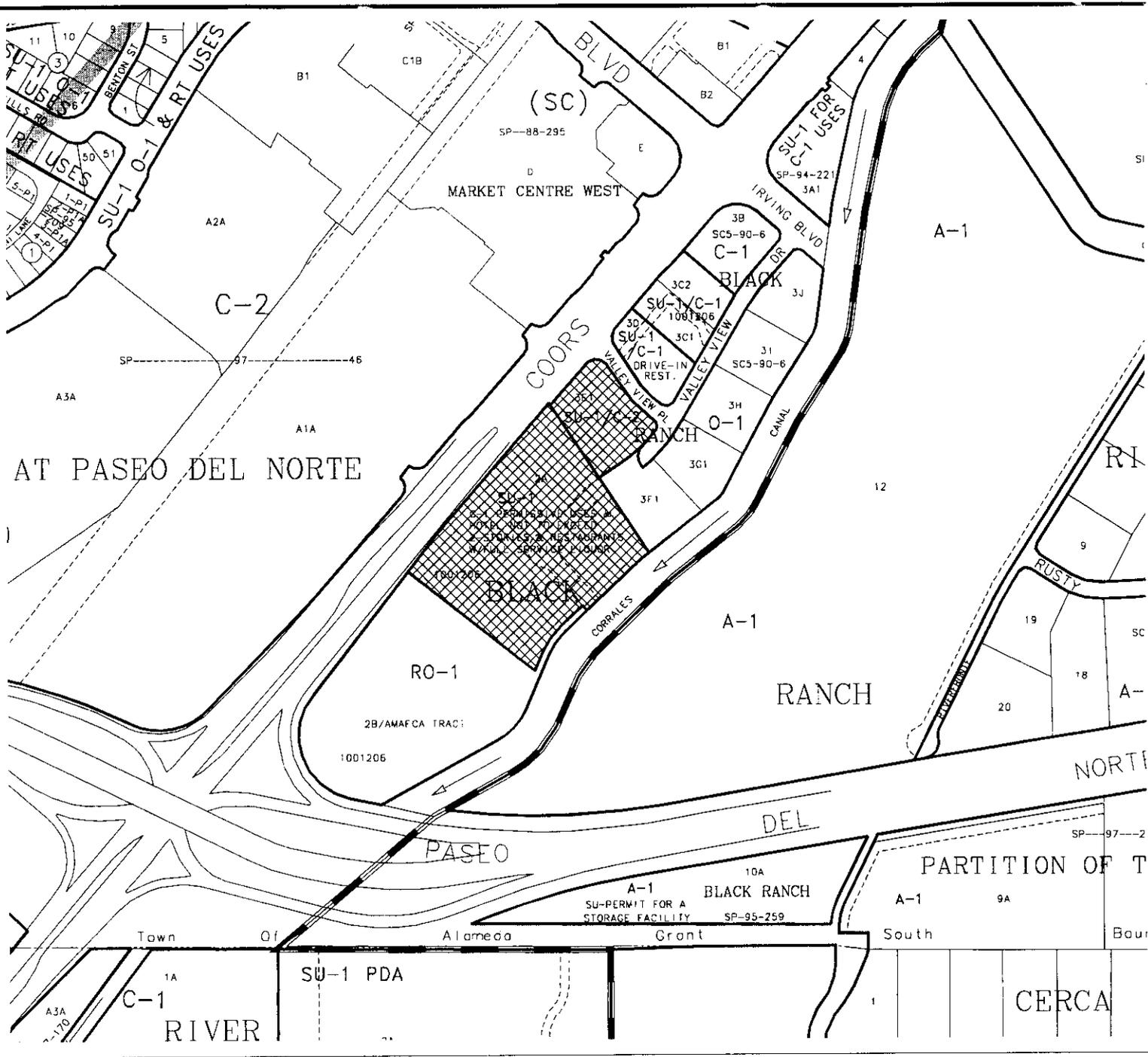
This is a request for site plan for subdivision for Tract 2A into 3 lots and site plan for building permit for a restaurant, service station and car wash for Tract 3E-1. A total of 4 lots total are under consideration with this request.

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 9/6/02 to 9/20/02. Agency comments were used in the preparation of this report, and begin on page 17.



ZONING MAP



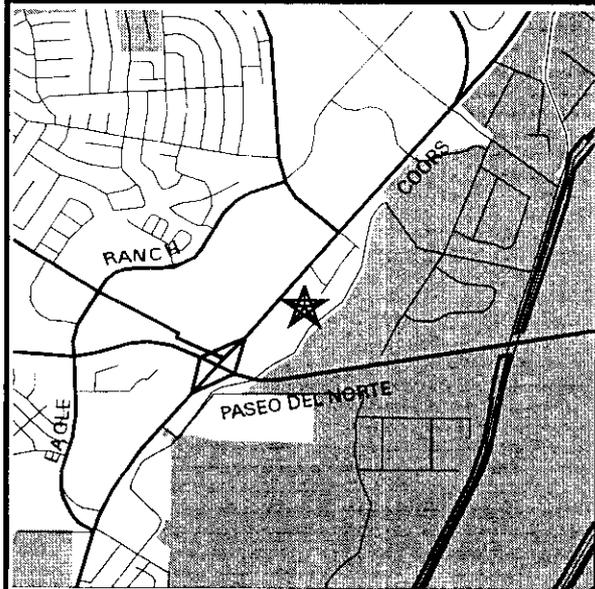
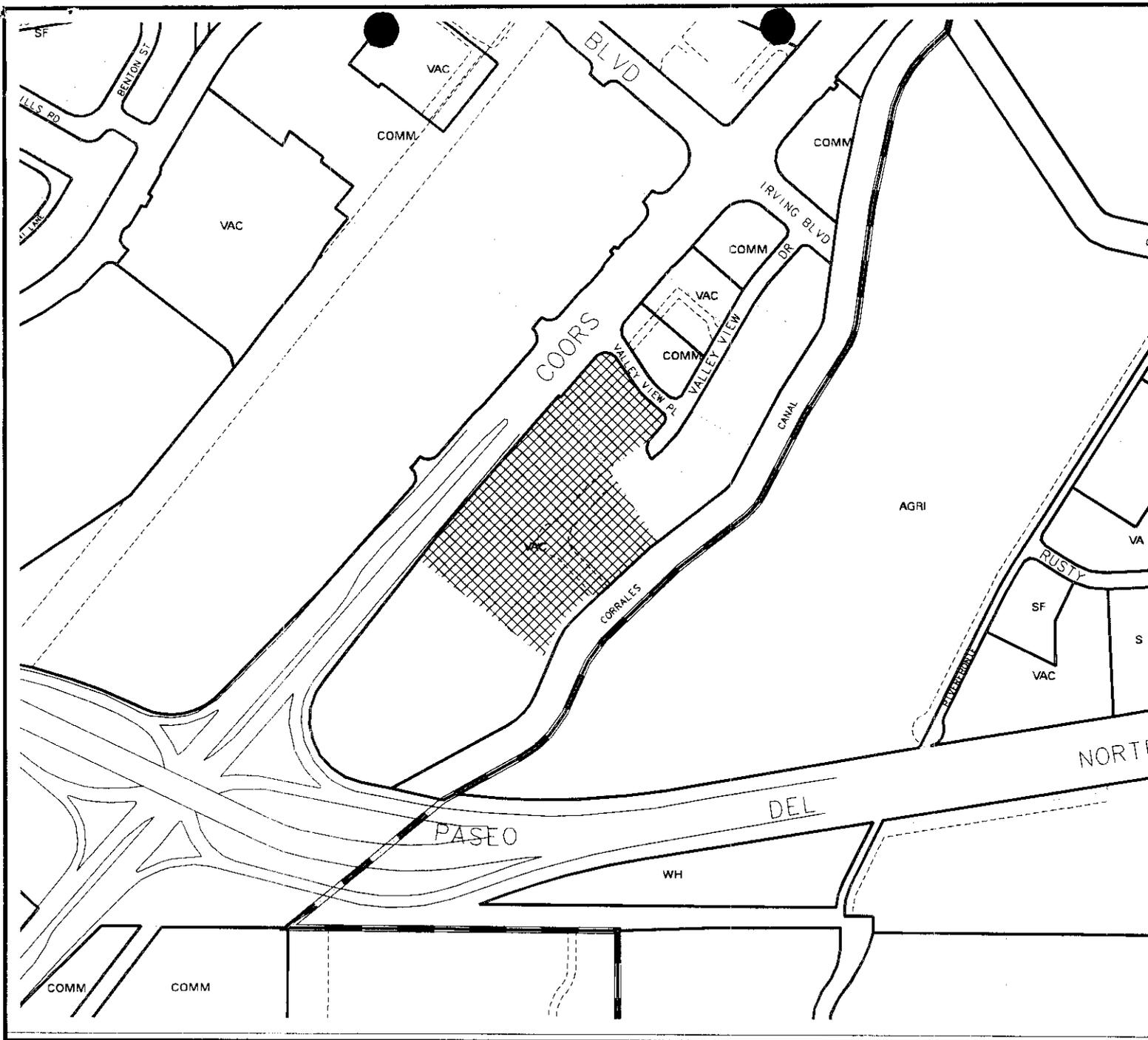
Scale 1" = 433'

PROJECT NO.
1001206

HEARING DATE
10-17-02

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
02EPC-01345
02EPC-01346



LAND USE MAP

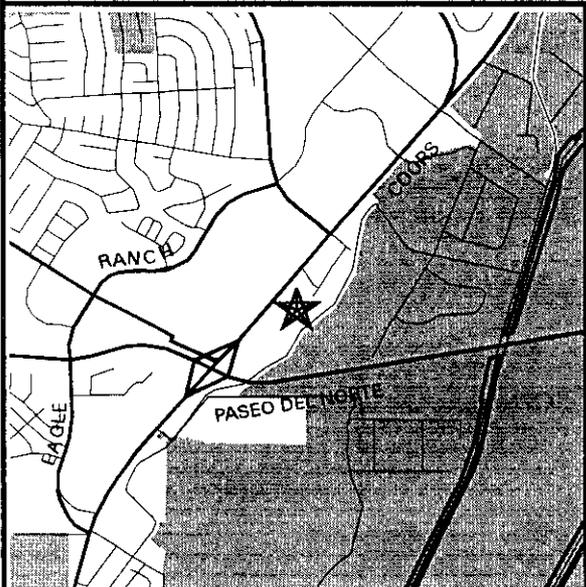
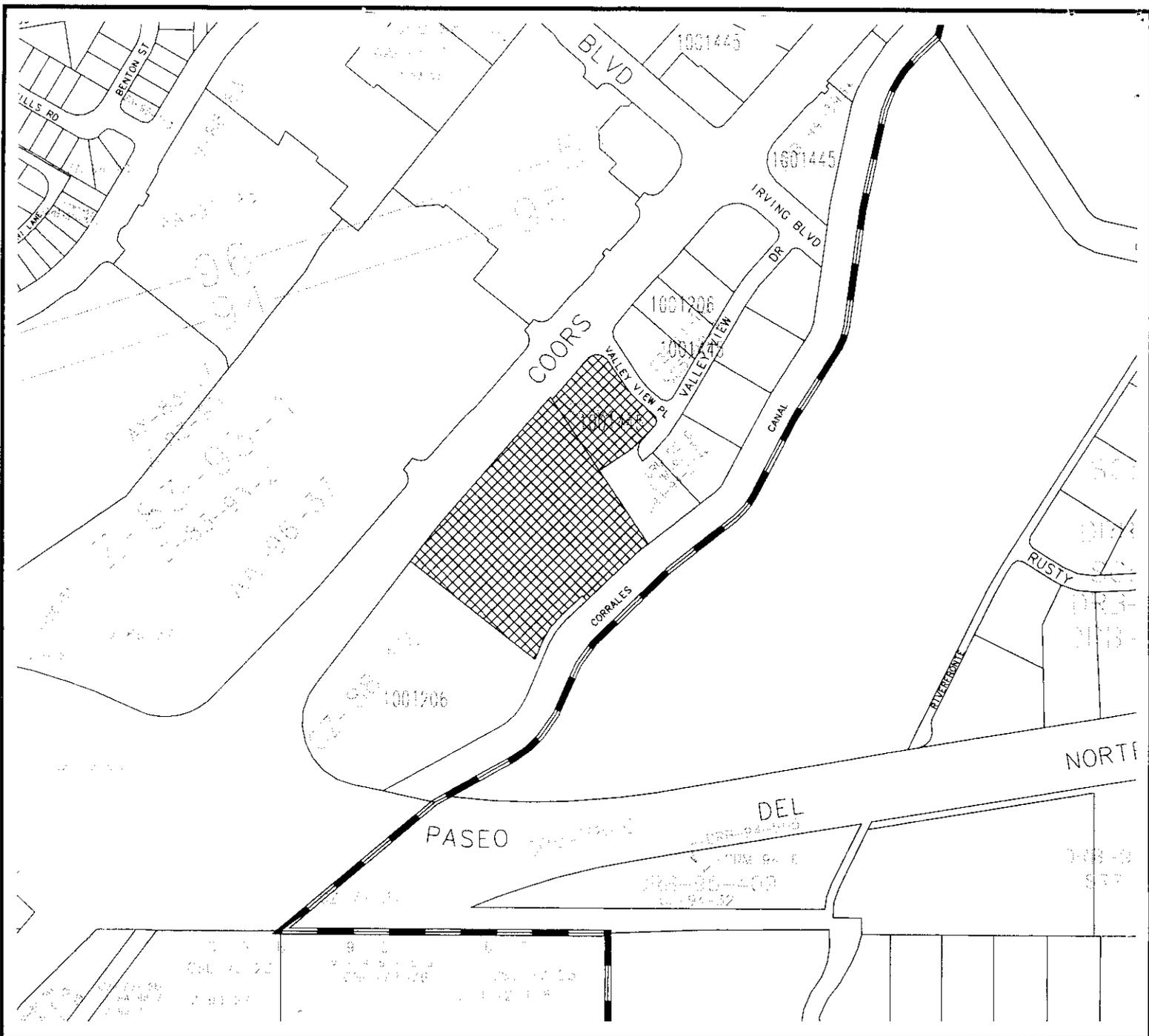
KEY to Land Use Abbreviations

- 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" = 433'

PROJECT NO.	1001206
HEARING DATE	10-17-02
MAP NO.	C-13
ADDITIONAL CASE NUMBER(S)	02EPC-01345 02EPC-01346



Note: Shaded area indicates County Not to Scale

HISTORY MAP



Scale 1" = 433'

PROJECT NO.
1001206

HEARING DATE
10-17-02

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
02EPC-01345
02EPC-01346

Development Services Report

SUMMARY OF REQUEST

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

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor (Tract 2A-1) and SU-1 C-2 (Tract 3E-1)	<i>Developing Urban West Side Strategic Plan Coors Corridor Plan</i>	Undeveloped
<i>North</i>	SU-1 C-1 Drive-In Restaurant		Drive-Through Restaurant
<i>South</i>	RO-1 and A-1		Undeveloped
<i>East</i>	O-1		Undeveloped
<i>West</i>	C-2 (SC)		Shopping Center

Background, History and Context

The subject site was recently annexed into the City of Albuquerque with SU-1 for C-1 zoning for Lot 3E-1 and SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor for Tract 2A. 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 drive-through restaurant with a bank and 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, across Coors Boulevard, is also undeveloped property.

The subject Tract 3E1 was included in a separate annexation that was approved by 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, with a right-of-way of 156'.

The Long Range Roadway System designates Irving Boulevard as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS – Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for an amendment of an approved site development plan for subdivision for Tract 2-A. The request is to approve a subdivision of one tract into 3 tracts for an approximately 6.3-acre site located on the east side of Coors Boulevard NW between Paseo del Norte and Irving Boulevard. The applicant proposes to create 3 lots, Tracts 2A, 2B and 2C. The designation of these lots on the site plan for subdivision and site plan for building permit are different and should be changed to agree with each other. For example, on the site plan for subdivision, the subject lot is called Lot 2A. But on the site plan for building permit the same lot is called Lot 2A-1. These designations should agree on both site plans. The proposed use for the northern portion of the site plan for subdivision, Tract 2A-1, is a service station/convenience

store and car wash facility. The service station will be attached (combined) with the drive-through restaurant on Tract 3E-1. The structures are also the subject of an accompanying site development plan for building permit. A schematic layout of this future expansion shows the service station/convenience store and restaurant as one building, and the site plan for building permit reveals that the structure will straddle the property lines between tracts 3E-1 and 2A-1. The reason for this arrangement is to build the drive-through component of the development on the property that has the zone category allowing such a use.

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 creating a visually pleasing built environment that respects existing neighborhood values (Policy d).

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*. The subject site was previously approved as a commercial site by the EPC. 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 (Policy 3.8).

The submitted site development plan provides all required design requirement framework for future site development plans for building permit to follow within the guidelines of the *Coors Corridor Plan* (Issue 4).

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. EPC approved design guidelines that are meant to guide development are also included for the site. This submittal creates 2 lots. Both lots border Coors Boulevard. Cross-access easements are expected for the lots 2A-1 and 3E-1.

ANALYSIS – Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for site development plan for building permit for Tracts 3E-1 and 2A-1 for drive-through restaurant, service station, car wash and retail shop.

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 proposed 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 nearby neighborhoods.

West Side Strategic Plan

The subject site is located within the *West Side Strategic Plan*. The proposed uses are 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, it does have commercial zoning. 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 (Policy 3.8).

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 (*Issue 4, Policy 6*). 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 Tract 3E-1 was not included under the previously approved design guidelines for the recently approved annexation request (Project #1001206), it was included in the annexation itself and will be built as one development and in close proximity to the newly created parcels to the south and the existing parcels to the north and east. Therefore, these design guidelines are applicable and employed for the development of Tract 3E-1 as well.

Site Plan Layout / Configuration

The site development plan for building permit shows Tract 3E-1, a rectangular shaped lot adjacent to Coors Boulevard and Tract 2A-1, created by the accompanying site plan for subdivision. The proposal is for a 7,500 square foot retail facility and a 5,963 square foot combination restaurant/service station/convenience store, along with a car wash. The buildings are placed parallel to the Burger King site across the street to the north. The building footprints are mostly rectangular in shape with parking surrounding the structures. 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. A 20-foot wide curb cut is provided to the site from Valley View Place. A 40-foot wide ingress/egress point is provided from Valley View Drive at the southern end of the site. A 30-foot wide ingress/egress point for the retail site is provided at the northern end of the site. A cross-access between the sites has also been provided. A cross-access agreement will be necessary for this site. In addition, a drive-through lane is shown for the retail portion of the site in anticipation of a dry cleaning business. Circulation for the site is generally in an east/west direction. Circulation for the site would be difficult if the building were placed nearer to Coors Boulevard as per the Coors Corridor Plan, due to the requirements for traffic stacking and movement for the drive through areas.

Parking for the site is provided on all sides of the site. For Tract 2A-1, 45 automobile parking spaces are required and 52 are provided, included four ADA accessible spaces. For Tract 3E-1, 41 automobile parking spaces are required and 43 spaces are provided for the site, including two ADA accessible spaces.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is provided with a new 6-foot wide concrete sidewalks along the north and east perimeters. No pedestrian access to the site from Coors Boulevard is provided, but a new, 6-foot wide meandering sidewalk is shown with two connections to the site. Some pedestrian crossings are shown on the plan, but pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with slightly raised and/or textured pavement should be provided where pedestrian paths cross vehicular entrances and drive aisles. All pedestrian crossings should be marked 6-feet wide at a minimum. In the approved design guidelines for the site plan for subdivision, 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 site plan attempts to provide these connections with walkways and crosswalks. 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, at a minimum. In similar cases in this area, such as Jiffy Lube, the streetscape and meandering sidewalk with surrounding landscaping connect to the site in order to comply with the intent of the *Plan*. This plan also connects to the pathway along Coors Boulevard.

The pedestrian path shown from the ROW to the Winners/Wendy's does not appear to have a barrier to prevent parking from obstructing the pedestrian's path. Neither pedestrian path appears to have ADA required ramps. This should be addressed on the site plan.

For Tract 2A-1, three bicycle parking spaces are required and 3 are provided for this site. Tract 3E-1 requires 2 bicycle parking spaces and 3 are provided.

This site is within 300 feet of Routes 90 and 96.

Outdoor patio areas that are 250 square feet or larger should be provided for both the restaurant/service station/convenience center and the retail shopping area. This is a site that should take full advantage of the amazing views offered from this location. Outdoor patio areas with seating and shade should be provided with views to the east.

Lighting and Security

Staff was unable to find light pole locations on the site plan, although a light pole is shown as 16-foot high with shoebox fixtures atop a steel pole. 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." Although this is noted for the fueling canopy, 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

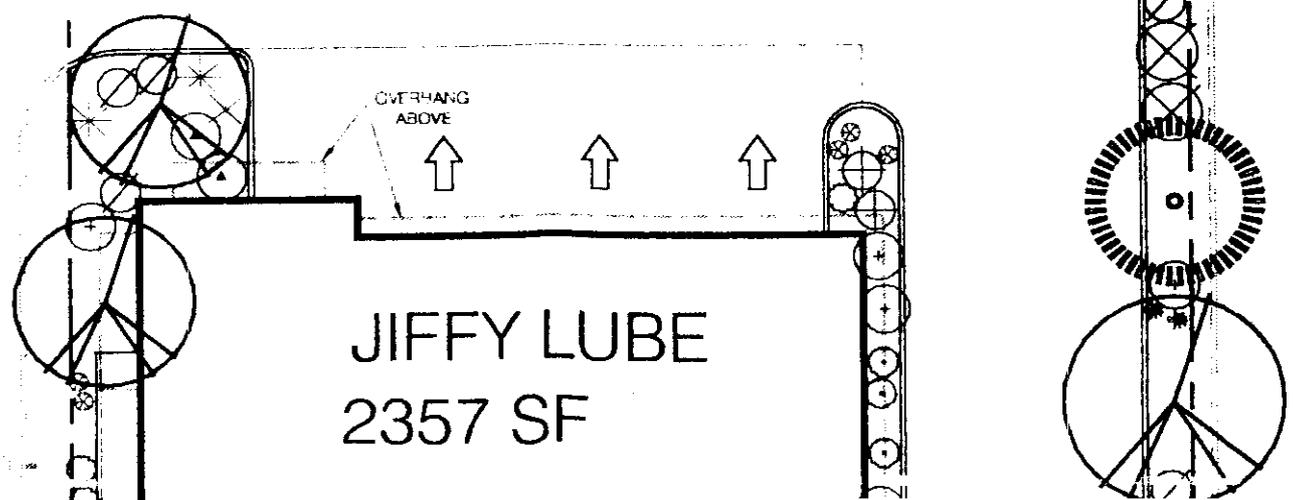
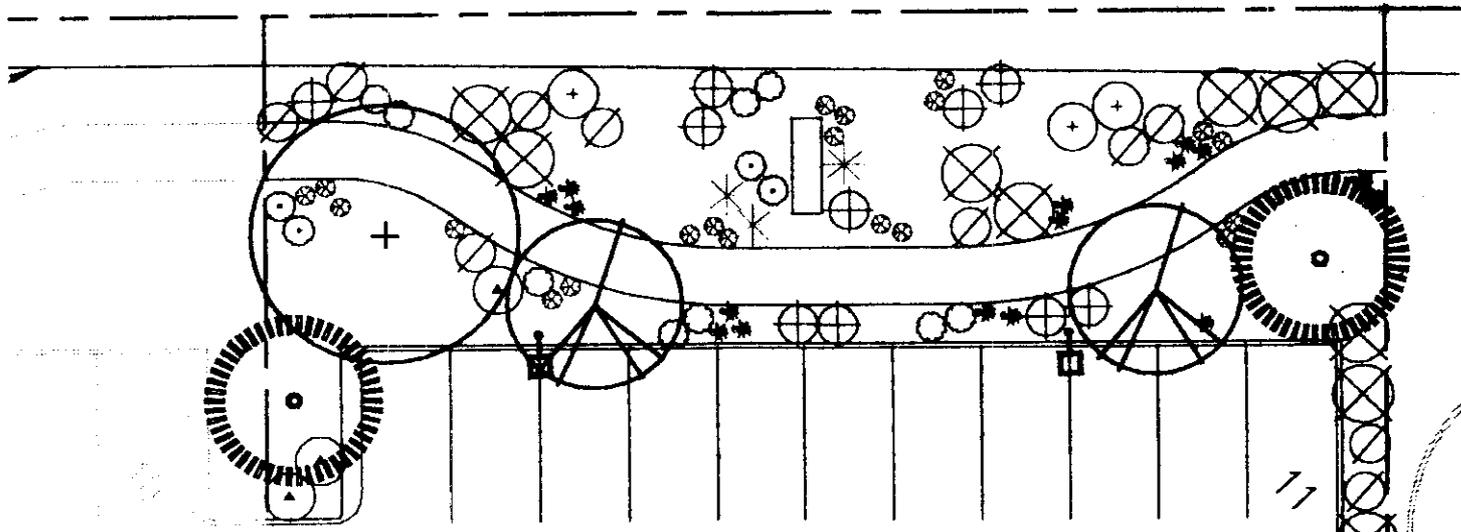
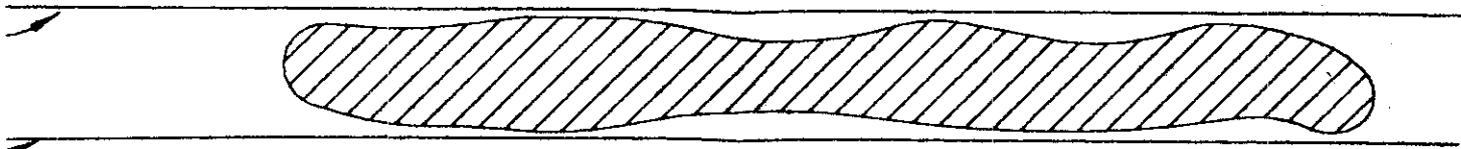
The submittal includes a landscape plan which provides information regarding the proposed landscape of the site. The plan contains statements regarding water waste compliance, responsibility of maintenance, and irrigation notes. The landscape plan shows a variety of trees, including shade trees, ornamental 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 Fe Brown gravel. The landscape plan provides good coverage that should reach 75% living coverage at maturity.

The area alongside the meandering walkway is landscaped on the east side only. Unless there is a specific need for this design, this area should be landscaped on both sides, similar to the Jiffy Lube approved to the north (see Jiffy Lube design next page, Exhibit A).

Additional shade trees should be added near the cueing areas for the drive through windows and the car wash. The purpose of these trees will be to provide shade for customers waiting to be served. At least two trees per cueing area should be added. In addition, a third species of shade tree should be introduced in the tree palette to ensure survival of a healthy tree canopy. The landscape plan should provide for Chinese pistache or similar tree in addition to the proposed ash

EXHIBIT A

COORS BOULEVARD NW



JIFFY LUBE
2357 SF

and Honey locust species. The site plan should state ash *'and'* Honey locust or Chinese pistache, not *'or'*.

The site plan for building permit states that the amount of landscaping provided is 28,070 square feet while the landscaping plan states that 21,381 square feet is provided. These calculations should match on both plans. Also, the percentage of landscaping provided is not listed on the landscape plan. This should be added to the calculations. Additionally, the note that states "Final landscaping layout and design to be determined upon receipt of final grading plan" should be removed from the landscaping plan. This plan should be seen as the approved plan. If any changes need to occur due to the final grading plan they should go through the administrative process for review.

Grading, Drainage, Utility Plans

A grading and drainage plan has been submitted for review by the Public Works Hydrology Division. The site slopes generally from north to south.

Architecture and Signage

There are several buildings proposed for the site. Elevations are provided for each of the buildings. All of the buildings are mostly rectangular in shape with the predominant architectural materials comprised of stucco and wood trim.

The retail building shows spaces for four individual tenants. All sides of the structure with doors and windows dimensioned are depicted. The south side sports the entryways and consists largely of glass storefronts. The building is rectangular in shape with a flat roof design that is articulated by various angles and a small tower feature. Materials include beige, tan and coral stucco and tan split-face block accents. Trim is to be painted in aqua, red and white. The structure is proposed to have a metal roof, but the color of the roof should be specified on the plans. Currently, the color and/or material of the roof is listed as 'galvalume'. The canopy is depicted with red and yellow illuminated banding around it with individual red lettering on the signage. Signage for the retail site consists of both a monument sign and building signage. Building mounted signage is shown with the square footage and a note that states that the signage will not amount to more than 6% of the total façade. The monument sign, located between Coors Boulevard and the meandering sidewalk, is 8-feet high and approximately 14-feet wide. The material is stucco and trim to match the building. The total sign area is noted as 75 square feet. This signage is within the EPC approved design guidelines for free-standing signs that are no higher than 8-feet above grade with a maximum size of 75 square feet parcel development.

The restaurant (Wendy's) and service station/convenience store (Winner's) building shows the two uses under one roof with a design theme and materials that are identical to the retail building described above. All sides of the structure with doors and windows dimensioned are depicted. The elevations are labeled incorrectly, as the drive-through window for Wendy's is on the north side, not the south side. These labels should be correctly adjusted. The building is a 'stacked block' shape with a flat roof design that is articulated by various angles and a small tower feature. Materials are identical to the retail store which includes beige, tan and coral stucco and tan split-face block accents. Trim is to be painted in aqua, red and white. The structure is

proposed to have a metal roof, but again, the color of the roof should be specified on the plans. The canopy is depicted with red and yellow illuminated banding around it with individual red lettering on the signage. Signage for the retail site consists of both a monument sign and building signage. Building mounted signage for the site is almost identical to the retail shops sign and is shown with the square footage and a note that states that the signage will not amount to more than 6% of the total façade. The monument sign, located between Coors Boulevard and the meandering sidewalk, is 8-feet high and approximately 14-feet wide. The material is stucco and trim to match the building. The total sign area is noted as 75 square feet. The Wendy's and Winner's logos are depicted on this sign. No lighted signs should be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

The car wash is shown with identical colors and materials to the other buildings. Stucco and trim colors are labeled and the structure is in context with the other proposed buildings.

The service canopy elevation is shown, but it is unclear what predominant material is used for this structure. Gas fueling canopies and canopy fascia should be architecturally integrated with the building design. Notes should be added that clarify the materials and corresponding colors for the canopy. A note is included on the elevation sheet that prohibits any canopy lighting that is not recessed and shielded. In addition, a note should be added that states that the underside of the canopy should not be of a material that is a reflective surface. The purpose of this statement is to ensure further minimization of reflectivity of canopy lighting.

A refuse enclosure detail is provided for both the retail stores and the restaurant/service station/convenience center. The details depict stucco enclosures that match the building colors and materials. Gates are 'Galvalume' over metal frames.

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.

FINDINGS – 02EPC-01346, October 17, 2002 – Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for Tract 2A, Black Ranch, an approximately 6.35-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 (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
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 (Policy 3.8).
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 (Issue 4, Policy 6).
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.
6. A cross-access agreement shall be noted on the plan for this site.
7. The submittal will be adequate with some changes/additions to the plan.

RECOMMENDATION - 02EPC-01346, October 17, 2002 – Site Development Plan for Subdivision

APPROVAL of 02EPC-01346, a request for site development plan for subdivision, for Tract 2A, Black Ranch, zoned SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor based on the preceding Findings and subject to the following Conditions of Approval.

**CONDITIONS OF APPROVAL - 02EPC-01346, October 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 conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

 2. A cross-access agreement shall be noted on the plan for this site.

 3. Public Works and City Engineering Conditions:
 - a. The Developer is responsible for permanent improvements to the facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site Plan shall comply and be designed per DPM Standards.
 - c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - e. Provide signing and striping layout, for one-way operation, on site plan.
 - f. Site drive radii to be 25'.
 - g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
 - h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - j. Re-platting should be concurrent with site plan approvals
-

FINDINGS – 02EPC-01345, October 17, 2002 – Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tracts 2A-1 and 3E-1, Black Ranch, an approximately 3-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 (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).

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 ((Policy 3.8)).

4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and is 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 (Issue 4, Policy 6).

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

RECOMMENDATION - 02EPC-01345, October 17, 2002 – Site Development Plan for Building Permit

APPROVAL of 02EPC-01345, a request for site development plan for building permit, for Tract 2A, zoned SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor and Tract 3E-1, zoned SU-1 C-2, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 02EPC-01345, October 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. Pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with slightly raised and/or textured pavement shall be provided where pedestrian paths cross vehicular entrances and drive aisles. All pedestrian crossings shall be marked 6-feet wide at a minimum.
4. The pedestrian path shown from the ROW to the Winners/Wendy's shall show a barrier to prevent parking from obstructing the pedestrian's path. Both pedestrian paths shall show ADA required ramps.
5. Outdoor patio areas that are 250 square feet or larger shall be provided for both the restaurant/service station/convenience center and the retail shopping area. Outdoor patio areas with seating and shade with views to the east shall be provided and noted on the plan.
6. Location of light fixtures shall be shown on the site plan. A note shall be added that 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.
7. The area alongside the meandering walkway shall be landscaped on both sides, similar to the Jiffy Lube approved to the north.
8. Landscaping:
 - a. Additional shade trees shall be added near the cueing areas for the drive through windows and the car wash. The purpose of these trees will be to provide shade for customers waiting to be served. At least two trees per cueing area shall be added.

- b. A third species of shade tree shall be introduced into the tree palette to ensure survival of a healthy tree canopy. The landscape plan shall provide for Chinese pistache or similar tree in addition to the proposed ash and Honey locust species. The site plan shall state ash *'and'* Honey locust or Chinese pistache, not *'or'*.
 - c. The site plan for building permit states that the amount of landscaping provided is 28,070 square feet while the landscaping plan states that 21,381 square feet is provided. The landscape calculations shall match on both plans.
 - d. The percentage of landscaping provided shall listed on the landscape plan.
 - e. The note that states "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be removed from the landscaping plan.
8. Elevations:
- a. The color of the roof material shall be specified on the plans.
 - b. The elevation for the Wendy's/Winner's are labeled incorrectly, as the drive-through window for Wendy's is on the north side, not the south side. These labels shall be correctly adjusted.
 - c. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
 - d. Notes shall be added that clarify the materials and corresponding colors for the fueling canopy.
 - e. A note shall be added that states that the underside of the fueling canopy shall not be of a material that is a reflective surface.
9. A cross-access agreement shall be noted on the plan for this site.

10. Public Works and City Engineering Conditions:

- a. The Developer is responsible for permanent improvements to the facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- b. Site Plan shall comply and be designed per DPM Standards.
- c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide signing and striping layout, for one-way operation, on site plan.
- f. Site drive radii to be 25'.
- g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
- h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- j. Re-platting should be concurrent with site plan approvals

Deborah L. Stover
Planner

cc: Double Cheese Corporation, 4810 Hardware Drive NE, Albuquerque, NM 87109
Black Development Two, 3613 NM St. Hwy. 528, Suite H, Albuquerque, NM 87114
Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Court NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10003 Plunkett Drive NW, Albuquerque, NM 87114
Gary Plante, Riverfronte Estates N.A., Inc., 1692 Pace Road NW, Albuquerque, NM 87114
Bob Ponto, Riverfronte Estates N.A. Inc., 9505 Dancing River NW, Albuquerque, NM 87114
Ceil van Berkel, Taylor Ranch N.A., 5716 Morgan Lane NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuquerque, NM 87120-4806

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Office of Neighborhood Coordination

Paradise Hills®, Riverfronte Estates®, Taylor Ranch®

PUBLIC WORKS DEPARTMENT

Transportation Development Services

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- Site Plan shall comply and be designed per DPM Standards.
- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- Provide signing and striping layout, for one-way operation, on site plan.
- Site drive radii to be 25'.
- Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
- Re-plat.

Utility Development

- The application indicates a site plan for a 4-lot subdivision; but the lots are not identified. The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations

- No comments.

Hydrology

- No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- Re-platting should be concurrent with site plan approvals.

Transportation Planning

- No adverse effect to on-street bikeway or roadway system facilities.

Street Maintenance

- No comments.

New Mexico State Highway and Transportation Department

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

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

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- b. Site Plan shall comply and be designed per DPM Standards.
- c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide signing and striping layout, for one-way operation, on site plan.
- f. Site drive radii to be 25'.
- g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
- h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- j. Re-platting should be concurrent with site plan approvals

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Corrales Main Canal.

Condition of Approval for Site Development Plan Amendment for Subdivision:

1. Parks & Recreation requires the applicant to provide pedestrian and bike access from the subdivision to the Corrales Main Canal.

Open Space Division

No Adverse Comment.

POLICE DEPARTMENT/Planning

A review of the following EPC case(s) indicates the following problems or crimes may occur or that the following concerns may need to be addressed or evaluated on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done or that other criminal activities may not occur. - no comments

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved: Must comply with SWMD requirements and ordinances for building permit. T.L. Gibson 761-8142.

FIRE DEPARTMENT/Planning

New construction will be reviewed through the normal City of Albuquerque Plans Review Process. Items to be reviewed by AFD 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

This site is within 300 feet of Routes 90 and 96. The pedestrian path shown from the ROW to the Winners/Wendy's does not appear have barrier to prevent parking from obstructing a pedestrian's path. Neither pedestrian path appears to have ADA required ramps.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to requested actions. Engineer should check the capacity of the detention pond to the south and the roadside ditch along Coors Blvd.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

The following staff comments relate to transportation systems planning within the Albuquerque Urban Area. Principal guidance comes from the Metropolitan Transportation Plan and the Future Albuquerque Area Bikeways and Streets (FAABS) document adopted by the Urban Transportation Planning Policy Board. - No adverse comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are underground electric facilities adjacent to property. However, load increase may require electric system improvements such as expansion and improvement of electric facilities in the area.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<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	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Double Cheese Corporation/Black Development Two PHONE: _____

ADDRESS: See Attachment FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____

AGENT (if any): Consensus Planning PHONE: (505) 764-9801

ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495

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

DESCRIPTION OF REQUEST: Amendment to Site Plan for Subdivision (Tract 2A) and Site Plan for Building Permit (Tract 3E-1, and a portion of Tract 2A)

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 2A and Tract 3E-1 Block: 0000 Unit: _____

Subdiv. / Addn. Black Ranch

Current Zoning: See Attachment Proposed zoning: Same

Zone Atlas page(s): C-13 No. of existing lots: 2 No. of proposed lots: 4

Total area of site (acres): See Att 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. See Attachment 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.): 1001206
01110 00557; 01114 00556; 01128 00558; 02500 00420; AX-83-17; Z-83-93; County ZA-94-95

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 6/19/02

SIGNATURE [Signature] DATE 8/28/02

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

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02ERC</u> - <u>01345</u>	<u>SPBP</u>	<u>PL1</u>	\$ <u>385.00</u>
<input type="checkbox"/> All fees have been collected	<u>02ERC</u> - <u>01346</u>	<u>ASPS</u>	<u>PL2</u>	\$ <u>255.00</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	-	-	-	\$ <u>75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	Total
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Oct. 17, 2002</u>	-	-	\$ <u>715.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate		-	-	

[Signature] 8/28/02 Project # 1001206

Planner signature / date

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

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. Strozier, AICP

[Signature]
Applicant name (print) James K. Strozier
Applicant signature / date 8/28/02



Form revised September 2001

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

Application case numbers	
02ER -	01345
02ER -	01346
-	-

[Signature]
Planner signature / date 8/29/02
Project # 1006206



July 19, 2002

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 of behalf of Double Cheese Realty Corporation regarding the Site Plan for Subdivision and Site Plan for Building Permit requests for Tracts 2A and 3E-1, Black Ranch located on Coors Boulevard NW between Paseo del Norte and Irving.

Sincerely,

Tim Hogsett
President
Double Cheese Realty Corporation

BLACK DEVELOPMENT TWO, LLC

3613 NM ST HWY 528
SUITE H
ALBUQUERQUE, NM 87114
TELEPHONE 505-792-3713
FACSIMILE NO. 505-792-3735

July 11, 2002

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 Black Development Two, LLC regarding the Site Plan for Subdivision and Site Plan for Building Permit requests for Tracts 2A and 3E-1, Black Ranch located on Coors Boulevard NW between Paseo del Norte and Irving.

Sincerely,



John F. Black
Managing Member
Black Development Two, LLC

July 11, 2002

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 Conway Oil Company regarding the Site Plan for Subdivision and Site Plan for Building Permit requests for Tracts 2A and 3E-1, Black Ranch located on Coors Boulevard NW between Paseo del Norte and Irving.

Sincerely,



Casey W. Conway
V.P.-Finance
Conway Oil Company



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 843-5495
info@consensusplanning.com
www.consensusplanning.com

August 28, 2002

Mr. Alan Schwartz, Chairman
Environmental Planning Commission
600 Second Street NW, Suite 300
Albuquerque, New Mexico 87102

Re: Southeast corner of Coors and Valley View Place

Dear Commissioner Schwartz:

The purpose of this letter is to describe the attached submittal for an Amendment to a Site Plan for Subdivision, and a Site Plan for Building Permit for Tracts 2 and 3E-1, Black Ranch located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW. This request includes approximately 6.4 acres of land zoned SU-1 for C-1 permissive uses and hotel not to exceed 2-stories and restaurant with full service liquor and approximately 1.4 acres of land zoned SU-1 for C-2.

The site is located on the eastern edge of Coors Boulevard, which was recently annexed into the City of Albuquerque. The existing development along Coors Boulevard in the vicinity of this site is a mixture of commercial uses. The property is bounded by Coors Road on the west, the AMAFCA property to the south, Burger King restaurant to the north, and the Corrales Main Canal to the east. Across Coors Boulevard to the west is existing C-2 development primarily consisting of large format shopping facilities including Target and a movie theater. Across the Paseo del Norte interchange to the south is existing City C-1 zoning adjacent to Coors, and City SU-1 for PDA, both at Riverpoint. Across the Coors Main Canal to the east is Tract 12, Black Ranch, which is currently vacant, zoned County A-1. To the east of Tract 12 is the existing Riverfronte Estates subdivision.

The proposal is to amend the Site Plan for Subdivision to create 3 tracts (Tracts 2A, 2B, and 2C). This will implement the extension of Valley View Drive and the combination of a portion of Tract 2 (Tract 2A) and Tract 3E. The proposed Tract 2A) and Tract 3E are proposed to include retail shops, a combination Wendy's/Shell Gas Station/Convenience Store. The site is zoned SU-1 for C-1 uses and SU-1 for C-2. The convenience store portion of the development is proposed to sell package liquor in compliance with the C-2 zoning restrictions.

The Site Development Plan for Building Permit includes a conceptual Landscape Plan, Grading and Drainage Plan, Utility Plan, and Architectural Elevations. The



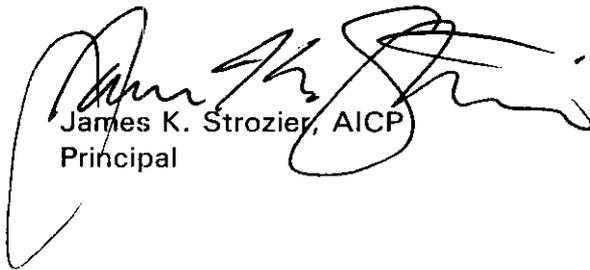
PLANNING

CONSENSUS

Site Plan also includes a view plane analysis demonstrating compliance with the Coors Corridor Plan. The lighting restrictions that are included in the plan are also in compliance with the Coors Corridor Plan. This request will add additional development to this vacant infill property that is fully served by existing infrastructure.

We look forward to presenting this project to you and the Commission at your October 17th public hearing.

Sincerely,



James K. Strozier, AICP
Principal

ATTACHMENT A: APPLICANT/SITE INFORMATION BY PARCEL

APPLICANT 1 (Tract 2A)

APPLICANT INFORMATION

NAME: *Black Development Two, LLC (John Black, Mgr.)* PHONE: *(505) 792-3713*
ADDRESS: *3613 NM State Road 528 NW, Suite H* FAX: *(505) 792-3735*
CITY: *Albuquerque* STATE: *NM* ZIP: *87114* E: *jblack@wwrealty.com*
Proprietary interest in site: *Owner, Tract 2A*

SITE INFORMATION

Legal Description: *Tract 2A, Black Ranch*
Current Zoning: *SU-1/C-1 permissive uses and hotel not to exceed 2-stories and restaurant with full service liquor*
Proposed Zoning: *Same*
Zone Atlas page(s): *C-13* No. of existing lots: *1* No of proposed lots: *3*
Total area of site (acres): *6.3519* Density: *N/A*
Within city limits? *Yes*
Within 1000FT of a landfill? *No*
UPC No. *101306431231110404*

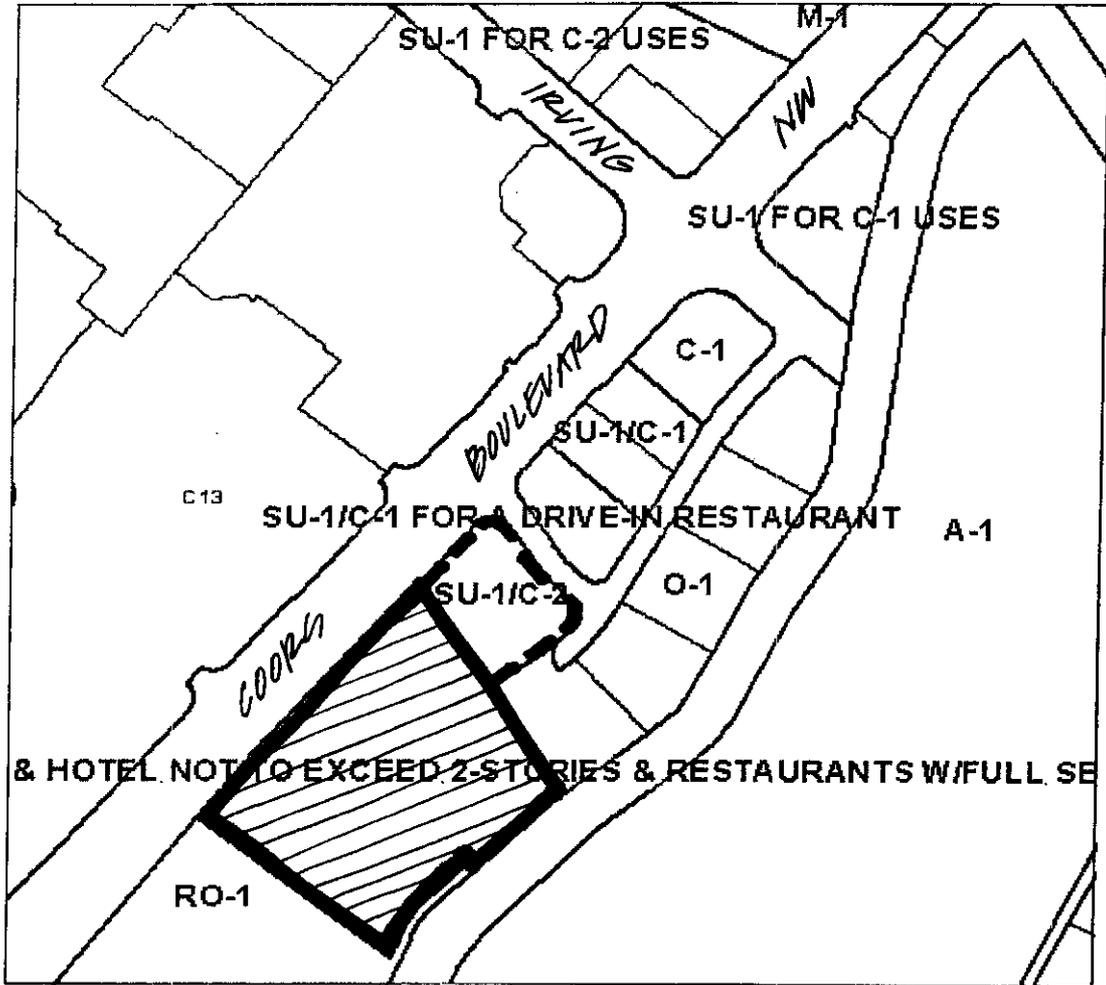
APPLICANT 2 (Tract 3E-1)

APPLICANT INFORMATION

NAME: *Double Cheese Corporation* PHONE: *(505) 883-5285*
ADDRESS: *4810 Hardware Drive NE* FAX: *(505) 881-0506*
CITY: *Albuquerque* STATE: *NM* ZIP: *87109* E: *timhogsett@aol.com*
Proprietary interest in site: *Purchaser, Tract 3E-1*

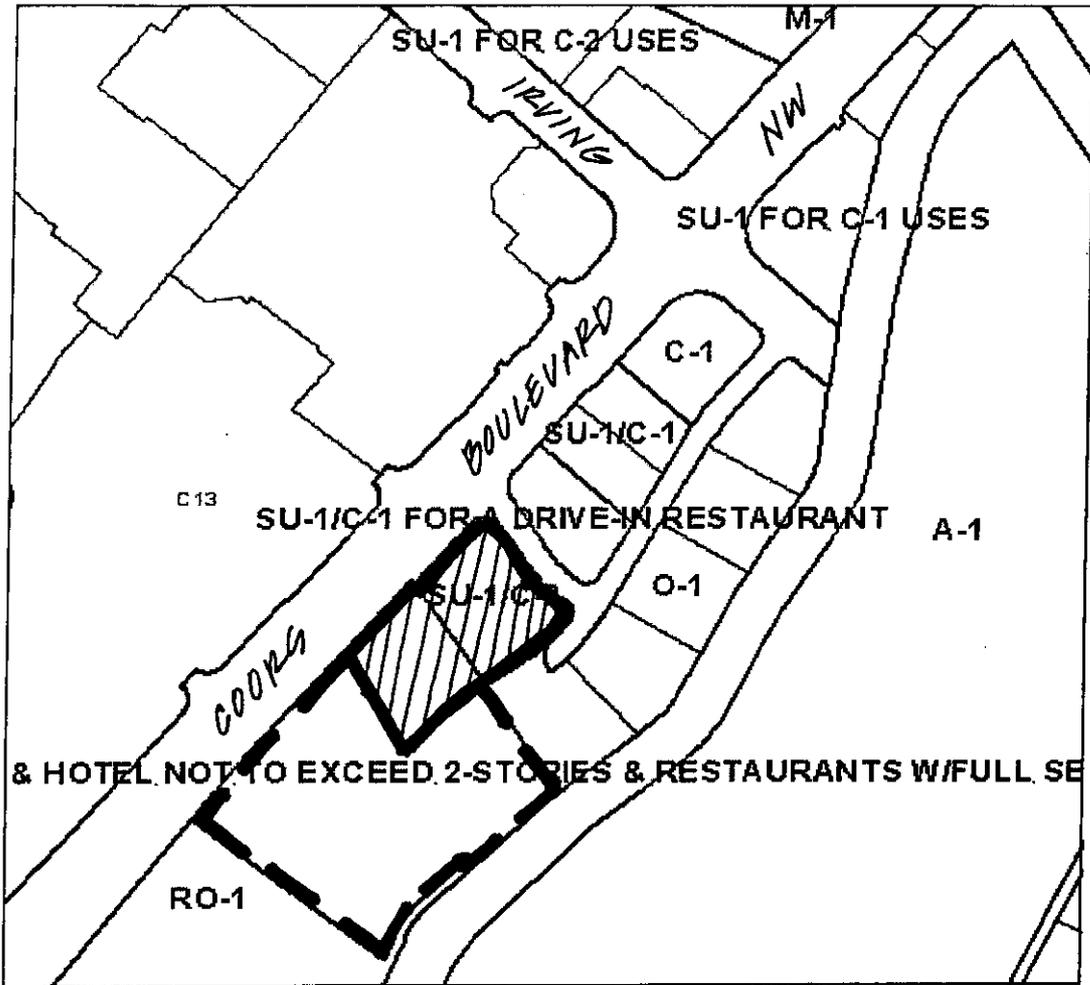
SITE INFORMATION

Legal Description: *Tract 3E-1, Black Ranch*
Current Zoning: *SU-1/C-2*
Proposed Zoning: *Same*
Zone Atlas page(s): *C-13* No. of existing lots: *1* No of proposed lots: *1*
Total area of site (acres): *1.3735 acres* Density: *N/A*
Within city limits? *Yes*
Within 1000FT of a landfill? *No*
UPC No. *101306432535310415*



**AMENDMENT TO SITE PLAN FOR SUBDIVISION
TRACT 2A, BLACK RANCH**

(dashed line indicates area of entire request)



**SITE PLAN FOR BUILDING PERMIT
TRACT 3E-1 & A PORTION OF TRACT 2A, BLACK RANCH**
(dashed line indicates area of entire request)

CITY OF ALBUQUERQUE

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

APPLICANT: Blk Dev. 2/Dbl Cheese Date of request: 08 / 22 / 02 Zone atlas page(s): C-13-Z

CURRENT: Zoning See Attachment A Parcel Size (acres / sq.ft.) 7.7254 total

Legal Description - Lot or Tract # 2A & 3E-1 Block # 0000 Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan [] Site Development Plan: Building Permit [x]
Comp. Plan [] Zone Change [] a) Subdivision [] Access Permit []
Amendment [] Conditional Use [] b) Build'g Purposes [] Other []
c) Amendment [x]

PROPOSED DEVELOPMENT:

No construction / development []
New Construction [x]
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - See Attached
Building Size - See Attached (sq.ft.)

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

Applicant or Representative Tony D. Brown Date 08/22/2002
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [x] NO [] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg/ 924-3991 or 3994

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

Notes: BLACK TRACTS 2 & 3 / WALKS FARLO TIS.

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony J. [Signature] 8-29-02
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

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

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the 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 8/23/02
-FINALIZED

Tony J. [Signature] 8-29-02
TRAFFIC ENGINEER DATE

AQIA -SUBMITTED
-FINALIZED

ENVIRONMENTAL HEALTH DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



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.

August 12, 2002

Karin Pitman
Consensus Planning
924 Park Ave. SW/87102
Phone #: 764-9801 Fax #: 842-5495

Dear Karin:

Thank you for your inquiry of **August 12, 2002** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed **TRACTS 2A, 3E-1 AND 3G-1, BLACK RANCH LOCATED EAST OF COORS BLVD. NW AND BETWEEN PASEO DEL NORTE AND IRVING BLVD. NW** 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:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 L. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

"ATTACHMENT A"

Karin Pitman
Consensus Planning
Zone Map – C-13

PARADISE HILLS CIVIC ASSOC. (R)

***Larry Weaver** e-mail: larry.weaver@kirtland.af.mil
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson e-mail: tapa@qwest.net
10013 Plunkett Dr. NW/87114 897-2593 (h)

RIVERFRONTE ESTATES N.A., INC. (R)

***Gary Plante**
1692 Pace Rd. NW/87114 235-2020 (h)
Bob Ponto
9505 Dancing River NW/87114 890-3389 (h)

TAYLOR RANCH N.A. (R)

***Ceil vanBerkel** e-mail: vanberkel@compuserve.com
5716 Morgan Ln. NW/87120 899-2738 (h) 845-9565 (w)
Jolene Wolfley e-mail: jostler_wolfley@hotmail.com
6804 Staghorn Dr. NW/87120-4806 890-9414 (h)
E-mail: TRNAnews@aol.com

Council District: 5&County
County District: 1
Police Beat: 113-114,116-118/WS/Z-A
Zone Map #: A-C-9-13
Community Id Dist.: Westside

Council District: 5&County
County District: 1
Police Beat:
Zone Map #: B-C-13-14
Community Id Dist.: Westside

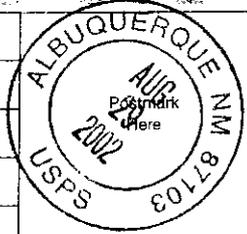
Council District: 5
County District: 1
Police Beat: 119,121,122,124-127/WS/Z-A
Zone Map: C-F-11-14
Community ID Dist: Westside

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

7001 2510 0009 0792 3970

OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65
Sent To <i>Larry Weaver</i>	
Street, Apt. No., or PO Box No. <i>6001 Unitas Ct. NW</i>	
City, State, ZIP+4 <i>Albuquerque, NM 87114</i>	

PS Form 3800, January 2001 See Reverse for Instructions

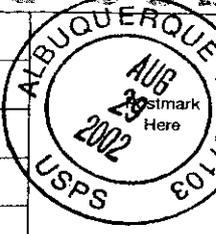


U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0000 0792 3956

OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65
Sent To <i>Gary Plante</i>	
Street, Apt. No., or PO Box No. <i>1692 Pace Rd. NW</i>	
City, State, ZIP+4 <i>Albuquerque, NM 87114</i>	

PS Form 3800, January 2001 See Reverse for Instructions

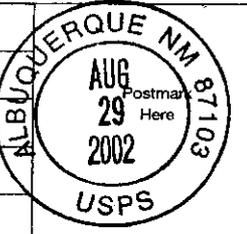


U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0009 0792 3925

OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65
Sent To <i>Jolene Wolfen</i>	
Street, Apt. No., or PO Box No. <i>6804 Staghorn Dr NW</i>	
City, State, ZIP+4 <i>Albuquerque, NM 87120-4806</i>	

PS Form 3800, January 2001 See Reverse for Instructions

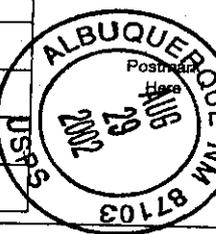


U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0000 0792 3966

OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65
Sent To <i>Tom Anderson</i>	
Street, Apt. No., or PO Box No. <i>10013 Plunkett Dr. NW</i>	
City, State, ZIP+4 <i>Albuquerque, NM 87114</i>	

PS Form 3800, January 2001 See Reverse for Instructions

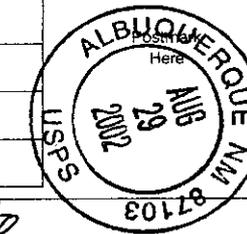


U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0009 0792 3949

OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65
Sent To <i>Bob Panto</i>	
Street, Apt. No., or PO Box No. <i>9505 Dancing River NW</i>	
City, State, ZIP+4 <i>Albuquerque, NM 87114</i>	

PS Form 3800, January 2001 See Reverse for Instructions

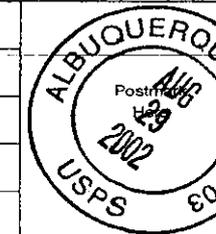


U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0000 0792 3932

OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65
Sent To <i>Cecil Van Berkel</i>	
Street, Apt. No., or PO Box No. <i>5716 Morgan Lane NW</i>	
City, State, ZIP+4 <i>Albuquerque, NM 87120</i>	

PS Form 3800, January 2001 See Reverse for Instructions



SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

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

2. Non-Structural and Parking

- 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: See Sheet 1
Provided: _____
 - 10. Handicapped parking, spaces required: See Sheet 1
Provided: _____
- ___ B. Bicycle racks, spaces required: _____
Provided: _____
- 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. *on plan scale.*
- 5. Sidewalk widths and locations, existing and proposed.
- 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- 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. *To be determined w/ Fire Department*
- 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.

SHEET #2 - LANDSCAPING PLAN

If appropriate may be 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 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. *None Proposed*
11. Responsibility for maintenance
12. Statement of Water Waste, etc.
13. Landscaped area requirement, in square feet and percent: *See Sheet 1*
14. Landscaped area provided, in square and percent: *See Sheet 1*

SHEET #3 - GRADING PLAN

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan $1"=20'$
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
- NA* 8. Retaining walls

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:

- A. Conceptual grading and drainage plan
- B. Drainage plan (maybe required for other submittals)
- C. Drainage Report (maybe required for other submittals)

NA A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change. Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

- B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

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



Consultant
 1620
 Central Ave. SE
 Albuquerque, NM 87106
 (505) 242-4528
 FAX (505) 242-4528
 www.kalger.com

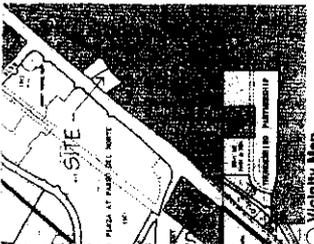
Kalger Lantz Architects
 1620
 Central Ave. SE
 Albuquerque, NM 87106
 (505) 242-4528
 FAX (505) 242-4528
 www.kalger.com



A Multiple Use Project
 Coors Blvd & Valley View Place NW
 Albuquerque, NM 87114

ISSUE DATE: 26 AUG 02
 REVISIONS:

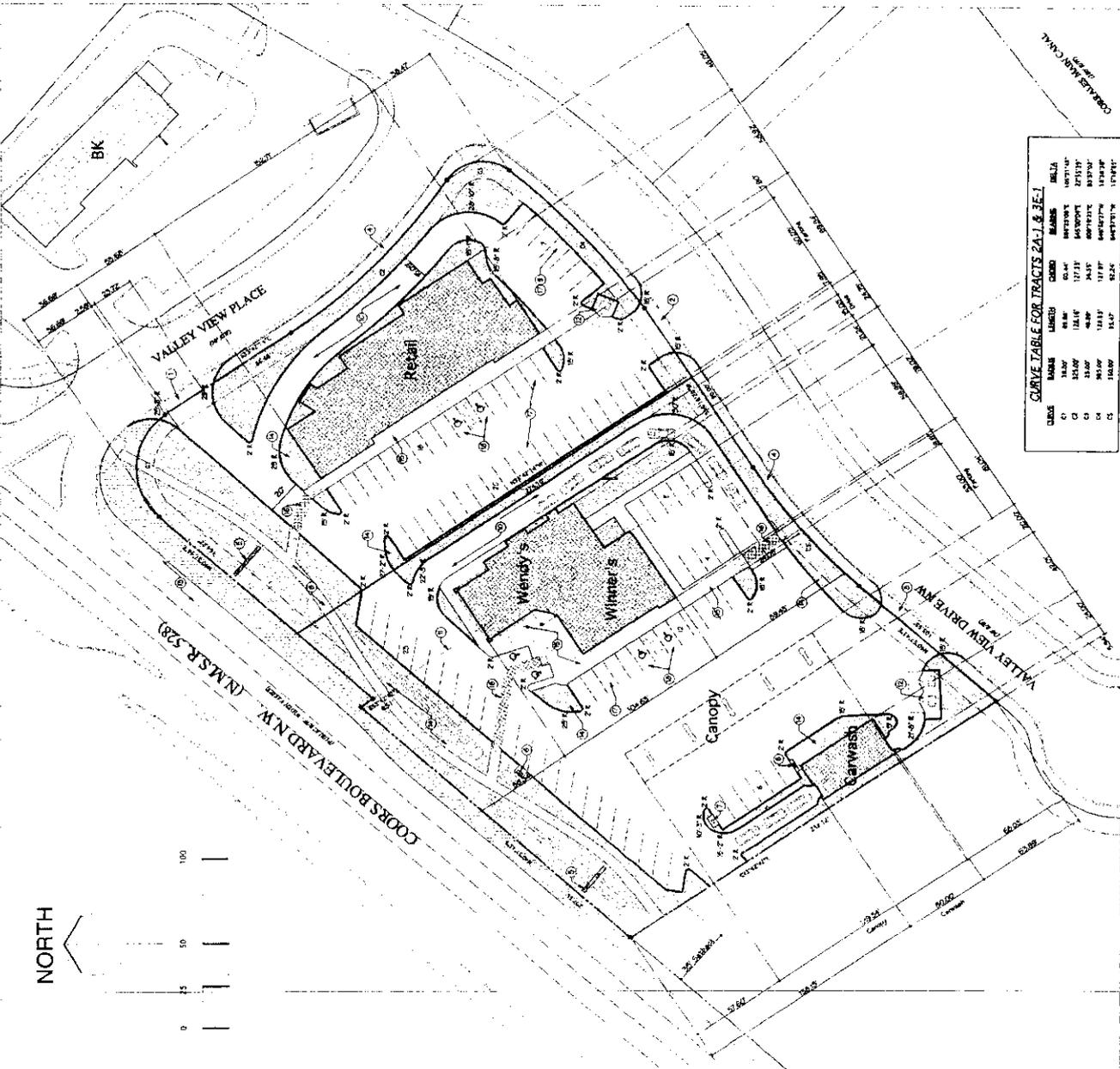
Project: **SDP-2**
 Sheet: **7**
 Site Development Plan



Vicinity Map
 7500 SW
 5000 SW
 1000 SW
 1000 SW

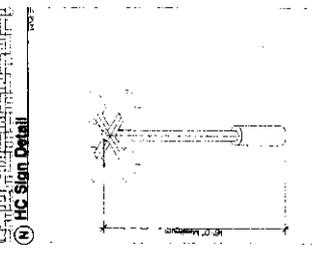
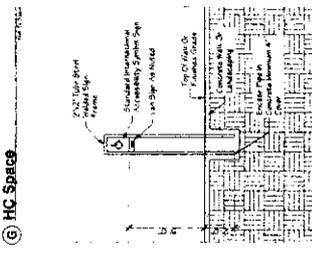
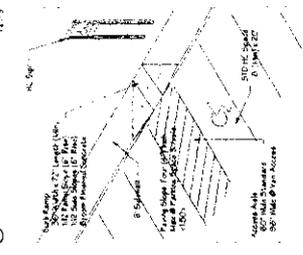
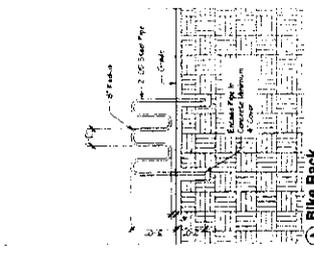
M Site Information

- 20' Cont. L&T
- 50' Cont. L&T
- 40' Cont. L&T
- 8' Sidewalk
- Instrument Edge
- Flag Pole
- Air Machine
- Manhole/Summit
- Employee Parking
- Drive-Up Area
- Zoning Compliance Line
- Grillage Enclosure
- Fixture (Pool, Jan, Dry Wash, E, T)
- Landscaping
- Furniture
- Lot Area and Tensile Covered Pedestrian Path
- Typical Parking Space (9'x21' @ 2.2' Overlay)
- Typical 16' Parking Space (8'x27' @ 2.2' Overlay)



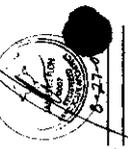
CURVE TABLE FOR TRACTS 2A, J, & 3E, I

CURVE	RADIUS	LENGTH	CHORD	ANGLE	DELTA
C1	15.00'	18.14'	12.11'	94.51°	107.14°
C2	15.00'	18.14'	12.11'	94.51°	107.14°
C3	15.00'	18.14'	12.11'	94.51°	107.14°
C4	15.00'	18.14'	12.11'	94.51°	107.14°
C5	15.00'	18.14'	12.11'	94.51°	107.14°



Keyed Notes

Site Plan



A Multiple Use Project
 Coors Blvd & Valley View Place NW
 Albuquerque, New Mexico 87114

ISSUE DATE: 28 AUG 02
 REVISIONS:
 PROJECT: Landscape Plan
 SHEET: 3
 SCALE: 1"=30'

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation and Irrigation Ordinance.
 Approval of this plan does not constitute approval of the City of Albuquerque Water Conservation and Irrigation Ordinance. It is the sole responsibility of the Property Owner.
 All landscaping shall be in accordance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Ordinance. Pollen Ordinance, in general, Landscaping and Water Waste Ordinance, in general, and Water Conservation Ordinance, in general, shall be followed in design and installation. Principles will be followed in design and installation.
 Plant beds shall achieve 75% live ground cover at maturity.

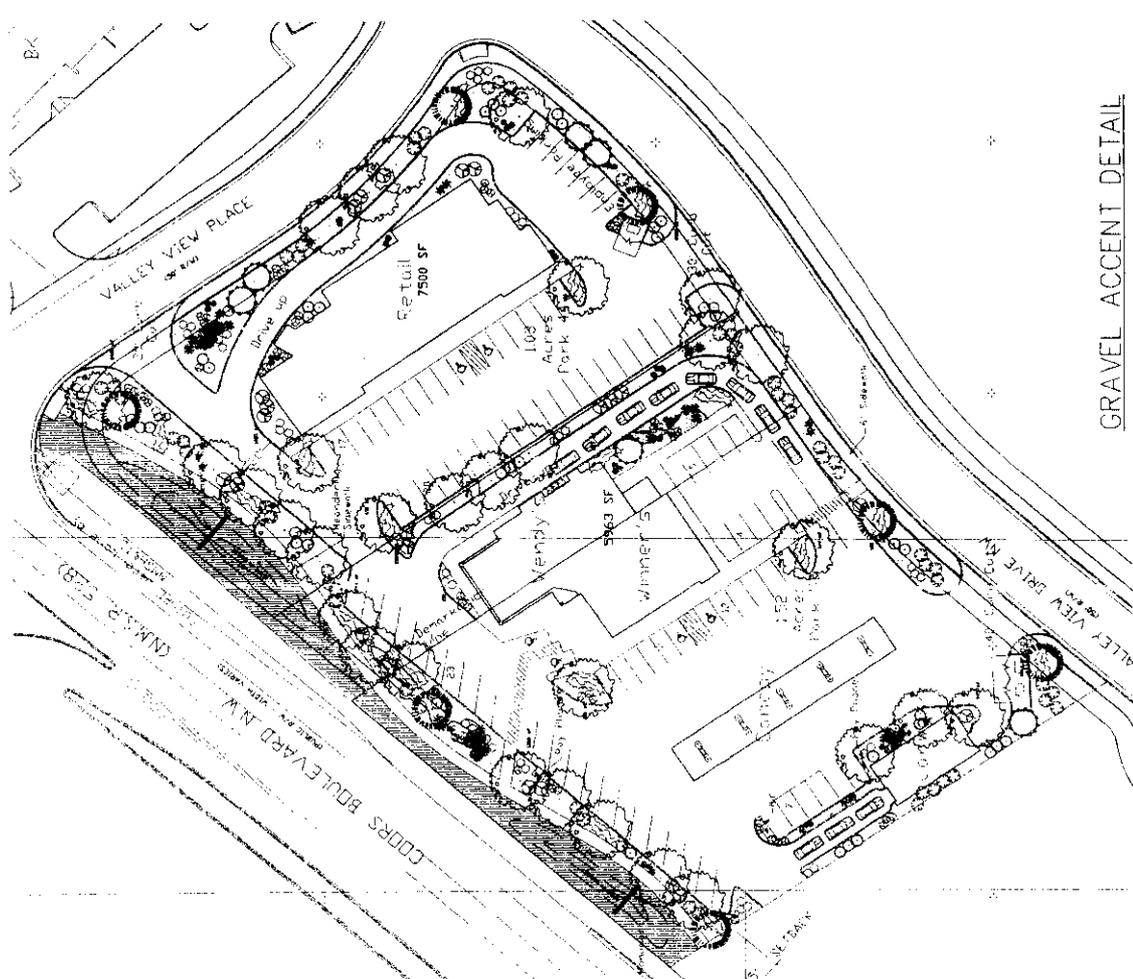
Grey Grove over Filter Fabric and all be placed in all landscape areas which are not designated to receive native seed.
IRRIGATION NOTES:
 Irrigation shall be a complete system including Drip Emitters and Shrouds to receive (2) 1.0 GPH Drip Emitters, Drip and Bubble systems to be tied to 1/2" poly pipe with turn caps at each end.
 Run time per each drip valve will be determined by the Property Owner, to be adjusted according to the season.
 Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
 Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
 Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	150,983	square feet
TOTAL LOT AREA	14,683	square feet
TOTAL BUILDINGS AREA	0	square feet
OFFSITE AREA	136,300	square feet
NET LOT AREA	150,983	square feet
LANDSCAPE REQUIRMENT	20,149	square feet
TOTAL LANDSCAPE PROVIDED	21,381	square feet
TOTAL BED PROVIDED	21,381	square feet
TOTAL SOO PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet

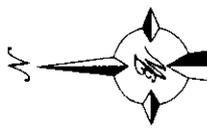
STREET TREE REQUIREMENTS
 Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
 COORS BLVD Required 15 Provided 15

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

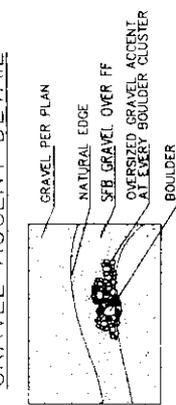


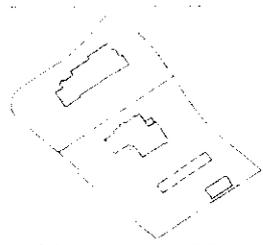
PLANT LEGEND

- ASH (FR) OR HONEY LOCUST (H) 31
 Fraxinus sp.
 Fraxinus sp.
 2' Cal.
- DESERT WILLOW (L) 6
 Quercus laevis
 15' Cal.
- RED YUCCA (L) 13
 Yucca elata
 5' Cal.
- MADROGNASS (M) 12
 Madrognass
 5' Cal.
- RUSSIAN SAGE (M) 42
 Lavandula angustifolia
 5' Cal.
- LAVENDER (M) 54
 Lavandula angustifolia
 5' Cal.
- SANTA FE BROWN CEDARS WITH FILTER FABRIC
 3' Cal.
- SANTA FE BROWN GRAVEL WITH F.F.
- AUSTRIAN PINE (H) 7
 Pinus nigra
 6' Cal.
- PALM YUCCA (L) 5
 Yucca filifera
 5' Cal.
- BLUE MIST SPIREA (M) 42
 Spiraea japonica
 5' Cal.
- AUTUMN SAGE (M) 48
 Salvia gmelina
 5' Cal.
- HONEYSUCKLE (M) 24
 Lonicera japonica
 1' Cal.
- CHANGIA (L) 56
 Chrysanthemum maximum
 1' Cal.
- RED YUCCA (L) 60
 Yucca filifera
 1' Cal.
- OVERSEEDED GRAVEL WITH 17 BOULDERS



GRAVEL ACCENT DETAIL





Key

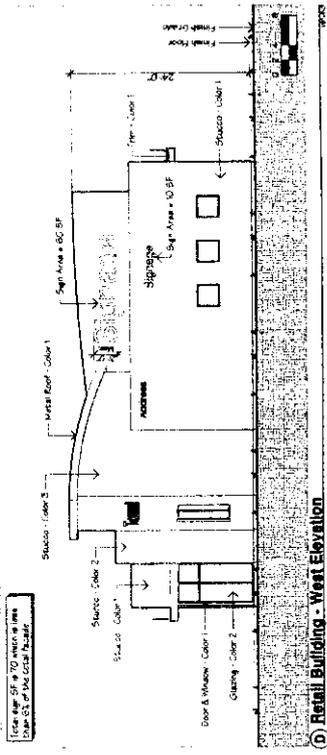
- SIMCO**
 - Color 1 Light beige
 - Color 2 Medium tan
 - Color 3 Coral
- PAINTED TRIM**
 - Color 1 Aloe
 - Color 2 Red
 - Color 3 White
- MASONRY**
 - Color 1 Tan Split Block
- DOOR & WINDOW FRAME**
 - Color 1 Bronze
 - Color 2 Red
- GLAZING**
 - Color 1 Clear
 - Color 2 Tinted
- METAL ROOF**
 - Color 1 Galvalume
- CANOPY**
 - Color 1 Illuminated yellow band
 - Color 2 Illuminated red band
 - Color 3 Red Individual Letter
- Signage**
 - Typical Illuminated (truss) letters

1620
Central Ave. S.E.
Albuquerque, NM 87106
405.242.2828
scott@scottlaw.com

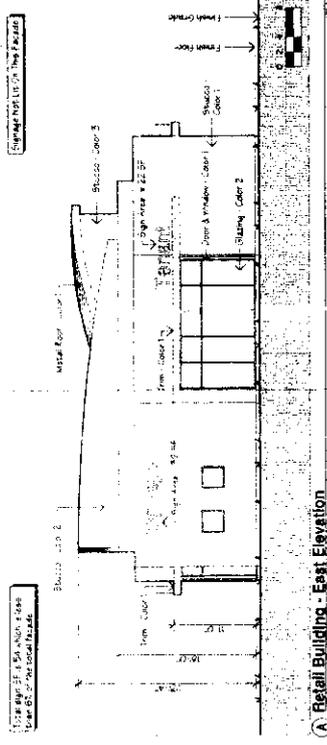
A Multiple Use Project
 Coors Blvd & Valley View NW
 Albuquerque, NM 87114

ISSUE DATE:
 26 AUG 02
 REVISIONS:

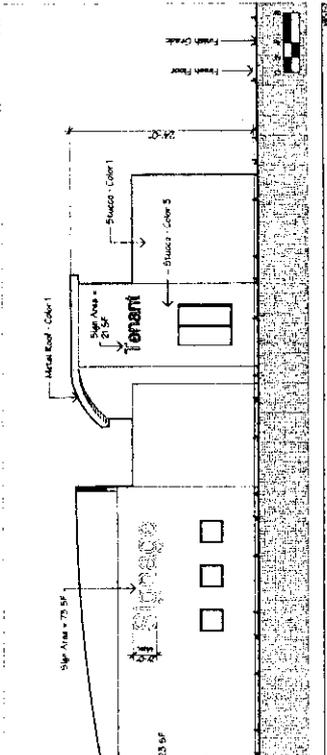
Site Development
 Plan
 SHEET 5



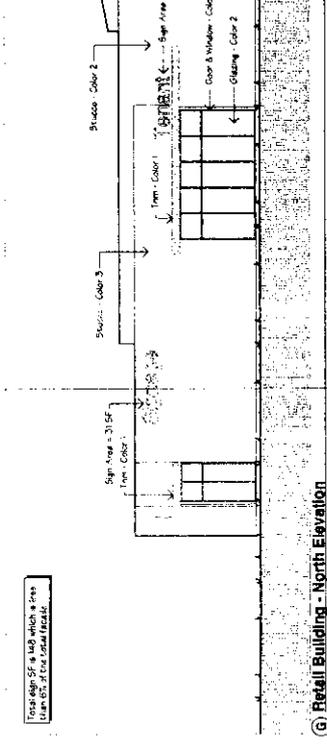
D Retail Building - West Elevation



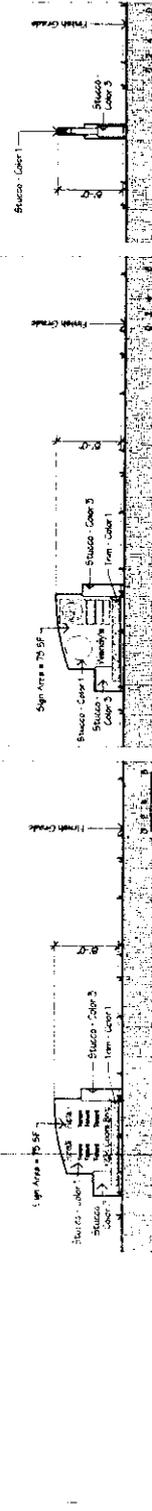
A Retail Building - East Elevation



G Retail Building - North Elevation



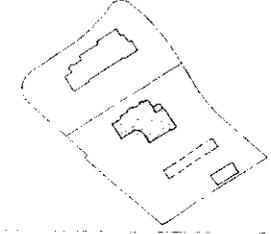
N Retail Building - South Elevation



N Retail Building - East Elevation



Consultant



1620
 Central Ave SE
 Albuquerque, NM 87106
 (505) 243-6200
 (505) 243-6001

Key

STUCCO
 Color 1 Light Beige
 Color 2 Medium Tan
 Color 3 Cord

PAINTED TRIM
 Color 1 Aqua
 Color 2 Red
 Color 3 White

MASONRY
 Color 1 Tan Split Block

DOOR & WINDOW FRAME
 Color 1 Bronze
 Color 2 Red

GLAZING
 Color 1 Clear
 Color 2 Tinted

METAL ROOF
 Color 1 Galvalume

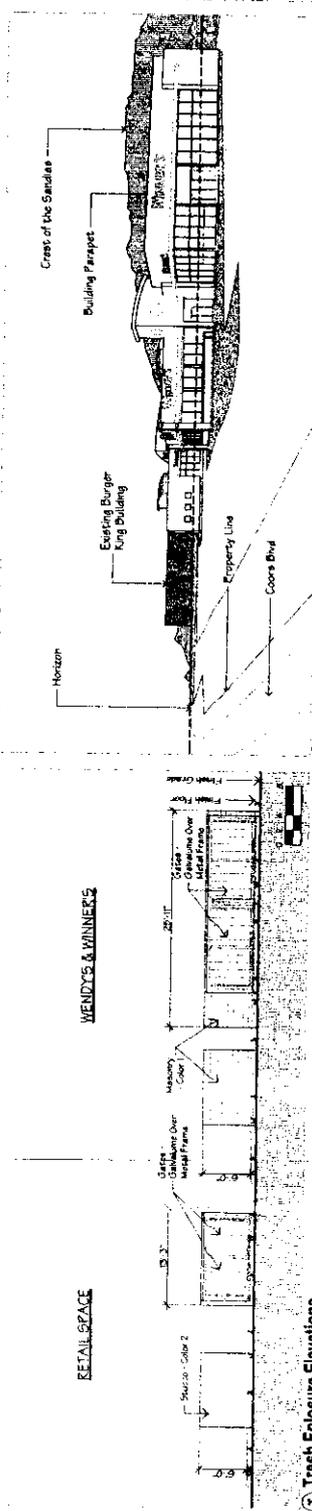
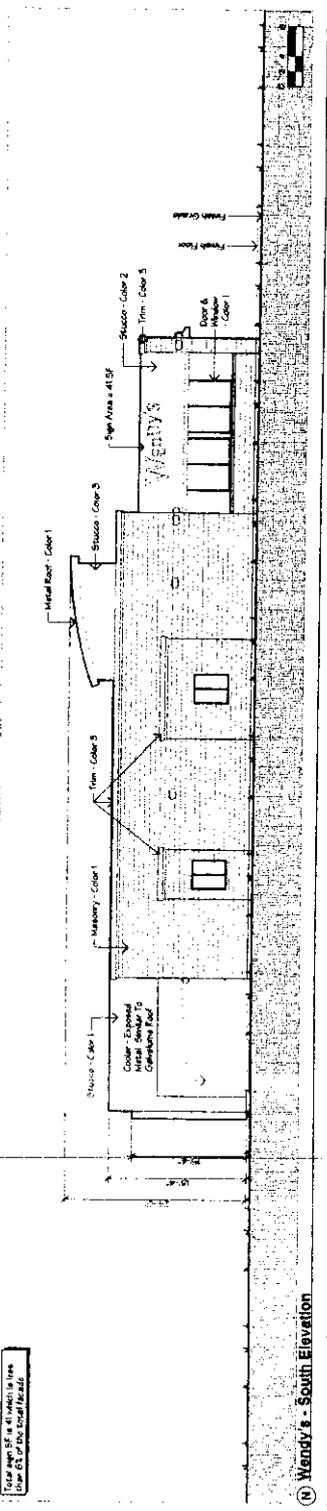
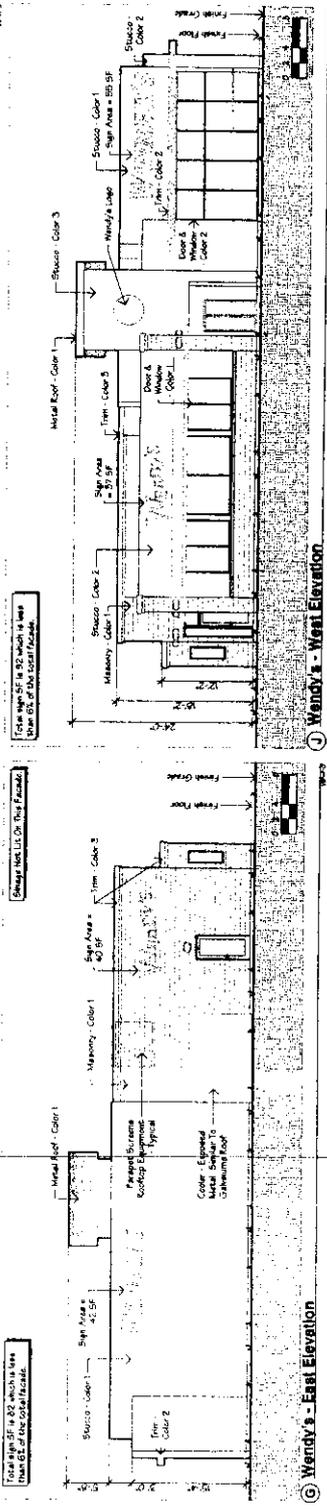
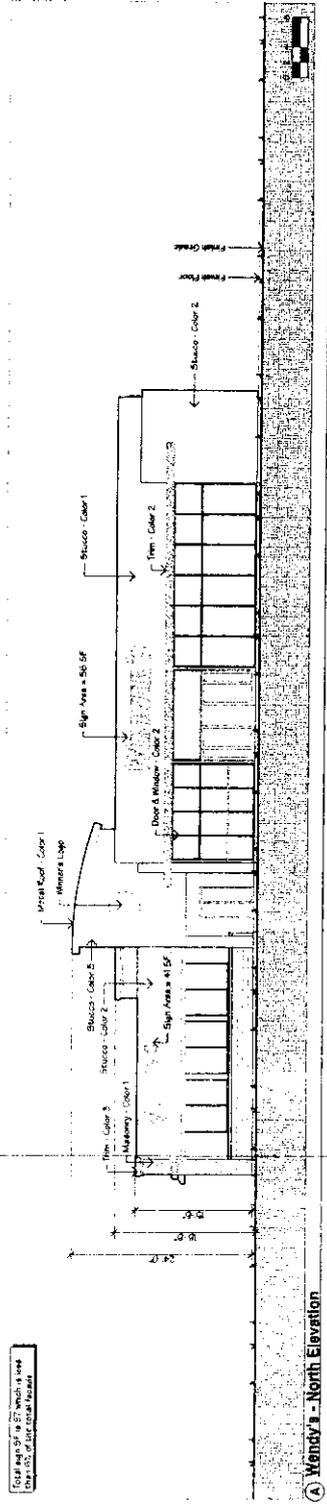
CANOPY
 Color 1 Illuminated Yellow Band
 Color 2 Illuminated Red Band
 Color 3 Red Individual Letter

Signage
 Typical Illuminated Channel Letters

A Multiple Use Project
 Coors Blvd & Valley View Place NW
 87114

ISSUE DATE: 26 AUG 02
 REVISIONS:

Site Development
 Plan
 SHEET 6
 OF 7





Staff Report

Agent	Consensus Planning
Applicant	Double Cheese Corporation/Black Development Two
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Tract 2A and Tract 3E-1
Location	Coors Boulevard NW between Paseo del Norte and Irving Boulevard NW
Size	Approximately 7.8 acres
Existing Zoning	SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor for Tract 2A and SU-1 C-2 for Tract 3E-1
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 02EPC 01345, a site development plan for subdivision, based on the findings on page 11, and subject to the conditions of approval on page 12.

APPROVAL of 02EPC 01345, based on the findings on page 13, and subject to the conditions of approval on page 14.

Staff Planner

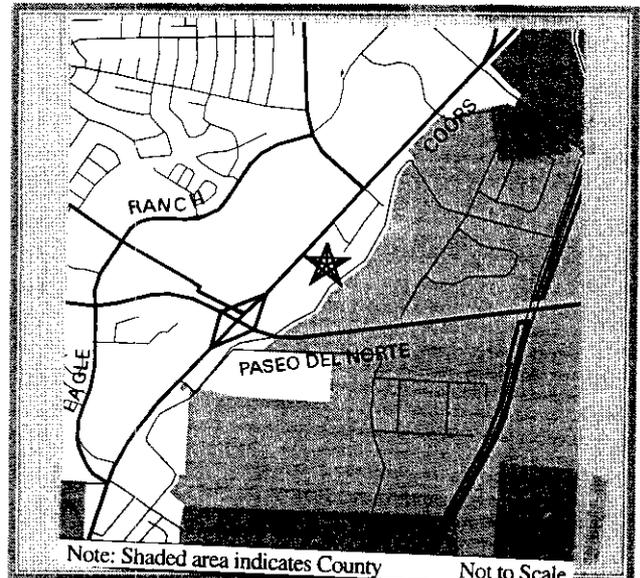
Deborah L. Stover, Planner

Summary of Analysis

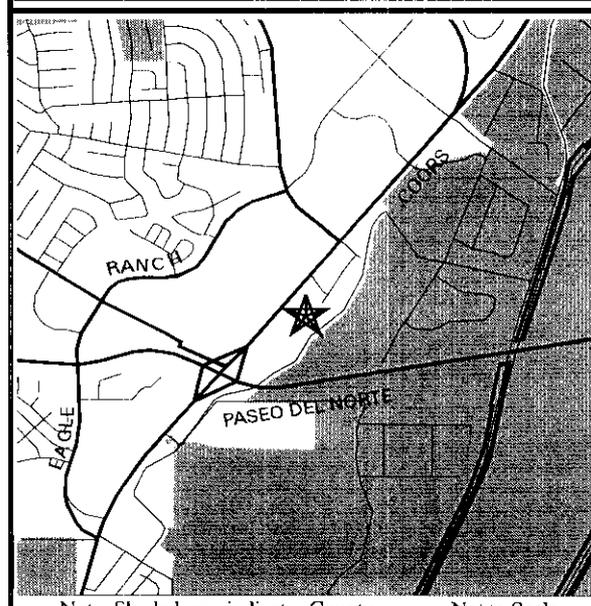
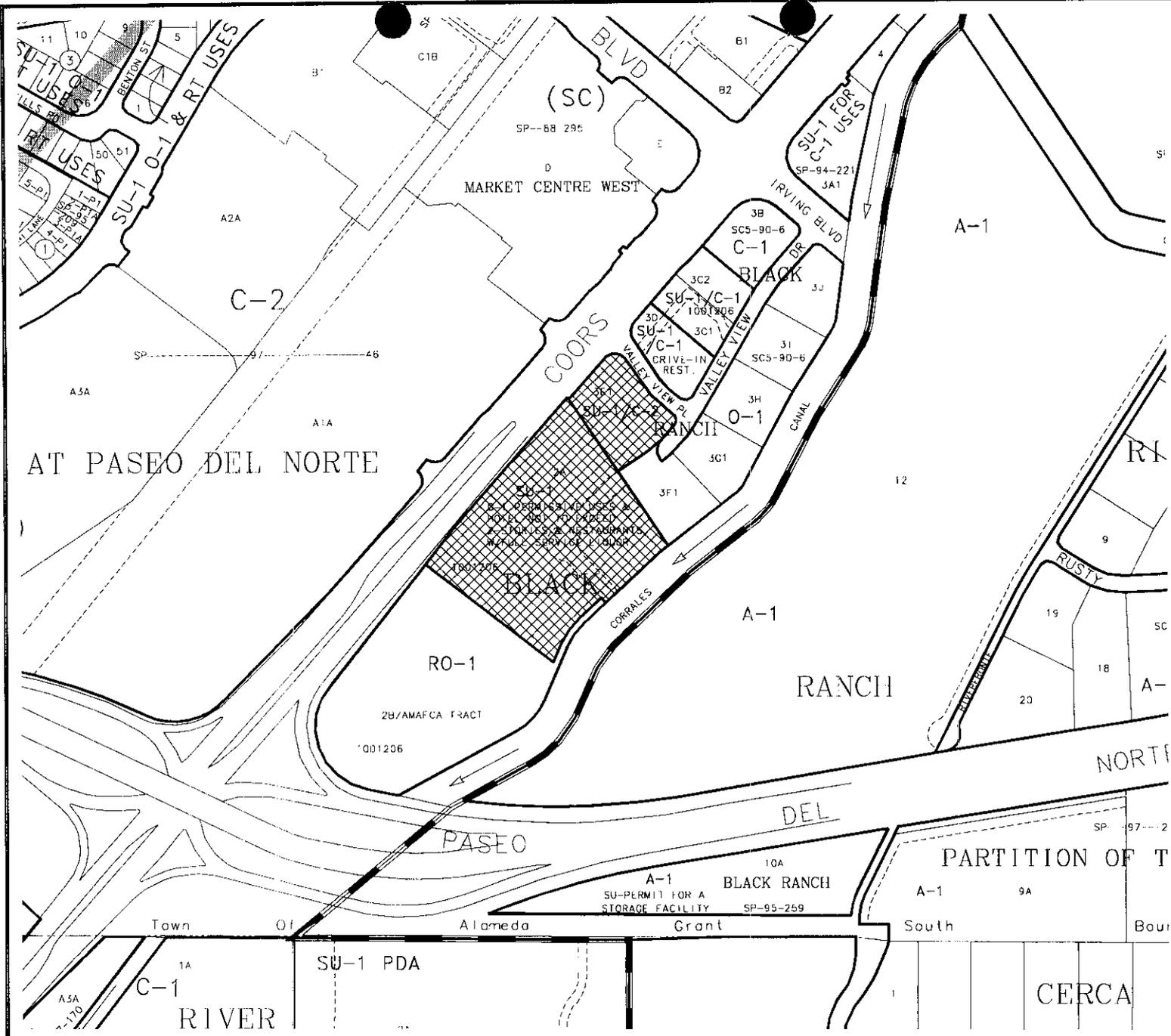
This is a request for site plan for subdivision for Tract 2A into 3 lots and site plan for building permit for a restaurant, service station and car wash for Tract 3E-1. A total of 4 lots total are under consideration with this request.

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 9/6/02 to 9/20/02. Agency comments were used in the preparation of this report, and begin on page 17.



ZONING MAP



Scale 1" = 433'

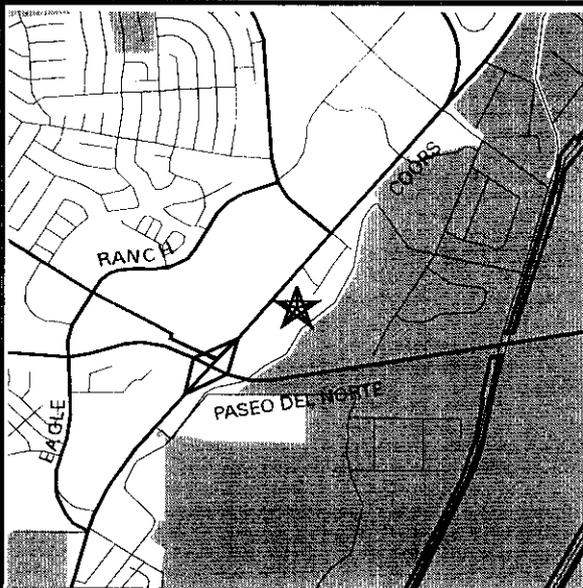
PROJECT NO.
1001206

HEARING DATE
10-17-02

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
02EPC-01345
02EPC-01346

Note: Shaded area indicates County Not to Scale



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



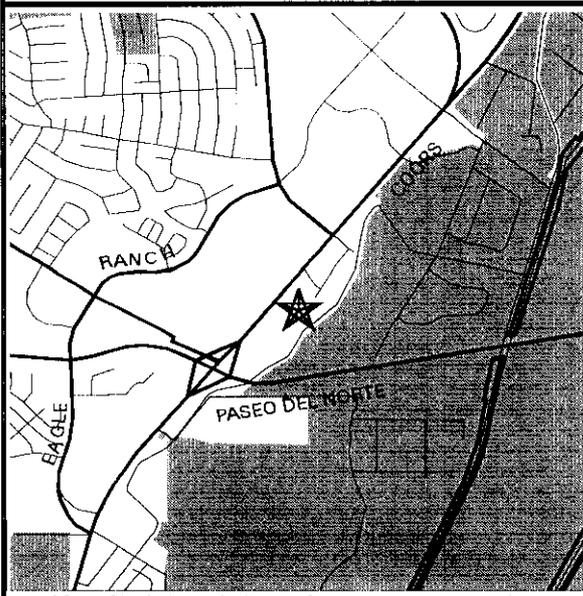
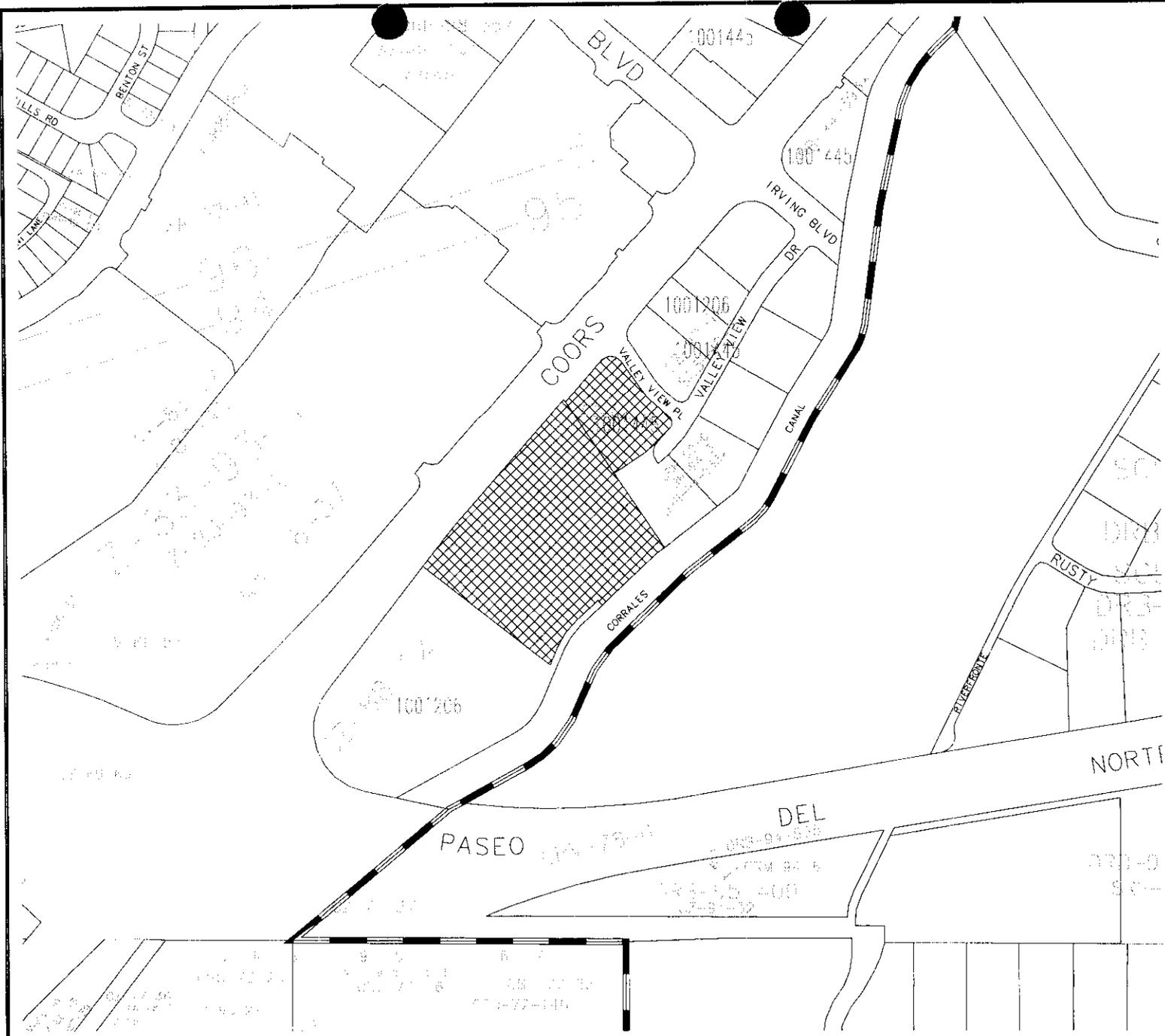
Scale 1"=433'

PROJECT NO.
1001206

HEARING DATE
10-17-02

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
02EPC-01345
02EPC-01346



HISTORY MAP



Scale 1"=433'

PROJECT NO.
1001206

HEARING DATE
10-17-02

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
02EPC-01345
02EPC-01346

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

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

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor (Tract 2A-1) and SU-1 C-2 (Tract 3E-1)	Developing Urban West Side Strategic Plan Coors Corridor Plan	Undeveloped
North	SU-1 C-1 Drive-In Restaurant		Drive-Through Restaurant
South	RO-1 and A-1		Undeveloped
East	O-1		Undeveloped
West	C-2 (SC)		Shopping Center

Background, History and Context

The subject site was recently annexed into the City of Albuquerque with SU-1 for C-1 zoning for Lot 3E-1 and SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor for Tract 2A 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 drive-through restaurant with a bank and 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, across Coors Boulevard, is also undeveloped property.

The subject Tract 3E1 was included in a separate annexation that was approved by 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, with a right-of-way of 156'.

The Long Range Roadway System designates Irving Boulevard as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS – Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for an amendment of an approved site development plan for subdivision for Tract 2-A. The request is to approve a subdivision of one tract into 3 tracts for an approximately 6.3-acre site located on the east side of Coors Boulevard NW between Paseo del Norte and Irving Boulevard. The applicant proposes to create 3 lots, Tracts 2A, 2B and 2C. The designation of these lots on the site plan for subdivision and site plan for building permit are different and should be changed to agree with each other. For example, on the site plan for subdivision, the subject lot is called Lot 2A. But on the site plan for building permit the same lot is called Lot 2A-1. These designations should agree on both site plans. The proposed use for the northern portion of the site plan for subdivision, Tract 2A-1, is a service station/convenience

store and car wash facility. The service station will be attached (combined) with the drive-through restaurant on Tract 3E-1. The structures are also the subject of an accompanying site development plan for building permit. A schematic layout of this future expansion shows the service station/convenience store and restaurant as one building, and the site plan for building permit reveals that the structure will straddle the property lines between tracts 3E-1 and 2A-1. The reason for this arrangement is to build the drive-through component of the development on the property that has the zone category allowing such a use.

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 creating a visually pleasing built environment that respects existing neighborhood values (Policy d).

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*. The subject site was previously approved as a commercial site by the EPC. 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 (Policy 3.8).

The submitted site development plan provides all required design requirement framework for future site development plans for building permit to follow within the guidelines of the *Coors Corridor Plan* (Issue 4).

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. EPC approved design guidelines that are meant to guide development are also included for the site. This submittal creates 2 lots. Both lots border Coors Boulevard. Cross-access easements are expected for the lots 2A-1 and 3E-1.

ANALYSIS – Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for site development plan for building permit for Tracts 3E-1 and 2A-1 for drive-through restaurant, service station, car wash and retail shop.

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 proposed 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 nearby neighborhoods.

West Side Strategic Plan

The subject site is located within the *West Side Strategic Plan*. The proposed uses are 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, it does have commercial zoning. 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 (Policy 3.8).

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 (*Issue 4, Policy 6*). 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 Tract 3E-1 was not included under the previously approved design guidelines for the recently approved annexation request (Project #1001206), it was included in the annexation itself and will be built as one development and in close proximity to the newly created parcels to the south and the existing parcels to the north and east. Therefore, these design guidelines are applicable and employed for the development of Tract 3E-1 as well.

Site Plan Layout / Configuration

The site development plan for building permit shows Tract 3E-1, a rectangular shaped lot adjacent to Coors Boulevard and Tract 2A-1, created by the accompanying site plan for subdivision. The proposal is for a 7,500 square foot retail facility and a 5,963 square foot combination restaurant/service station/convenience store, along with a car wash. The buildings are placed parallel to the Burger King site across the street to the north. The building footprints are mostly rectangular in shape with parking surrounding the structures. 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. A 20-foot wide curb cut is provided to the site from Valley View Place. A 40-foot wide ingress/egress point is provided from Valley View Drive at the southern end of the site. A 30-foot wide ingress/egress point for the retail site is provided at the northern end of the site. A cross-access between the sites has also been provided. A cross-access agreement will be necessary for this site. In addition, a drive-through lane is shown for the retail portion of the site in anticipation of a dry cleaning business. Circulation for the site is generally in an east/west direction. Circulation for the site would be difficult if the building were placed nearer to Coors Boulevard as per the Coors Corridor Plan, due to the requirements for traffic stacking and movement for the drive through areas.

Parking for the site is provided on all sides of the site. For Tract 2A-1, 45 automobile parking spaces are required and 52 are provided, included four ADA accessible spaces. For Tract 3E-1, 41 automobile parking spaces are required and 43 spaces are provided for the site, including two ADA accessible spaces.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is provided with a new 6-foot wide concrete sidewalks along the north and east perimeters. No pedestrian access to the site from Coors Boulevard is provided, but a new, 6-foot wide meandering sidewalk is shown with two connections to the site. Some pedestrian crossings are shown on the plan, but pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with slightly raised and/or textured pavement should be provided where pedestrian paths cross vehicular entrances and drive aisles. All pedestrian crossings should be marked 6-foot wide at a minimum. In the approved design guidelines for the site plan for subdivision, 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 site plan attempts to provide these connections with walkways and crosswalks. 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, at a minimum. In similar cases in this area, such as Jiffy Lube, the streetscape and meandering sidewalk with surrounding landscaping connect to the site in order to comply with the intent of the *Plan*. This plan also connects to the pathway along Coors Boulevard.

The pedestrian path shown from the ROW to the Winners/Wendy's does not appear to have a barrier to prevent parking from obstructing the pedestrian's path. Neither pedestrian path appears to have ADA required ramps. This should be addressed on the site plan.

For Tract 2A-1, three bicycle parking spaces are required and 3 are provided for this site. Tract 3E-1 requires 2 bicycle parking spaces and 3 are provided.

This site is within 300 feet of Routes 90 and 96.

Outdoor patio areas that are 250 square feet or larger should be provided for both the restaurant/service station/convenience center and the retail shopping area. This is a site that should take full advantage of the amazing views offered from this location. Outdoor patio areas with seating and shade should be provided with views to the east.

Lighting and Security

Staff was unable to find light pole locations on the site plan, although a light pole is shown as 16-foot high with shoebox fixtures atop a steel pole. 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." Although this is noted for the fueling canopy, 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

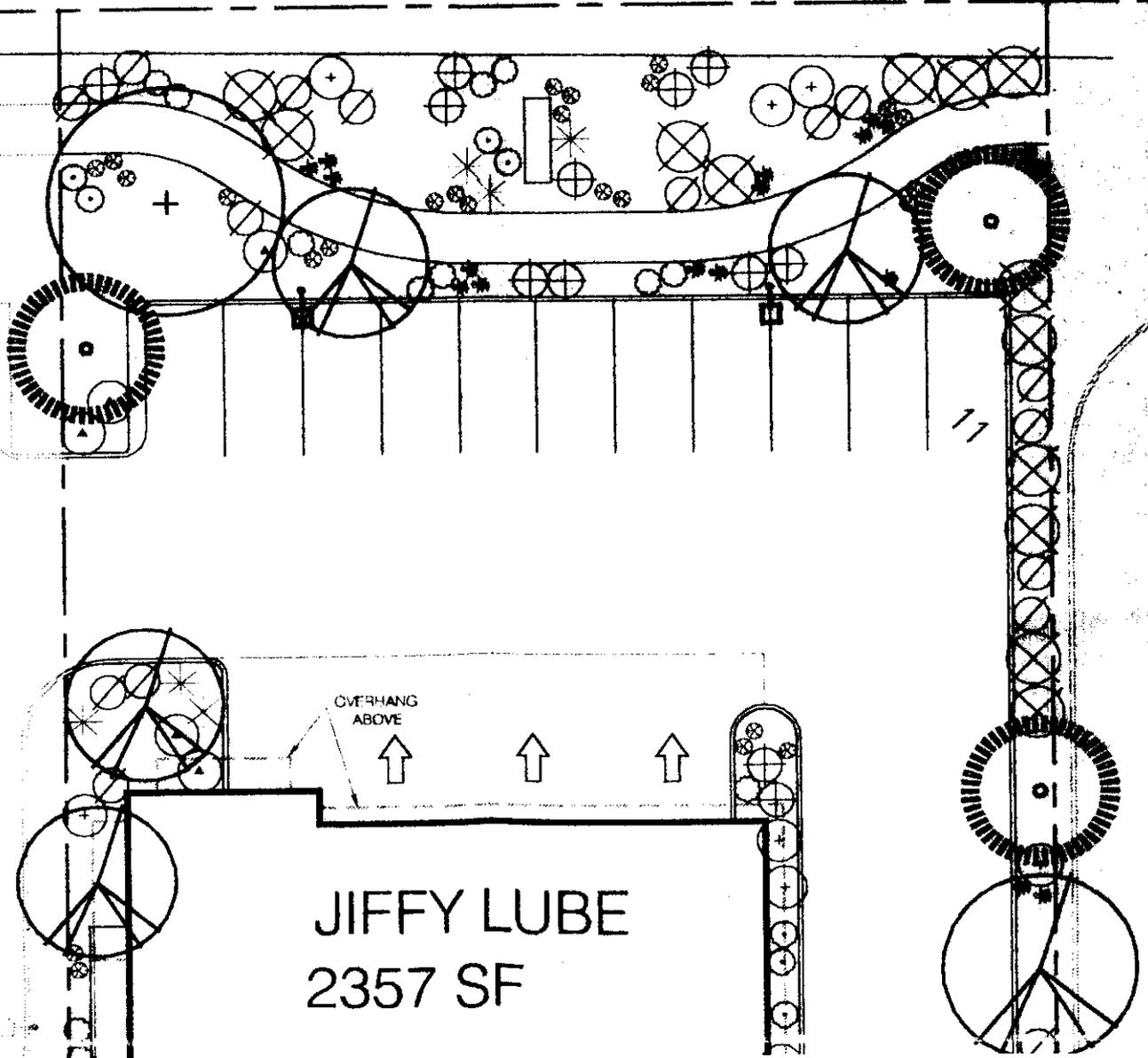
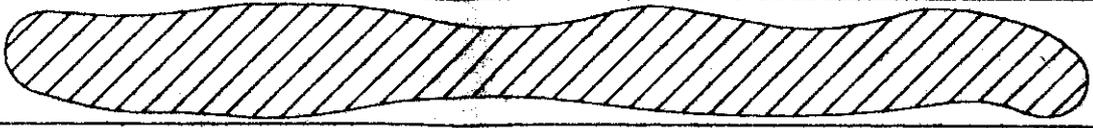
The submittal includes a landscape plan which provides information regarding the proposed landscape of the site. The plan contains statements regarding water waste compliance, responsibility of maintenance, and irrigation notes. The landscape plan shows a variety of trees, including shade trees, ornamental 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 Fe Brown gravel. The landscape plan provides good coverage that should reach 75% living coverage at maturity.

The area alongside the meandering walkway is landscaped on the east side only. Unless there is a specific need for this design, this area should be landscaped on both sides, similar to the Jiffy Lube approved to the north (see Jiffy Lube design next page, Exhibit A).

Additional shade trees should be added near the cueing areas for the drive through windows and the car wash. The purpose of these trees will be to provide shade for customers waiting to be served. At least two trees per cueing area should be added. In addition, a third species of shade tree should be introduced in the tree palette to ensure survival of a healthy tree canopy. The landscape plan should provide for Chinese pistache or similar tree in addition to the proposed ash

EXHIBIT A

COORS BOULEVARD NW



JIFFY LUBE
2357 SF

and Honey locust species. The site plan should state ash '*and*' Honey locust or Chinese pistache, not '*or*'.

The site plan for building permit states that the amount of landscaping provided is 28,070 square feet while the landscaping plan states that 21,381 square feet is provided. These calculations should match on both plans. Also, the percentage of landscaping provided is not listed on the landscape plan. This should be added to the calculations. Additionally, the note that states "Final landscaping layout and design to be determined upon receipt of final grading plan" should be removed from the landscaping plan. This plan should be seen as the approved plan. If any changes need to occur due to the final grading plan they should go through the administrative process for review.

Grading, Drainage, Utility Plans

A grading and drainage plan has been submitted for review by the Public Works Hydrology Division. The site slopes generally from north to south.

Architecture and Signage

There are several buildings proposed for the site. Elevations are provided for each of the buildings. All of the buildings are mostly rectangular in shape with the predominant architectural materials comprised of stucco and wood trim.

The retail building shows spaces for four individual tenants. All sides of the structure with doors and windows dimensioned are depicted. The south side sports the entryways and consists largely of glass storefronts. The building is rectangular in shape with a flat roof design that is articulated by various angles and a small tower feature. Materials include beige, tan and coral stucco and tan split-face block accents. Trim is to be painted in aqua, red and white. The structure is proposed to have a metal roof, but the color of the roof should be specified on the plans. Currently, the color and/or material of the roof is listed as 'galvalume'. The canopy is depicted with red and yellow illuminated banding around it with individual red lettering on the signage. Signage for the retail site consists of both a monument sign and building signage. Building mounted signage is shown with the square footage and a note that states that the signage will not amount to more than 6% of the total façade. The monument sign, located between Coors Boulevard and the meandering sidewalk, is 8-feet high and approximately 14-feet wide. The material is stucco and trim to match the building. The total sign area is noted as 75 square feet. This signage is within the EPC approved design guidelines for free-standing signs that are no higher than 8-feet above grade with a maximum size of 75 square feet parcel development.

The restaurant (Wendy's) and service station/convenience store (Winner's) building shows the two uses under one roof with a design theme and materials that are identical to the retail building described above. All sides of the structure with doors and windows dimensioned are depicted. The elevations are labeled incorrectly, as the drive-through window for Wendy's is on the north side, not the south side. These labels should be correctly adjusted. The building is a 'stacked block' shape with a flat roof design that is articulated by various angles and a small tower feature. Materials are identical to the retail store which includes beige, tan and coral stucco and tan split-face block accents. Trim is to be painted in aqua, red and white. The structure is

proposed to have a metal roof, but again, the color of the roof should be specified on the plans. The canopy is depicted with red and yellow illuminated banding around it with individual red lettering on the signage. Signage for the retail site consists of both a monument sign and building signage. Building mounted signage for the site is almost identical to the retail shops sign and is shown with the square footage and a note that states that the signage will not amount to more than 6% of the total façade. The monument sign, located between Coors Boulevard and the meandering sidewalk, is 8-feet high and approximately 14-feet wide. The material is stucco and trim to match the building. The total sign area is noted as 75 square feet. The Wendy's and Winner's logos are depicted on this sign. No lighted signs should be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

The car wash is shown with identical colors and materials to the other buildings. Stucco and trim colors are labeled and the structure is in context with the other proposed buildings.

The service canopy elevation is shown, but it is unclear what predominant material is used for this structure. Gas fueling canopies and canopy fascia should be architecturally integrated with the building design. Notes should be added that clarify the materials and corresponding colors for the canopy. A note is included on the elevation sheet that prohibits any canopy lighting that is not recessed and shielded. In addition, a note should be added that states that the underside of the canopy should not be of a material that is a reflective surface. The purpose of this statement is to ensure further minimization of reflectivity of canopy lighting.

A refuse enclosure detail is provided for both the retail stores and the restaurant/service station/convenience center. The details depict stucco enclosures that match the building colors and materials. Gates are 'Galvalume' over metal frames.

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.

FINDINGS – 02EPC-01346, October 17, 2002 – Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for Tract 2A, Black Ranch, an approximately 6.35-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 (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
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 (Policy 3.8).
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 (Issue 4, Policy 6).
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.
6. A cross-access agreement shall be noted on the plan for this site.
7. The submittal will be adequate with some changes/additions to the plan.

RECOMMENDATION - 02EPC-01346, October 17, 2002 – Site Development Plan for Subdivision

APPROVAL of 02EPC-01346, a request for site development plan for subdivision, for Tract 2A, Black Ranch, zoned SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 02EPC-01346, October 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 conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

 2. A cross-access agreement shall be noted on the plan for this site.

 3. Public Works and City Engineering Conditions:
 - a. The Developer is responsible for permanent improvements to the facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site Plan shall comply and be designed per DPM Standards.
 - c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - e. Provide signing and striping layout, for one-way operation, on site plan.
 - f. Site drive radii to be 25'.
 - g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
 - h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - j. Re-platting should be concurrent with site plan approvals
-

FINDINGS – 02EPC-01345, October 17, 2002 – Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tracts 2A-1 and 3E-1, Black Ranch, an approximately 3-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 (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).

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 ((Policy 3.8)).

4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and is 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 (Issue 4, Policy 6).

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

RECOMMENDATION - 02EPC-01345, October 17, 2002 – Site Development Plan for Building Permit

APPROVAL of 02EPC-01345, a request for site development plan for building permit, for Tract 2A, zoned SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor and Tract 3E-1, zoned SU-1 C-2, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

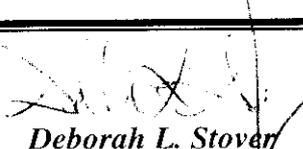
CONDITIONS OF APPROVAL - 02EPC-01345, October 17, 2002 – Site Development Plan for Building Permit

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. Pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with slightly raised and/or textured pavement shall be provided where pedestrian paths cross vehicular entrances and drive aisles. All pedestrian crossings shall be marked 6-feet wide at a minimum.
4. The pedestrian path shown from the ROW to the Winners/Wendy's shall show a barrier to prevent parking from obstructing the pedestrian's path. Both pedestrian paths shall show ADA required ramps.
5. Outdoor patio areas that are 250 square feet or larger shall be provided for both the restaurant/service station/convenience center and the retail shopping area. Outdoor patio areas with seating and shade with views to the east shall be provided and noted on the plan.
6. Location of light fixtures shall be shown on the site plan. A note shall be added that 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.
7. The area alongside the meandering walkway shall be landscaped on both sides, similar to the Jiffy Lube approved to the north.
8. Landscaping:
 - a. Additional shade trees shall be added near the cueing areas for the drive through windows and the car wash. The purpose of these trees will be to provide shade for customers waiting to be served. At least two trees per cueing area shall be added.

- b. A third species of shade tree shall be introduced into the tree palette to ensure survival of a healthy tree canopy. The landscape plan shall provide for Chinese pistache or similar tree in addition to the proposed ash and Honey locust species. The site plan shall state ash *'and'* Honey locust or Chinese pistache, not *'or'*.
 - c. The site plan for building permit states that the amount of landscaping provided is 28,070 square feet while the landscaping plan states that 21,381 square feet is provided. The landscape calculations shall match on both plans.
 - d. The percentage of landscaping provided shall listed on the landscape plan.
 - e. The note that states "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be removed from the landscaping plan.
8. Elevations:
- a. The color of the roof material shall be specified on the plans.
 - b. The elevation for the Wendy's/Winner's are labeled incorrectly, as the drive-through window for Wendy's is on the north side, not the south side. These labels shall be correctly adjusted.
 - c. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
 - d. Notes shall be added that clarify the materials and corresponding colors for the fueling canopy.
 - e. A note shall be added that states that the underside of the fueling canopy shall not be of a material that is a reflective surface.
9. A cross-access agreement shall be noted on the plan for this site.

10. Public Works and City Engineering Conditions:

- a. The Developer is responsible for permanent improvements to the facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- b. Site Plan shall comply and be designed per DPM Standards.
- c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide signing and striping layout, for one-way operation, on site plan.
- f. Site drive radii to be 25'.
- g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
- h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- j. Re-platting should be concurrent with site plan approvals


Deborah L. Stover
Planner

cc: Double Cheese Corporation, 4810 Hardware Drive NE, Albuquerque, NM 87109
Black Development Two, 3613 NM St. Hwy. 528, Suite H, Albuquerque, NM 87114
Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Court NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10003 Plunkett Drive NW, Albuquerque, NM 87114
Gary Plante, Riverfronte Estates N.A., Inc., 1692 Pace Road NW, Albuquerque, NM 87114
Bob Ponto, Riverfronte Estates N.A. Inc., 9505 Dancing River NW, Albuquerque, NM 87114
Ceil van Berkel, Taylor Ranch N.A., 5716 Morgan Lane NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuquerque, NM 87120-4806

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Office of Neighborhood Coordination

Paradise Hills®, Riverfronte Estates®, Taylor Ranch®

PUBLIC WORKS DEPARTMENT

Transportation Development Services

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- Site Plan shall comply and be designed per DPM Standards.
- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- Provide signing and striping layout, for one-way operation, on site plan.
- Site drive radii to be 25'.
- Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
- Re-plat.

Utility Development

- The application indicates a site plan for a 4-lot subdivision; but the lots are not identified. The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations

- No comments.

Hydrology

- No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- Re-platting should be concurrent with site plan approvals.

Transportation Planning

- No adverse effect to on-street bikeway or roadway system facilities.

Street Maintenance

- No comments.

New Mexico State Highway and Transportation Department

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

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

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- b. Site Plan shall comply and be designed per DPM Standards.
- c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide signing and striping layout, for one-way operation, on site plan.
- f. Site drive radii to be 25'.
- g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
- h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- j. Re-platting should be concurrent with site plan approvals

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Corrales Main Canal.

Condition of Approval for Site Development Plan Amendment for Subdivision:

1. Parks & Recreation requires the applicant to provide pedestrian and bike access from the subdivision to the Corrales Main Canal.

Open Space Division

No Adverse Comment.

POLICE DEPARTMENT/Planning

A review of the following EPC case(s) indicates the following problems or crimes may occur or that the following concerns may need to be addressed or evaluated on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done or that other criminal activities may not occur. - no comments

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved: Must comply with SWMD requirements and ordinances for building permit. T.L. Gibson 761-8142.

FIRE DEPARTMENT/Planning

New construction will be reviewed through the normal City of Albuquerque Plans Review Process. Items to be reviewed by AFD 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

This site is within 300 feet of Routes 90 and 96. The pedestrian path shown from the ROW to the Winners/Wendy's does not appear have barrier to prevent parking from obstructing a pedestrian's path. Neither pedestrian path appears to have ADA required ramps.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to requested actions. Engineer should check the capacity of the detention pond to the south and the roadside ditch along Coors Blvd.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

The following staff comments relate to transportation systems planning within the Albuquerque Urban Area. Principal guidance comes from the Metropolitan Transportation Plan and the Future Albuquerque Area Bikeways and Streets (FAABS) document adopted by the Urban Transportation Planning Policy Board. - No adverse comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are underground electric facilities adjacent to property. However, load increase may require electric system improvements such as expansion and improvement of electric facilities in the area.



NOTICE OF STUDY SESSION & PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, October 10, 2002, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review -- Current Land Use Matters for the October 17, 2002 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, October 17, 2002, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project 1002004

02EPC-00880 Zone Map Amendment

SANDRA HOUSTON OR GLENN COONTZ agent(s) for JAMES N. BLEA request the above action(s) for all or a portion of Lot(s) 21, Block(s) 30, Tract(s) 31, **J.L. Finley's Subdivision, Heights Reservoir Addition**, a zone map amendment from C-1 to C-2, located on LOMAS BOULEVARD NE and MADISON AVENUE NE, containing approximately 1 acre(s). (K-17)
Loretta Naranjo Lopez, Associate Planner

Project 1001914

02EPC-00980 Site Development Plan –
Building Permit

TIERRA WEST LLC agent(s) for IHOP REALTY CORP. request the above action(s) for all or a portion of Tract(s) B and A, Lot(s) 4 and 5, **Ever Ready Oil Subdivision; 40/25 Associates; and Gibson Tracts**, located on GIBSON BOULEVARD SE between UNIVERSITY BOULEVARD SE and I-25, containing approximately 5.0630 acre(s). (L-15)
Makita Hill, Staff Planner

Project # 1002194

02EPC-01350 Zone Map Amendment
02EPC-01351 Site Development Plan-
Subdivision
02EPC-01352 Site Development Plan-
Building Permit

CHRISTOPHER CALOTT requests the above action(s) for all or a portion of the Northerly Portion of Tract 2, **Sunport Lodgings Addition**, a zone map amendment from R-2 to SU-1/PRD, located on WELLESLEY DRIVE SE, between KATHRYN AVENUE SE and SMITH AVENUE SE, containing approximately 2 acre(s). (L-16)
Makita Hill, Staff Planner

Project # 1002197

02EPC-01357 Site Development Plan-
Building Permit

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE AVIATION DEPARTMENT request the above action(s) for Section 17-18, 20, 28, 29 R2E T11N **West Mesa Open Space**, zoned SU-1 Major Public Open Space, located on WEST MESA OPEN SPACE, between PASEO DEL VOLCAN NW and UNSER BOULEVARD NW, containing approximately 14 acre(s).

(D-7, 8 & E-8, 9, 10) Christopher Hyer, Staff Planner

Project # 1000898

02EPC-01347 Site Development Plan-
Amendment to Subdivision
02EPC-01348 Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agent(s) for T.S. MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Tract(s) G, **Village Center North**, zoned SU-1 for R-2, located WEST OF UNSER BOULEVARD NW AND SOUTH OF SUMMER RIDGE ROAD NW, between MCMAHON BOULEVARD NW and WESTSIDE BOULEVARD NW, containing approximately 13.02 acre(s). (A-11) Len Malry, Staff Planner

Project # 1002120

02EPC-01146 Zone Map Amendment

GARCIA/KRAEMER & ASSOC. agent(s) for DEL'S HIDE-A-WAY PARK, LTD request the above action(s) for all or a portion of Lot(s) 2, Block(s) 10, **Monkbridge Place Subdivision**, a zone map amendment from R-1 to R-T, located on CHEROKEE ROAD NW, between 4TH STREET NW and HEADINGLY AVENUE NW, containing approximately 1 acre(s). (G-14) Len Malry, Staff Planner

Project # 1002123

02EPC-01149 Zone Map Amendment

GARCIA/KRAEMER & ASSOC. agent(s) for DEL'S HIDE-A-WAY PARK, LTD. request the above action(s) for all or a portion of Tract(s) 22-A-1, **MRGCD Map 33**, a zone map amendment from R-1 to R-T, located on 4TH ST NW, between SAN CLEMENTE NW and JUPITER STREET NW, containing approximately 4 acre(s). (G-14)

Len Malry, Staff Planner

Project # 1002137

02EPC-01213 Annexation
02EPC-01214 Zone Map Amendment

ROSS HOWARD COMPANY agent(s) for VELMA J. SAIZ request the above action(s) for all or a portion of Lot(s) A, B, C & D, **Unit 7, Land of Roman & Doris E. Sandoval**, establishment of RD/9 Dwelling Units/Acre zoning, located on SAGE ROAD SW, between 82ND STREET SW and 86TH STREET SW. (M-10) Len Malry, Staff Planner

Project # 1002193

02EPC-01342 Zone Map Amendment
02EPC-01343 Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITCTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., INC. request the above action(s) for Lot X-1-B of Lots 1 - 5, **North Albuquerque Acres**, a zone map amendment from SU-1 for Nursing Home to SU-1/O-1 Office, located on WYOMING BLVD. NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE R-O-W, containing approximately 3 acre(s). (D-19) Len Malry, Staff Planner

Project # 1002195

02EPC-01353 Annexation
02EPC-01354 Zone Map Amendment
02EPC-01355 Sector Development Plan-
Amendment to La Cueva SDP

CONSENSUS PLANNING agent for DONALD G. HOECH request the above actions for all of Lots 10-23, Blocks 19 & 20, Tract 3, Unit 3, **North Albuquerque Acres** and Lots 10-24, Block 18, Tract 3, Unit 1, **North Albuquerque Acres** and Lots 7-26, Block 20, Tract 3, Unit 1, **North Albuquerque Acres**, and all of the Right-of-Way of Adjacent and Internal Streets of Carmel, Holly and Paseo del Norte, and 5 acres of the AMAFCA North Baca Dam Property, establishment of RD, SU-2 for Mixed Use, and SU-1 for Community Park zoning, located on PASEO DEL NORTE & HOLBROOK NE, containing approximately 68 acres. (C-20 & 21)

Carmen Marrone, Staff Planner

Project # 1001765

02EPC-01344 Sector Development Plan
Amendment to Rio Bravo SDP
02EPC-00314 Zone Map Amendment
02EPC-00315 Annexation

CONSENSUS PLANNING, INC. agent(s) for WESTLAND DEVELOPMENT COMPANY, INC. request the above action(s) for all or a portion of the South Tract, **Portion of Lands of Westland A Parcels**, establishment of R-LT zoning for 80 acres and C-1 for 25 acres, located northeast of DENNIS CHAVEZ BLVD. SW and 118TH STREET SW, containing approximately 105 acre(s) (P-8). Simon Shima, Staff Planner

Project # 1002187

02EPC-01326 Text Amendment to the
Zone Code

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request the above action(s), a Text Amendment to Section 14-16-4-4 ROA 1994, a portion of the Comprehensive City Zoning Code, to establish a Land Use Hearing Officer and to amend the appeal process for land use appeals, CITY WIDE. Simon Shima, Staff Planner

Project 1000651

02EPC-00312 Site Development Plan-
Subdivision
(City Council Remand 9/16/02)

HERBERT M. DENISH & ASSOCIATES INC. agent(s) for TIJERAS PLACE LLC – SERIES B, request the above action(s) for Tract A29A, **Town of Atrisco Grant, Northeast Unit**, located on COORS BOULEVARD NW between PHEASANT AVENUE NW and REDLANDS ROAD NW, containing approximately 3.41 acre(s). Deborah Stover, Staff Planner

Project # 1001206

02EPC-01345 Site Development Plan-
Building Permit
02EPC-01346 Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING agent(s) for DOUBLE CHEESE CORPORATION/BLACK DEVELOPMENT TWO request the above action(s) for all or a portion of Tract(s) 2A & 3E-1, **Black Ranch**, zoned SU-1 for C-1 Permissive Uses & Hotel Not To Exceed Two-Stories and Restaurant w/Full-Service Liquor (6.4 acres) and SU-1 for C-2 (1.4 acres), located on COORS BOULEVARD. NW, between PASEO DEL NORTE NW and IRVING BOULEVARD NW, containing approximately 8 acre(s).(C-13)
Deborah Stover, Staff Planner

Project # 1002196
02EPC-01356 Zone Map Amendment

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for PANORAMA INVESTMENT, LLC request the above action(s) for all or a portion of Lot(s) 1-B, Unit 6, **Town of Atrisco Grant**, a zone map amendment from SU-1 for MH, 10 du/acre to R-T, located on CORREGIDOR AVENUE SW, between SUNSET GARDEN ROAD SW and SALVADOR ROAD SW, containing approximately 6 acre(s). (K-11) Deborah Stover, Staff Planner

Project # 1000226
02EPC-01349 Site Development Plan-
Amendment to Building Permit

DORMAN-BREEN ARCHITECTS agent(s) for CROSS OF HOPE LUTHERAN CHURCH request the above action(s) for all or a portion of Lot(s) S-1-B, **Taylor Ranch**, zoned SU-1, located on TAYLOR RANCH DRIVE NW, between MONTANO ROAD NW and KACHINA STREET NW, containing approximately 4 acre(s). (E-11) Juanita Vigil, Staff Planner

Project # 1002192
02EPC-01339 Installation of a
Telecommunications Facility

PETER P. ARMIJO agent(s) for VOICESTREAM WIRELESS request the above action(s) for all or a portion of Tract(s) C, **Unit 4, Interstate Industrial Tract**, a request to install a 65' telecommunication facility (monopole) and a waiver of the 1000' separation requirements, zoned M-1, located on WASHINGTON STREET NE, between ACADEMY PARKWAY NORTH and OSUNA ROAD NE, containing approximately 2 acre(s). (E-17) Juanita Vigil, Staff Planner

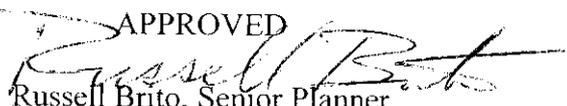
Project # 1002185
02EPC-01325 Comprehensive Plan
Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request the above action(s), an Amendment to the Comprehensive Plan to incorporate certain growth and development principles arising out of the Planned Growth Strategy, CITY WIDE. Joel Wooldridge, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call Novella Trujillo at 924-3892. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact Novella Trujillo at 924-3892 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Alan Schwartz, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 25, 2002.

APPROVED

Russell Brito, Senior Planner
Planning Department

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

Meeting Date: Oct 17, 2002

Zone Atlas Page: C-13-E

Notification Radius: 100 Ft.

App#	<u>DEPR-01345</u>
Proj#	<u>100/206</u>
Other#	<u>DEPR-01346</u>

Cross Reference and Location:

Applicant: Double Cheese Corp. dba Wendy's old fashioned Hamburgers

Address: 4810 Hardware NE, 87109

Agent: Consensus Planning, Inc.

Address: 924 Park SW, 87102

SPECIAL INSTRUCTIONS

Black Development Trust, LLC

3613 NW 5th Hwy 528, Ste # H, 87114

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

Date Mailed: 9/26/02

Signature: B. Tsethlikai

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

101306431231110404 LEGAL: LAND USE:

PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

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

101306427426710401 LEGAL: LAND USE:

PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

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 & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

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 & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

1013064362335410409 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: BLACK ALBERT J & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

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: BLACK ALBERT J & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306434738510413 LEGAL: TRAC T 3C BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:

PROPERTY ADDR: 00000 9386 COORS BLV NW
OWNER NAME: PRESBYTERIAN HEALTHCARE SERVIC
OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101306434036610414 LEGAL: TRAC T 3D BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:

PROPERTY ADDR: 00000 9380 COORS BLV NM
OWNER NAME: MCCOLLUM THOMAS E & GAY N & MC
OWNER ADDR: 11000 BERMUDA DUNES NE ALBUQUERQUE NM 87111

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 C/O BLACK
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306423734120210 LEGAL: TR A 1A P LAT FOR THE PLAZA AT PASEO DEL NORTE TRACT LAND USE:

PROPERTY ADDR: 00000 9311 COORS BLVD
OWNER NAME: PRICE REIT INC C/O KIMCO REALT
OWNER ADDR: 03333 NEW HYDE PARK RD NEW HYDE PARK NY 11042

101306430142820213 LEGAL: TR D P L A T I F O R T H E P L A Z A A T P A S E O D E L N O R T E T R A C T S L A N D U S E :
PROPERTY ADDR: 00000 9371 COORS BLVD
OWNER NAME: DAYTON HUDSON CORPORATION T-06
OWNER ADDR: 00000 MINNEAPOLIS MN 55440

“ATTACHMENT A”

Karin Pitman
Consensus Planning
Zone Map – C-13

PARADISE HILLS CIVIC ASSOC. (R)

***Larry Weaver** e-mail: larry.weaver@kirtland.af.mil
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson e-mail: tapa@qwcst.net
10013 Plunkett Dr. NW/87114 897-2593 (h)

RIVERFRONTE ESTATES N.A., INC. (R)

***Gary Plante**
1692 Pace Rd. NW/87114 235-2020 (h)
Bob Ponto
9505 Dancing River NW/87114 890-3389 (h)

TAYLOR RANCH N.A. (R)

***Ceil vanBerkel** e-mail: vanberkel@compuserve.com
5716 Morgan Ln. NW/87120 899-2738 (h) 845-9565 (w)
Jolene Wolfley e-mail: jostler_wolfley@hotmail.com
6804 Staghorn Dr. NW/87120-4806 890-9414 (h)
E-mail: TRNAnews@aol.com

Council District: 5&County
County District: 1
Police Beat: 113-114,116-118/WS/Z-A
Zone Map #: A-C-9-13
Community Id Dist.: Westside

Council District: 5&County
County District: 1
Police Beat:
Zone Map #: B-C-13-14
Community Id Dist.: Westside

Council District: 5
County District: 1
Police Beat: 119,121,122,124-127/WS/Z-A
Zone Map: C-F-11-14
Community ID Dist: Westside

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

OFFICIAL USE

Postage	\$.60
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65



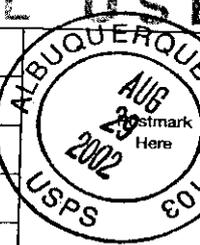
Sent To Larry Weaver
 Street, Apt. No., or PO Box No. 6001 Unitas Ct. NW
 City, State, ZIP+4 Albuquerque, NM 87114

7001 2510 0009 0792 3970

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

OFFICIAL USE

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65



Sent To Gary Plante
 Street, Apt. No., or PO Box No. 1692 Pace Rd. NW
 City, State, ZIP+4 Albuquerque, NM 87114

7001 2510 0000 0792 3956

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

OFFICIAL USE

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65



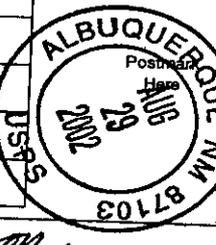
Sent To Jolene Wolfley
 Street, Apt. No., or PO Box No. 6804 Staghorn Dr NW
 City, State, ZIP+4 Albuquerque, NM 87120-4806

7001 2510 0009 0792 3925

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

OFFICIAL USE

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65



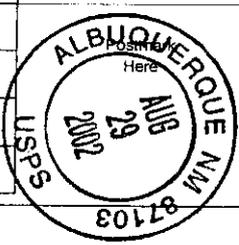
Sent To Tom Anderson
 Street, Apt. No., or PO Box No. 10013 Plunkett Dr. NW
 City, State, ZIP+4 Albuquerque, NM 87114

7001 2510 0000 0792 3963

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

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65



Sent To Bob Ponto
 Street, Apt. No., or PO Box No. 9505 Dancing River NW
 City, State, ZIP+4 Albuquerque, NM 87114

7001 2510 0009 0792 3949

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

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65



Sent To Cecil Van Berkel
 Street, Apt. No., or PO Box No. 5716 Morgan Lane NW
 City, State, ZIP+4 Albuquerque, NM 87120

7001 2510 0009 0792 3932

Proj# 1001206

Proj# 1001206

Double Cheese Corp dba Wendy's Old Fash
4810 Hardware NE
Albuquerque NM 87109

Black Development Two, LLC
3613 NM St. Hwy 528, Ste# H
Albuquerque NM 87114

CONSENSUS PLANNING, INC
924 PARK AVE SW
ALBUQ., NM 87102

LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNOTAS CT. NW
ALBUQ., NM 87114

TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT NW
ALBUQ., NM 87114

GARY PLANTE
Riverfront Estate Neigh. Assoc., Inc.
1692 PACE NW
ALBUQ., NM 87114

BOB PONTO
Riverfront Estate neigh. Assoc., Inc.
9505 DANCING RIVER NW
ALBUQ., NM 87114

CEIL VAN BERKEL
Taylor Ranch Neigh. Assoc.
5716 MORGAN LN. NW
ALBUQ., NM 87120

JOLENE WOLFLEY
Taylor Ranch Neigh. Assoc.
6804 STAGEHORN NW
ALBUQ., NM 87120-4806

101306432535310415

101306433832710407

101306434738510413

GUTIERREZ LARRY P & JANE H
3313 GIRARD NE
ALBUQUERQUE NM 87107

BLACK ALBERT J & MARY JANE RV
10416 MORNING STAR NE
ALBUQUERQUE NM 87111

PRESBYTERIAN HEALTHCARE SERVI
P O BOX 26666
ALBUQUERQUE NM 87125

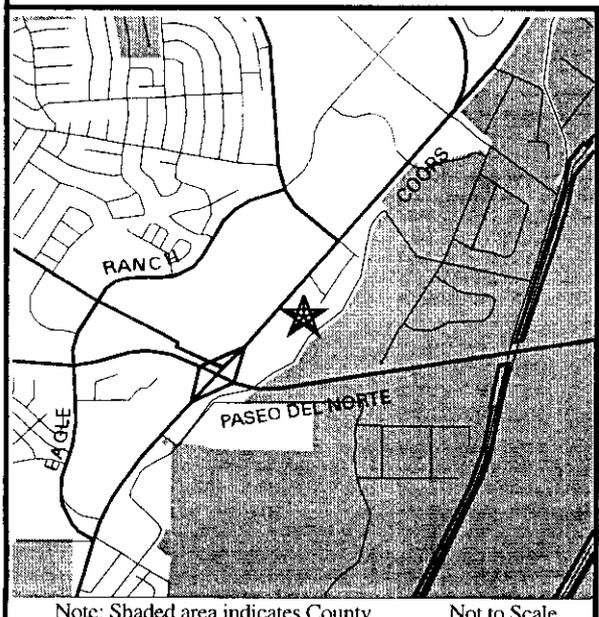
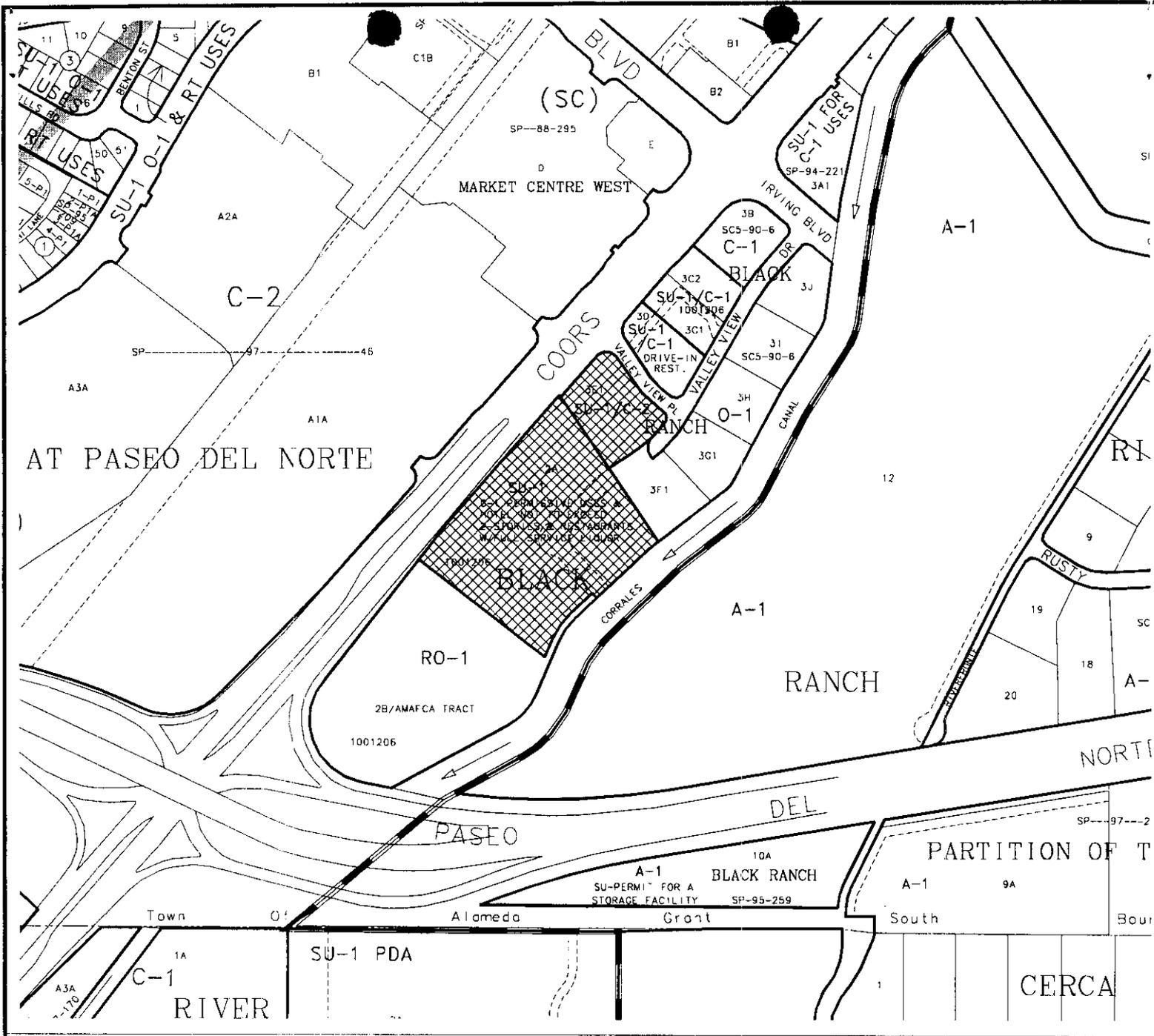
101306434036610414

101306423734120210

MCCOLLUM THOMAS E & GAY N & M
11000 BERMUDA DUNES NE
ALBUQUERQUE NM 87111

PRICE REIT INC C/O KIMCO REAL
3333 NEW HYDE PARK RD
NEW HYDE PARK NY 11042

DAYTON HUDSON CORPORATION
T 625 PROPERTY TAX DEPT.
777 NICOLLET MALL
MINNEAPOLIS MN 55402



ZONING MAP



Scale 1" = 433'

PROJECT NO.
1001206

HEARING DATE
10-17-02

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
02EPC-01345
02EPC-01346

July 11, 2002

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 Conway Oil Company regarding the Site Plan for Subdivision and Site Plan for Building Permit requests for Tracts 2A and 3E-1, Black Ranch located on Coors Boulevard NW between Paseo del Norte and Irving.

Sincerely,



Casey W. Conway
V.P.-Finance
Conway Oil Company

FAX TRANSMITTAL

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX

rev. 2/2000 x:\share\epc\stuff\siteplan\Faxlist

PAGE 1 of 1

DATE: 8-30-02

TO: Consensus Planning 842-5495 [BY FAX]
FROM: Planning Dept. Debbie 924-3940
SUBJECT: Oct. EPC Hearing

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 Oct. 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~~ ^{Thursday} Sept. 5, 2002. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

- Need text scale on site plan
- Need square footage of bldgs. on site plan
- Show All drive aisle works
- Location of bike rack on site plan
- Need bike parking cages
- Pavement width flow to flow on all streets
- Show location of fire hydrant on Utility Plan
- Show percentage of landscape provided
- Need dimensions of typical facade elements including windows & doors
- Need dimensions & colors of bldg. mounted signs.



August 28, 2002

Mr. Alan Schwartz, Chairman
Environmental Planning Commission
600 Second Street NW, Suite 300
Albuquerque, New Mexico 87102

Re: Southeast corner of Coors and Valley View Place

Dear Commissioner Schwartz:

The purpose of this letter is to describe the attached submittal for an Amendment to a Site Plan for Subdivision, and a Site Plan for Building Permit for Tracts 2 and 3E-1, Black Ranch located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW. This request includes approximately 6.4 acres of land zoned SU-1 for C-1 permissive uses and hotel not to exceed 2-stories and restaurant with full service liquor and approximately 1.4 acres of land zoned SU-1 for C-2.

The site is located on the eastern edge of Coors Boulevard, which was recently annexed into the City of Albuquerque. The existing development along Coors Boulevard in the vicinity of this site is a mixture of commercial uses. The property is bounded by Coors Road on the west, the AMAFCA property to the south, Burger King restaurant to the north, and the Corrales Main Canal to the east. Across Coors Boulevard to the west is existing C-2 development primarily consisting of large format shopping facilities including Target and a movie theater. Across the Paseo del Norte interchange to the south is existing City C-1 zoning adjacent to Coors, and City SU-1 for PDA, both at Riverpoint. Across the Coors Main Canal to the east is Tract 12, Black Ranch, which is currently vacant, zoned County A-1. To the east of Tract 12 is the existing Riverfronte Estates subdivision.

The proposal is to amend the Site Plan for Subdivision to create 3 tracts (Tracts 2A, 2B, and 2C). This will implement the extension of Valley View Drive and the combination of a portion of Tract 2 (Tract 2A) and Tract 3E. The proposed Tract 2A) and Tract 3E are proposed to include retail shops, a combination Wendy's/Shell Gas Station/Convenience Store. The site is zoned SU-1 for C-1 uses and SU-1 for C-2. The convenience store portion of the development is proposed to sell package liquor in compliance with the C-2 zoning restrictions.

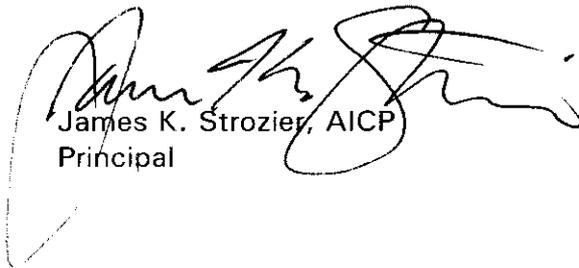
The Site Development Plan for Building Permit includes a conceptual Landscape Plan, Grading and Drainage Plan, Utility Plan, and Architectural Elevations. The



Site Plan also includes a view plane analysis demonstrating compliance with the Coors Corridor Plan. The lighting restrictions that are included in the plan are also in compliance with the Coors Corridor Plan. This request will add additional development to this vacant infill property that is fully served by existing infrastructure.

We look forward to presenting this project to you and the Commission at your October 17th public hearing.

Sincerely,



James K. Strozier, AICP
Principal

ATTACHMENT A: APPLICANT/SITE INFORMATION BY PARCEL

APPLICANT 1 (Tract 2A)

APPLICANT INFORMATION

NAME: *Black Development Two, LLC (John Black, Mgr.)* PHONE: *(505) 792-3713*
ADDRESS: *3613 NM State Road 528 NW, Suite H* FAX: *(505) 792-3735*
CITY: *Albuquerque* STATE: *NM* ZIP: *87114* E: *jblack@wwrealty.com*
Proprietary interest in site: *Owner, Tract 2A*

SITE INFORMATION

Legal Description: *Tract 2A, Black Ranch*
Current Zoning: *SU-1/C-1 permissive uses and hotel not to exceed 2-stories and restaurant with full service liquor*
Proposed Zoning: *Same*
Zone Atlas page(s): *C-13* No. of existing lots: *1* No of proposed lots: *3*
Total area of site (acres): *6.3519* Density: *N/A*
Within city limits? *Yes*
Within 1000FT of a landfill? *No*
UPC No. *101306431231110404*

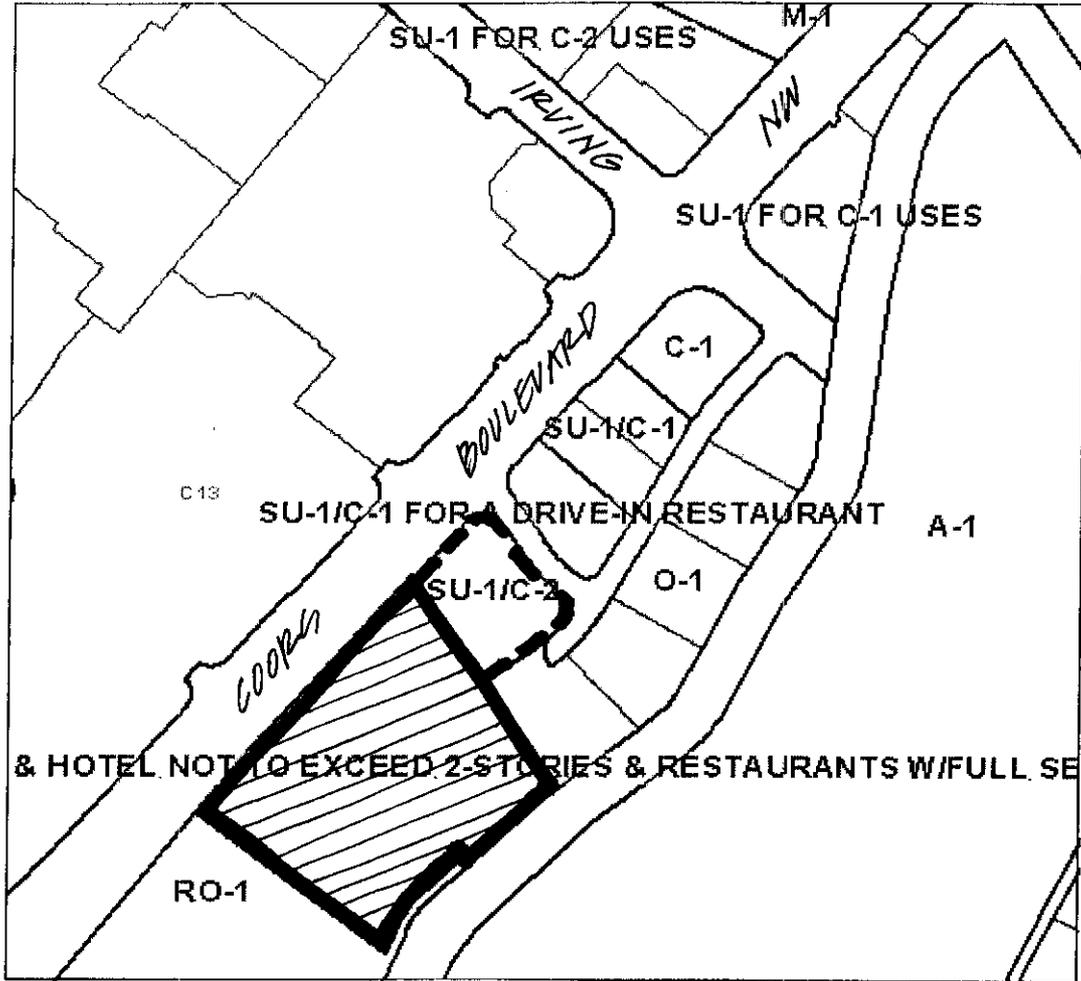
APPLICANT 2 (Tract 3E-1)

APPLICANT INFORMATION

NAME: *Double Cheese Corporation* PHONE: *(505) 883-5285*
ADDRESS: *4810 Hardware Drive NE* FAX: *(505) 881-0506*
CITY: *Albuquerque* STATE: *NM* ZIP: *87109* E: *timhogsett@aol.com*
Proprietary interest in site: *Purchaser, Tract 3E-1*

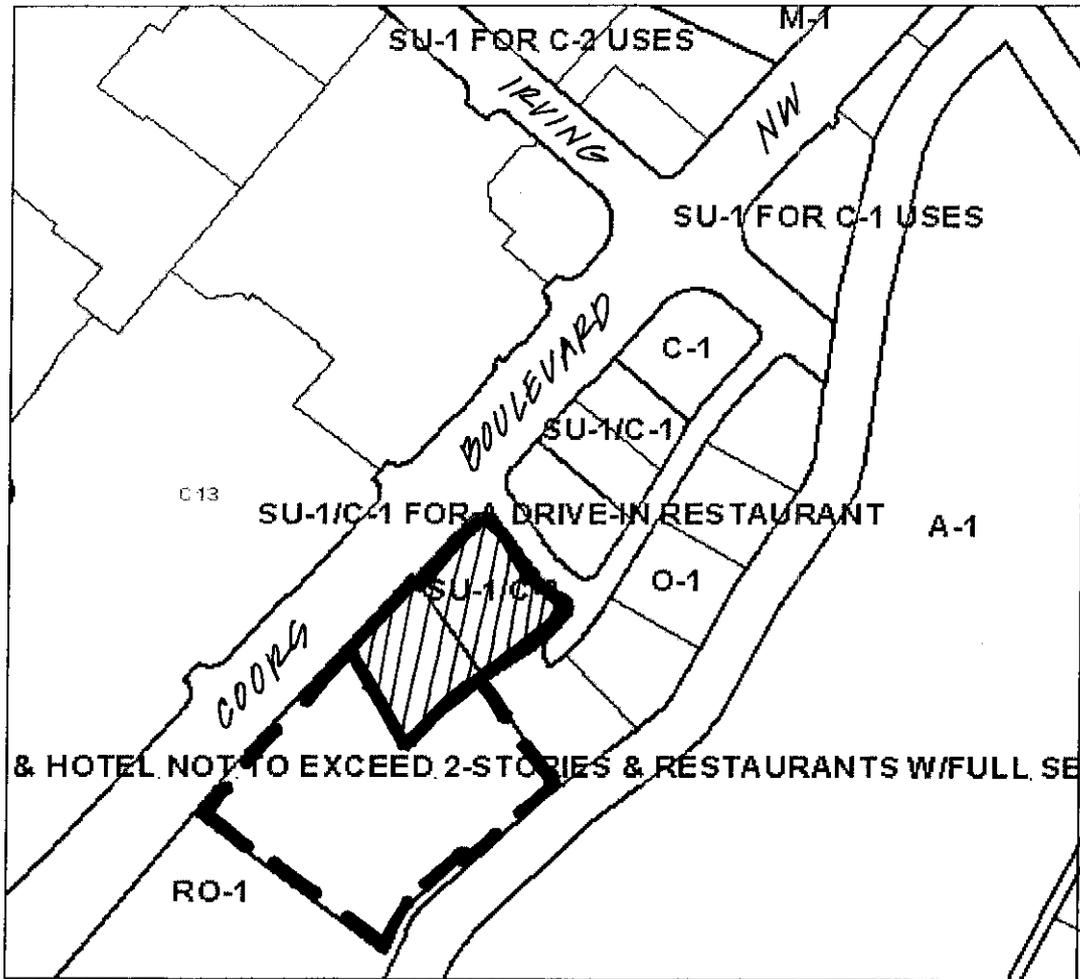
SITE INFORMATION

Legal Description: *Tract 3E-1, Black Ranch*
Current Zoning: *SU-1/C-2*
Proposed Zoning: *Same*
Zone Atlas page(s): *C-13* No. of existing lots: *1* No of proposed lots: *1*
Total area of site (acres): *1.3735 acres* Density: *N/A*
Within city limits? *Yes*
Within 1000FT of a landfill? *No*
UPC No. *101306432535310415*



**AMENDMENT TO SITE PLAN FOR SUBDIVISION
TRACT 2A, BLACK RANCH**

(dashed line indicates area of entire request)



SITE PLAN FOR BUILDING PERMIT
TRACT 3E-1 & A PORTION OF TRACT 2A, BLACK RANCH
(dashed line indicates area of entire request)

CITY OF ALBUQUERQUE

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

APPLICANT: Blk Dev. 2/Dbl Cheese Date of request: 08 / 22 / 02 Zone atlas page(s): C-13-Z

CURRENT: Zoning See Attachment A Legal Description - Lot or Tract # 2A & 3E-1 Block # 0000

Parcel Size (acres / sq.ft.) 7.7254 total Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan [] Site Development Plan: Building Permit [x]
Comp. Plan [] Zone Change [] a) Subdivision [] Access Permit []
Amendment [] Conditional Use [] b) Build'g Purposes [] Other []
c) Amendment [x]

PROPOSED DEVELOPMENT:

No construction / development []
New Construction [x]
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - See Attached
Building Size - See Attached (sq.ft.)

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

Applicant or Representative Terry O. Brown Date 08/22/2002
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [x] NO [] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg/ 924-3991 or 3994

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

Notes: BLACK TRACTS 2 + 3 / WELLS FARGO TIS.

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony J... 8-29-02
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

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

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the 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 8/23/02
-FINALIZED

Tony J... 8-29-02
TRAFFIC ENGINEER DATE

AQIA -SUBMITTED
-FINALIZED

ENVIRONMENTAL HEALTH DATE

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 8-12-02 Time Entered: 3pm OCNC Rep. Initials: DC



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.

August 12, 2002

Karin Pitman
Consensus Planning
924 Park Ave. SW/87102
Phone #: 764-9801 Fax #: 842-5495

Dear Karin:

Thank you for your inquiry of **August 12, 2002** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed **TRACTS 2A, 3E-1 AND 3G-1, BLACK RANCH LOCATED EAST OF COORS BLVD. NW AND BETWEEN PASEO DEL NORTE AND IRVING BLVD. NW** 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:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 L. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

“ATTACHMENT A”

Karin Pitman
Consensus Planning
Zone Map – C-13

PARADISE HILLS CIVIC ASSOC. (R)

*Larry Weaver *e-mail: larry.weaver@kirtland.af.mil*
 6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
 Tom Anderson *e-mail: tapa@qwcst.net*
 10013 Plunkett Dr. NW/87114 897-2593 (h)

RIVERFRONTE ESTATES N.A., INC. (R)

*Gary Plante
 1692 Pace Rd. NW/87114 235-2020 (h)
 Bob Ponto
 9505 Dancing River NW/87114 890-3389 (h)

TAYLOR RANCH N.A. (R)

*Ceil vanBerkel *e-mail: vanberkel@compuserve.com*
 5716 Morgan Ln. NW/87120 899-2738 (h) 845-9565 (w)
 Jolene Wolfley *e-mail: jostler_wolfley@hotmail.com*
 6804 Staghorn Dr. NW/87120-4806 890-9414 (h)
E-mail: TRNAnews@aol.com

Council District: 5&County
County District: 1
Police Beat: 113-114,116-118/WS/Z-A
Zone Map #: A-C-9-13
Community Id Dist.: Westside

Council District: 5&County
County District: 1
Police Beat:
Zone Map #: B-C-13-14
Community Id Dist.: Westside

Council District: 5
County District: 1
Police Beat: 119,121,122,124-127/WS/L-A
Zone Map: C-F-11-14
Community ID Dist: Westside



August 28, 2002

Larry Weaver
Paradise Hills Civic Association
6001 Unitas Court NW
Albuquerque, NM 87114

Dear Mr. Weaver:

The purpose of this letter is to inform you and the members of Taylor Ranch Neighborhood Association that Consensus Planning has submitted an Amendment to a Site Plan for Subdivision, and a Site Plan for Building Permit to the City of Albuquerque for Tracts 2A and 3E-1, Black Ranch. The property covered by this request, owned by two different entities, consists of 7.8 acres and is located adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard (see Zone Atlas sheets with properties indicated, and bluelines).

The Amendment to the Site Plan for Subdivision serves to divide Tract 2A into three separate parcels. The Site Plan for Building Permit is for Tract 3E-1 and a portion of Tract 2A, and allows for the development of a combined gas station/ convenience store with liquor sales, and a Wendy's Old Fashioned Hamburgers Drive-Through Restaurant (see Site Plan).

The proposed development is consistent with the intent of the *Coors Corridor Plan*, the *West Side Strategic Plan*, and the Tract 2 Design Guidelines. This development will also create an attractive mixed use area that will be pedestrian and transit friendly.

The hearing will be October 17, 2002. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,


James K. Strozier, AICP
Principal

Attachments: Zone Map
Site Plan for Building Permit

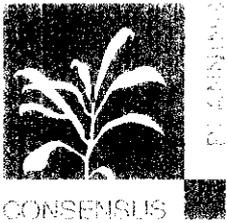
For more information
Contact Design
Planning Services

924 North Avenue NW
Albuquerque, NM 87102

505-764-9801
Fax 505-764-9801

www.consensusplanning.com
www.albuquerque.gov

City of Albuquerque
Planning Department
1000 Central Avenue, NE
Albuquerque, NM 87102



August 28, 2002

Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Drive NW
Albuquerque, NM 87114

Dear Mr. Anderson:

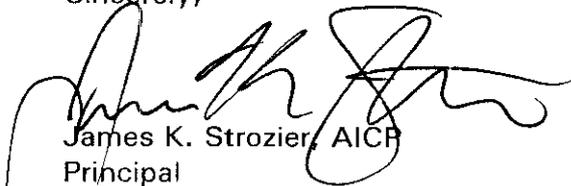
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Sincerely,



James K. Strozier, AICP
Principal

Attachments: Zone Map
Site Plan for Building Permit

Landscape Architecture
Urban Design
Planning Services

224 Park Avenue NW
Albuquerque, NM 87102

(505) 764-9801
fax (505) 445

http://www.consensusplanning.com
www.consensusplanning.com

Page 1 of 1

Consensus Planning, AICP
Member of the American Planning Council
Chartered Member of AICP



August 28, 2002

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

Dear Ms. Wolfley:

The purpose of this letter is to inform you and the members of Taylor Ranch Neighborhood Association that Consensus Planning has submitted an Amendment to a Site Plan for Subdivision, and a Site Plan for Building Permit to the City of Albuquerque for Tracts 2A and 3E-1, Black Ranch. The property covered by this request, owned by two different entities, consists of 7.8 acres and is located adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard (see Zone Atlas sheets with properties indicated, and bluelines).

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The hearing will be October 17, 2002. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,

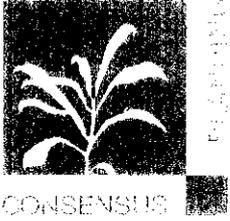


James K. Strozier, AICP
Principal

Attachments: Zone Map
Site Plan for Building Permit

Consensus Planning Services
Urban Design
Planning Services
2300 First Avenue NW
Albuquerque, NM 87102
(505) 764-9801
Fax: (505) 764-9801
jstrozier@consensusplanning.com
www.consensusplanning.com

Consensus Planning Services
Urban Design
Planning Services
2300 First Avenue NW
Albuquerque, NM 87102



August 28, 2002

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

Dear Mr. Plante:

The purpose of this letter is to inform you and the members of Taylor Ranch Neighborhood Association that Consensus Planning has submitted an Amendment to a Site Plan for Subdivision, and a Site Plan for Building Permit to the City of Albuquerque for Tracts 2A and 3E-1, Black Ranch. The property covered by this request, owned by two different entities, consists of 7.8 acres and is located adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard (see Zone Atlas sheets with properties indicated, and bluelines).

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The hearing will be October 17, 2002. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Map
Site Plan for Building Permit

Landscape Architect
Urban Design
Planning Services

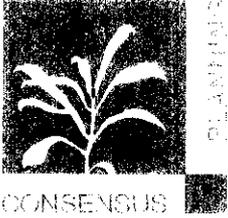
1610 West Avenue SW
Albuquerque, NM 87102

505.764.9801
fax 505.764.9802

2400 University Blvd NE
Albuquerque, NM 87112

08/28/02

James K. Strozier, AICP
Principal
Consensus Planning Services



August 28, 2002

Bob Ponto
Riverfronte Estates Neighborhood Association
9505 Dancing River NW
Albuquerque, NM 87114

Dear Mr. Ponto:

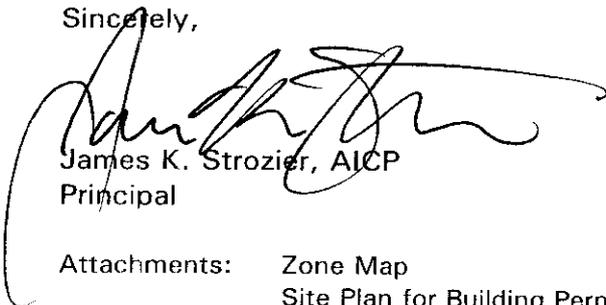
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The hearing will be October 17, 2002. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozier, AICP
Principal

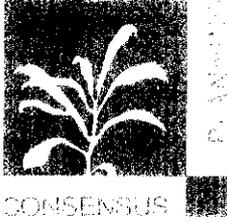
Attachments: Zone Map
Site Plan for Building Permit

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax: 842-6403

http://www.consensusplanning.com
www.albuquerque.gov/planning



August 28, 2002

Ceil vanBerkel
Taylor Ranch Neighborhood Association
5716 Morgan Lane NW
Albuquerque, NM 87120

Dear Mr. vanBerkel:

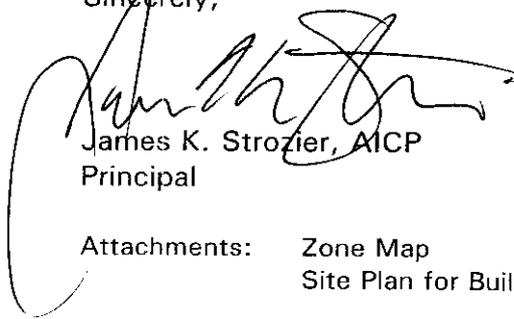
The purpose of this letter is to inform you and the members of Taylor Ranch Neighborhood Association that Consensus Planning has submitted an Amendment to a Site Plan for Subdivision, and a Site Plan for Building Permit to the City of Albuquerque for Tracts 2A and 3E-1, Black Ranch. The property covered by this request, owned by two different entities, consists of 7.8 acres and is located adjacent to Coors Boulevard, north of Paseo del Norte and south of Irving Boulevard (see Zone Atlas sheets with properties indicated, and blueines).

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The hearing will be October 17, 2002. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozier, AICP
Principal

Attachments: Zone Map
Site Plan for Building Permit

Consensus Planning Services
Urban Design
Planning Services

311 Park Avenue NW
Albuquerque, NM 87102

764-9801
Fax: 764-9805
http://www.consensusplanning.com

Consensus Planning Services
Urban Design
Planning Services

7001 2510 0009 0792 3970

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

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65

Sent To: *Larry Weaver*
 Street, Apt. No., or PO Box No.: *6001 Unitas Ct. NW*
 City, State, ZIP+4: *Albuquerque, NM 87114*

PS Form 3800, January 2001 See Reverse for Instructions



956E 2620 0792 395E

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

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65

Sent To: *Gary Plante*
 Street, Apt. No., or PO Box No.: *1692 Pace Rd. NW*
 City, State, ZIP+4: *Albuquerque, NM 87114*

PS Form 3800, January 2001 See Reverse for Instructions



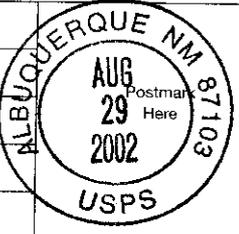
7001 2510 0009 0792 3925

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

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65

Sent To: *Jolene Wolfley*
 Street, Apt. No., or PO Box No.: *6804 Staghorn Dr NW*
 City, State, ZIP+4: *Albuquerque, NM 87120-4806*

PS Form 3800, January 2001 See Reverse for Instructions



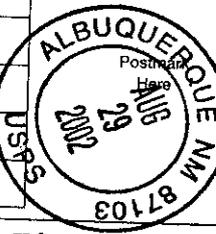
946E 2620 0792 3963

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

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65

Sent To: *Tom Anderson*
 Street, Apt. No., or PO Box No.: *10013 Plunkett Dr. NW*
 City, State, ZIP+4: *Albuquerque, NM 87114*

PS Form 3800, January 2001 See Reverse for Instructions



7001 2510 0009 0792 3949

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

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65

Sent To: *Bob Porto*
 Street, Apt. No., or PO Box No.: *9505 Dancing River NW*
 City, State, ZIP+4: *Albuquerque, NM 87114*

PS Form 3800, January 2001 See Reverse for Instructions



956E 2620 0792 3932

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

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.65

Sent To: *Ceil Van Berkel*
 Street, Apt. No., or PO Box No.: *5716 Morgan Lane NW*
 City, State, ZIP+4: *Albuquerque, NM 87120*

PS Form 3800, January 2001 See Reverse for Instructions



SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map

5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.

6. Property lines

7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural

A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls

B. Square footage of each structure

C. Proposed of each structure

D. Temporary structures, sign and other improvements

E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.

F. Dimensions of all principal site elements

G. Loading facilities

H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- 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: See Sheet 1
Provided: _____
 - 10. Handicapped parking, spaces required: See Sheet 1
Provided: _____
- B. Bicycle racks, spaces required: _____
Provided: _____
- 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. *on plan to scale.*
- NA 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- 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. *To be determined w/ Fire Department*
- 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

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

SHEET #2 - LANDSCAPING PLAN

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

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to 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. *None Proposed*
11. Responsibility for maintenance
12. Statement of Water Waste, etc.
13. Landscaped area requirement, in square feet and percent: *See Sheet 1*
14. Landscaped area provided, in square and percent: *See Sheet 1*

SHEET #3 - GRADING PLAN

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan $1"=20'$
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
- NA 8. Retaining walls

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

NA A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

B. Spot Elevation

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

~~NA~~ 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

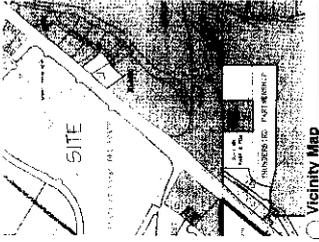
- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. Lighting
- 6. Materials and Colors
- 7. Additional information including, renderings, perspective drawings may be submitted.
 - A. Samples
 - 1. Presentation Models
 - 2. Photos

A Multiple Use Project

Tract 2A-1 & 3E-1

Wendy's
Gas & Convenience Store
Retail

Cools Boulevard NW & Valley View Place NW
Albuquerque, New Mexico 87114



① Site Plan



② Project Title

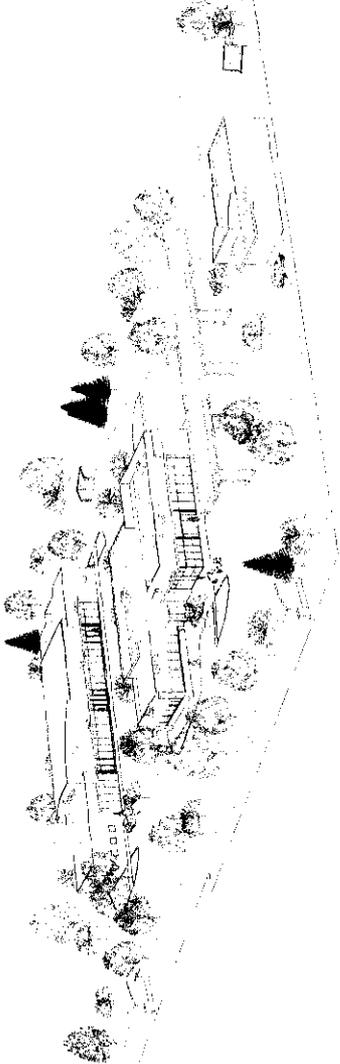
Salgado Architects
1620 Central Ave SE
Albuquerque, NM 87106
505.243.7474

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A Multiple Use Project
Cools Blvd & Valley View Place NW
Albuquerque, New Mexico 87114



③ Birds Eye View from the Southwest

General Notes

1. Landscape Buffer At Parking
2. Project Team
3. Sheet Index
4. Annotations

④ General Notes

Legal Information

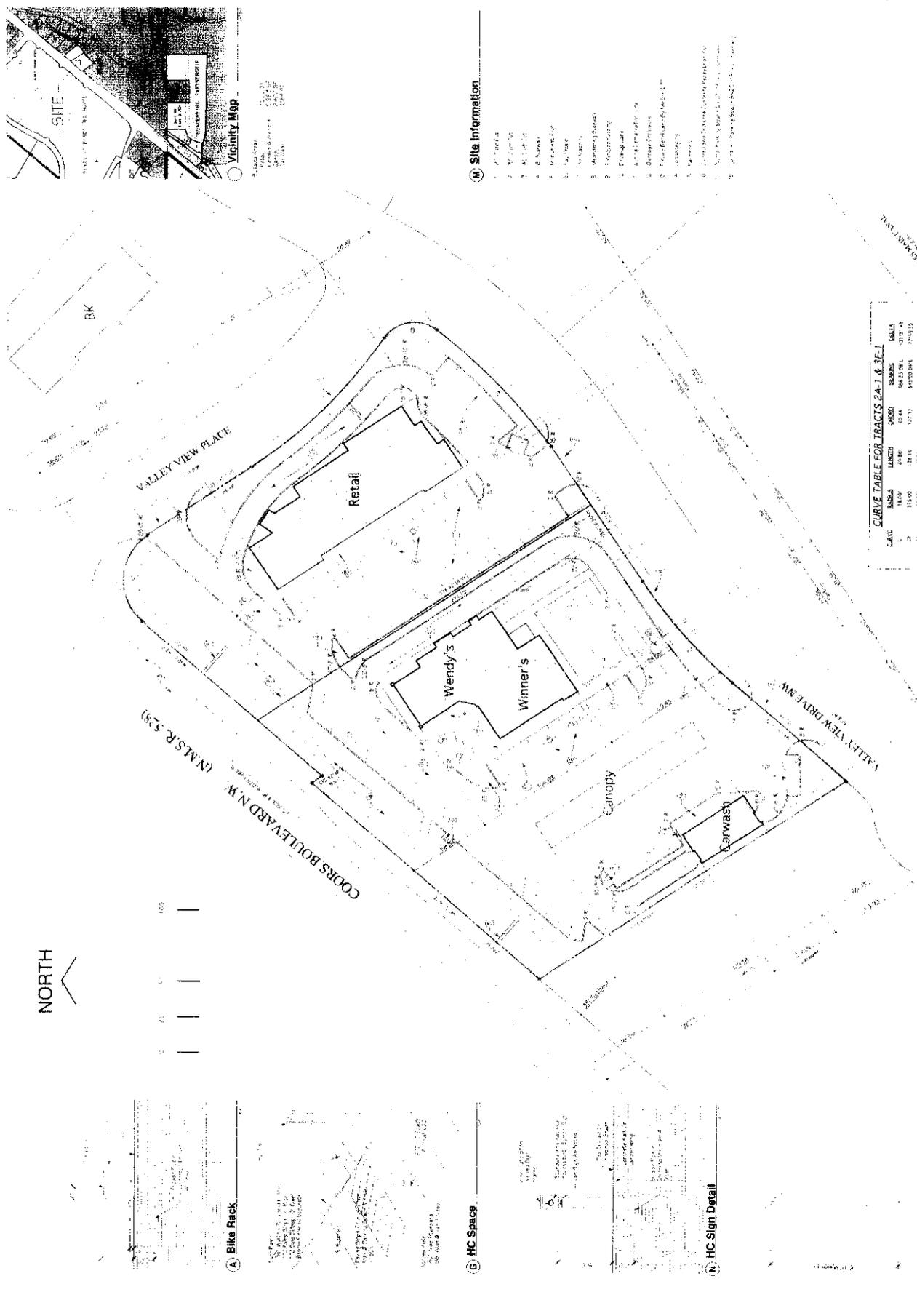
ISSUE DATE	REVISIONS
22 AUG 03	
22 AUG 03	STATE DEVELOPMENT PLAN FOR SUBSTITUTION
22 AUG 03	LANDSCAPE PLAN (L-1)
22 AUG 03	GRAZING PLAN (G-1)
22 AUG 03	CIVIL DETAILS
22 AUG 03	BUILDING ELEVATIONS
22 AUG 03	BUILDING ELEVATIONS
22 AUG 03	BUILDING ELEVATIONS

OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE	PLANNER
<p>Tract 2A-1 & 3E-1</p> <p>295 Avenida de las Americas, NE Albuquerque, NM 87109</p> <p>505.243.7474</p> <p>Contact: Jeff Salgado</p>	<p>Salgado Architects</p> <p>1620 Central Ave SE Albuquerque, NM 87106</p> <p>505.243.7474</p> <p>Contact: Jeff Salgado</p>	<p>Wendy's Company</p> <p>2600 American Road, Suite 200 Albuquerque, NM 87106</p> <p>505.243.7474</p> <p>Contact: Sharon Grier</p>	<p>For details</p> <p>1620 Central Ave SE Albuquerque, NM 87106</p> <p>505.243.7474</p> <p>Contact: Jeff Salgado</p>	<p>Group Planning</p> <p>1620 Central Ave SE Albuquerque, NM 87106</p> <p>505.243.7474</p> <p>Contact: Jeff Salgado</p>

OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE	PLANNER
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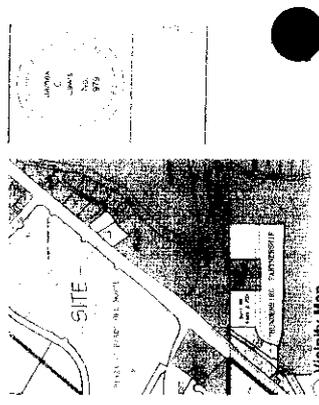
OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE	PLANNER
<p>Tract 2A-1 & 3E-1</p> <p>295 Avenida de las Americas, NE Albuquerque, NM 87109</p> <p>505.243.7474</p> <p>Contact: Jeff Salgado</p>	<p>Salgado Architects</p> <p>1620 Central Ave SE Albuquerque, NM 87106</p> <p>505.243.7474</p> <p>Contact: Jeff Salgado</p>	<p>Wendy's Company</p> <p>2600 American Road, Suite 200 Albuquerque, NM 87106</p> <p>505.243.7474</p> <p>Contact: Sharon Grier</p>	<p>For details</p> <p>1620 Central Ave SE Albuquerque, NM 87106</p> <p>505.243.7474</p> <p>Contact: Jeff Salgado</p>	<p>Group Planning</p> <p>1620 Central Ave SE Albuquerque, NM 87106</p> <p>505.243.7474</p> <p>Contact: Jeff Salgado</p>

OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE	PLANNER
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CURVE TABLE FOR TRACTS 2A-1 & 3E-1

STATION	CHORD	ANGLE	CHORD	ANGLE
1	18.00	45.86	68.44	58.12
2	15.00	32.16	12.71	50.70
3	15.00	46.91	41.11	63.32
4	15.00	32.16	12.71	50.70
5	18.00	45.86	68.44	58.12



1620
 Central Ave SE
 Albuquerque, NM 87106
 (505) 242-1529
 (505) 242-6701
 general@sls.com

Salgado Lewis Architects, Inc.
 ARCHITECTS

A Multiple Use Project
 Coors Blvd & Valley View Place NW
 Albuquerque, Mexico 87114

ISSUE DATE: 26 April 2011
 REVISIONS:

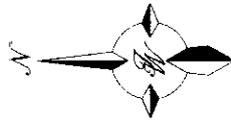
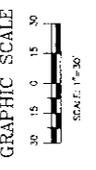
Site Information

1. Project Location
2. Project Name
3. Project Number
4. Project Description
5. Project Owner
6. Project Architect
7. Project Engineer
8. Project Surveyor
9. Project Planner
10. Project Designer
11. Project Contractor
12. Project Subcontractor
13. Project Subcontractor
14. Project Subcontractor
15. Project Subcontractor
16. Project Subcontractor
17. Project Subcontractor
18. Project Subcontractor
19. Project Subcontractor
20. Project Subcontractor

A Bike Rack

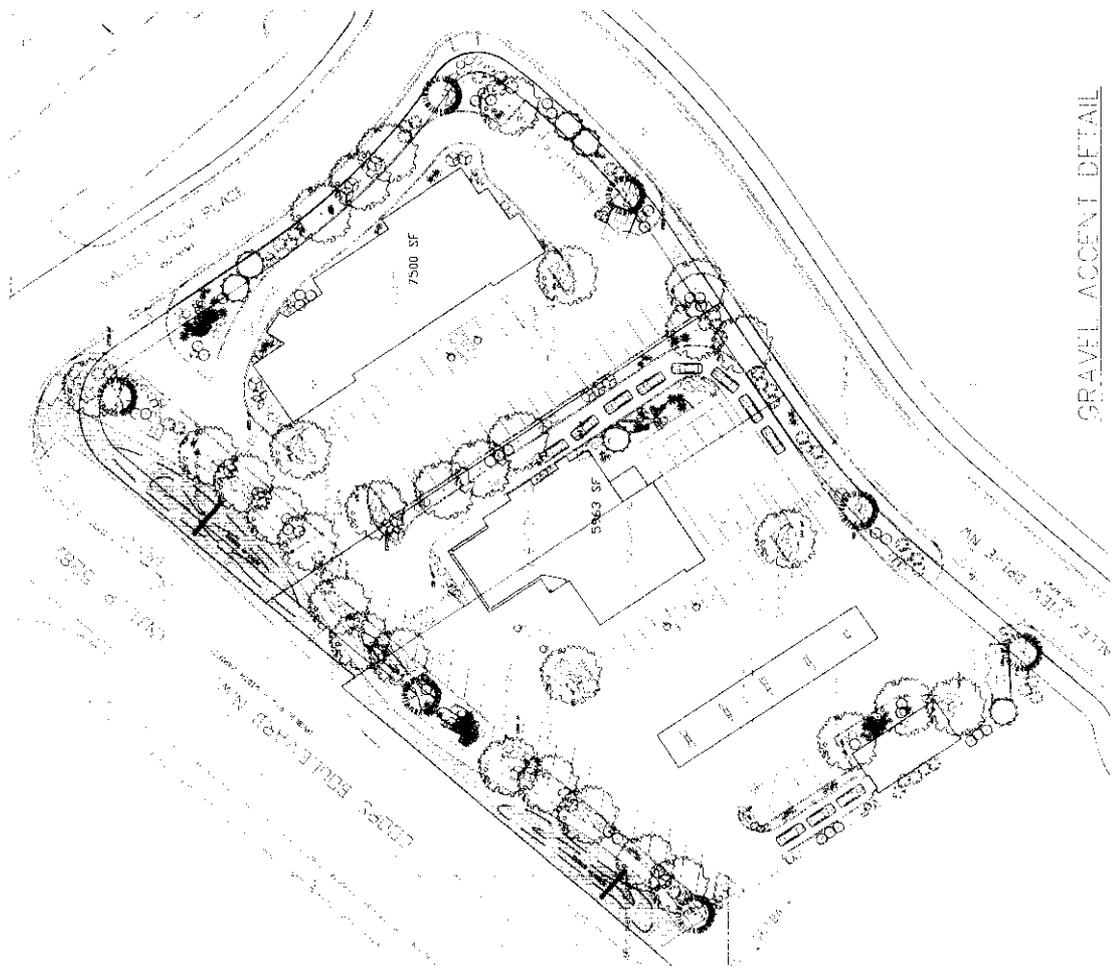
G HC Space

N HC Sign Detail

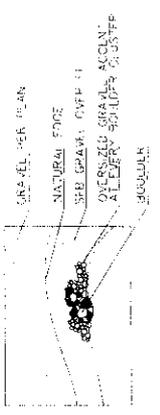


PLANT LEGEND

- ALSTRAIR PINE (H) 7
- PALE OCCA (C) 5
- BLUE MIST SPHERE (M) 42
- RED MIST SPHERE (M) 45
- ALTERNATIVE (M) 24
- RUSSIAN SAGE (M) 42
- YAM DUNPER (M) 54
- CHAMISE (L) 56
- WINDFLOWER (M) 60
- WINDFLOWER (M) 48
- SANTA EL BROWN ORCHID
- WINDFLOWER



GRAVEL ACCENT DETAIL



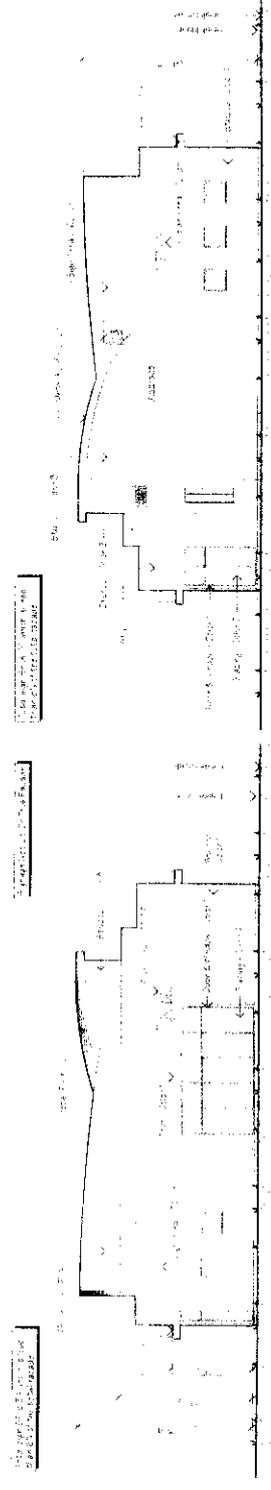
LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.
It is the intent of this plan to comply with the City of Albuquerque's Ordinance 10-1-2001, which requires that the City of Albuquerque be notified of any landscape changes to the site.
Approval of this plan does not constitute an endorsement of any product or material. The water conservation and water management is the sole responsibility of the property owner.
All landscaping will be in compliance with the City of Albuquerque's Ordinance 10-1-2001, which requires that the City of Albuquerque be notified of any landscape changes to the site.
Irrigation system shall be designed and installed in accordance with the City of Albuquerque's Ordinance 10-1-2001, which requires that the City of Albuquerque be notified of any landscape changes to the site.
Irrigation maintenance shall be the responsibility of the Property Owner.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive 0.5 to 1.0 GPH. 1/2" emitters and 3/4" and 1" emitters shall be used. All emitters shall be protected with flush caps at each end.
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
Plant material for irrigation system shall be shown on separate line and will be coordinated in the field.
Irrigation will be operated by automatic controller. Location of controller to be determined and power source for controller to be provided by others.
Irrigation maintenance shall be the responsibility of the Property Owner.

STREET TREE REQUIREMENTS
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
COORS 3/4" Paved 15
Required 15 Paved 15

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

LANDSCAPE PLAN AND DETAILS



A Retail Building - East Elevation

D Retail Building - West Elevation

Key

SILICO

- Color 1 Light beige
- Color 2 Medium tan
- Color 3 Grey

PAINTED TRIM

- Color 1 White
- Color 2 Red
- Color 3 White

MASONRY

- Color 1 Tan Split Block

DOOR & WINDOW FRAME

- Color 1 Bronze
- Color 2 Red

GLAZING

- Color 1 Clear
- Color 2 Tinted

METAL ROOF

- Color 1 Galvalume

CANOPY

- Color 1 Illuminated Yellow Bond
- Color 2 Illuminated Red Bond
- Color 3 Red Non-Illuminated Letter

Signage

- Material Illuminated Corrugated Letters

Schlegel Lewis Architects
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-6000
 www.schlegel-lewis.com



A Multiple Use Project
 Coors Blvd & Valley View Place NW
 Albuquerque, New Mexico 87114

ISSUE DATE: 08/11/11
 REVISIONS:



C Retail Building - North Elevation

N Retail Building - South Elevation

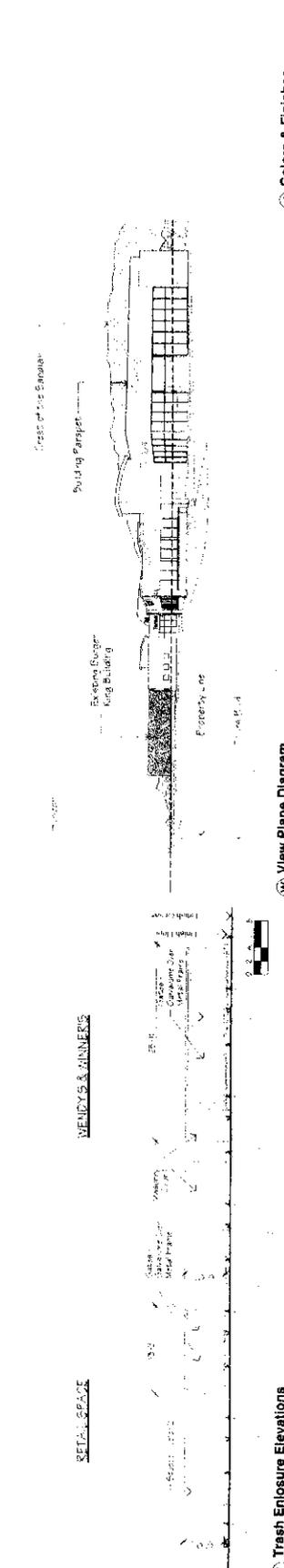
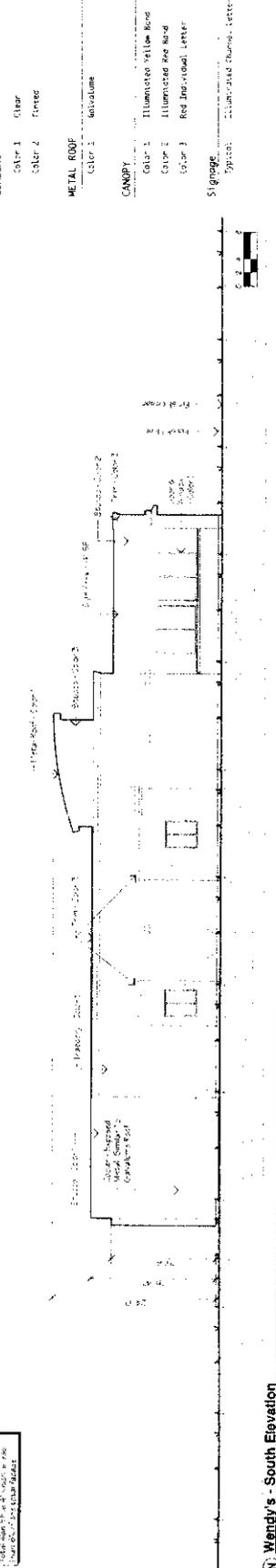
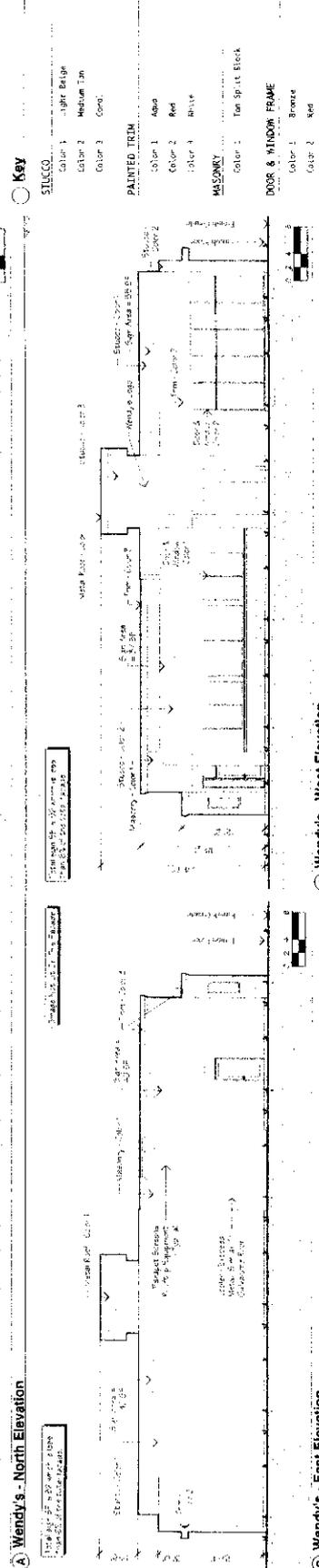
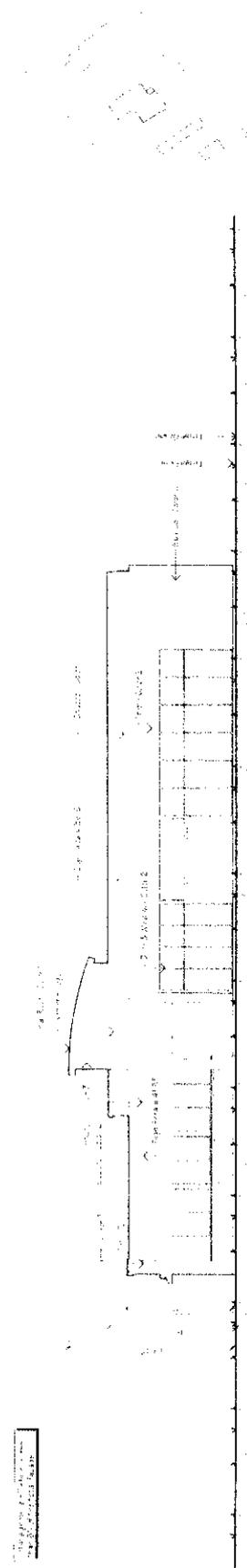
1620
CENTRAL AVE SE
ALBUQUERQUE, NM 87116
(505) 247-1529
SHELLEY LOWE ARCHITECTS, INC.
ALBUQUERQUE, NM 87110

1620
CENTRAL AVE SE
ALBUQUERQUE, NM 87116
(505) 247-1529
SHELLEY LOWE ARCHITECTS, INC.
ALBUQUERQUE, NM 87110

A Multiple Use Project
1620 CENTRAL AVE SE, ALBUQUERQUE, NM 87116
Coors Blvd & Valley View Place NW
Albuquerque, New Mexico 87114

ISSUE DATE:
15 AUG 20
REVISIONS

PROJECT #2211
SHEET 6 OF 7
SDP-7
Site Development Plan



KEY

STUCCO
Color 1 Light Beige
Color 2 Medium Tan
Color 3 Cond.

PAINTED TDM
Color 1 Aqua
Color 2 Red
Color 3 White

MASONRY
Color 1 Tan Sp. Lt. Block

DOOR & WINDOW FRAME
Color 1 Bronze
Color 2 Red

GLAZING
Color 1 Clear
Color 2 Frosted

METAL ROOF
Color 1 Galvalume

CANOPY
Color 1 Illuminated Yellow-Rose
Color 2 Illuminated Red
Color 3 Red Illuminated Letter

SI Group: Illuminated Theme, Letters
Symbol: Illuminated Theme, Letters

Wendy's - North Elevation
This drawing is to be used for the North Elevation of the building.

Wendy's - East Elevation
This drawing is to be used for the East Elevation of the building.

Wendy's - West Elevation
This drawing is to be used for the West Elevation of the building.

Wendy's - South Elevation
This drawing is to be used for the South Elevation of the building.

Trash Enclosing Elevations
This drawing is to be used for the Trash Enclosing Elevations of the building.

View Plane Diagram
This drawing is to be used for the View Plane Diagram of the building.

Colors & Finishes

1620
 (1620) Ave SE
 Albuquerque, NM 87106
 (505) 241-1200
 info@schelllow.com

Schelllow Architecture
 ARCHITECTS
 1620 (1620) Ave SE
 Albuquerque, NM 87106
 (505) 241-1200
 info@schelllow.com

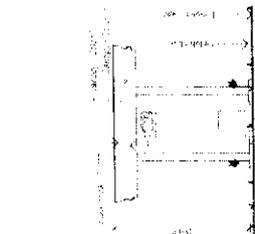


A Multiple Use Project
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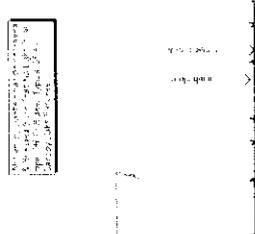
ISSUE DATE: 10-11-11
 REVISIONS:



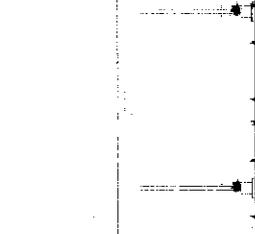
(A) Canopy - North Elevation



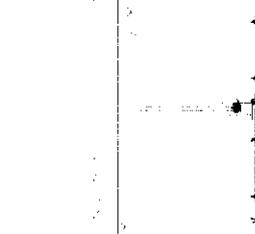
(F) Canopy - West Elevation



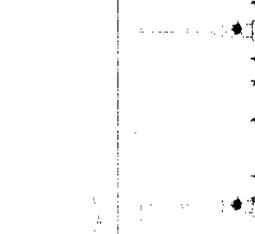
(G) Canopy - South Elevation



(L) Canopy - East Elevation



(N) Car Wash - North Elevation



(W) Car Wash - West Elevation



(T) Car Wash - South Elevation

Key

SIKCO
 Color 1: Light beige
 Color 2: Medium tan
 Color 3: Gray

PAINTED TRIM
 Color 1: Aqua
 Color 2: Red
 Color 3: White

MASONRY
 Color 1: Tan Split block

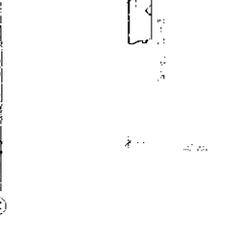
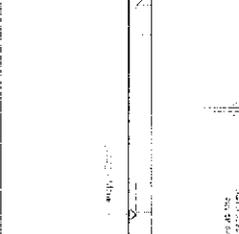
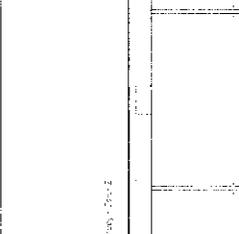
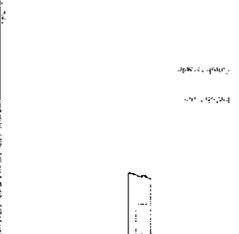
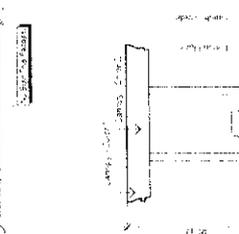
DOOR & WINDOW FRAME
 Color 1: Bronze
 Color 2: Red

GLAZING
 Color 1: Clear
 Color 2: Tinted

METAL ROOF
 Color 1: Galvalume

CANOPY
 Color 1: Illuminated Yellow Bond
 Color 2: Illuminated Red Bond
 Color 3: Red Insulated Lattice

Signage
 Illuminated Street letters



ONE STOP SHOP . . . FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
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 Double Cheese
AGENT Consensus Ping
ADDRESS 924 Park Ave
PROJECT NO. 1001206
APPLICATION NO. 02 EPC 01345 / 01346

\$ 640⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 715⁰⁰ **Total amount due**

JOHN F. BLACK
JOAN BLACK
10416 MORNING STAR DR N.E.
ALBUQUERQUE, NM 87111

Date 8/20/02

1457
95-78/1070
866

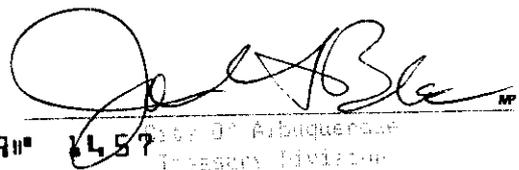
Pay to the Order of City of Albuquerque \$ 715⁰⁰
Seven Hundred Fifteen and 00/100 Dollars

 **Compass Bank**
Albuquerque, New Mexico

For Permit to Tr. 2A-3E1

⑆ 107000783⑆ 0012083159⑆ 1457

City of Albuquerque
Treasury Division



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2. This request furthers the applicable goals and policies of the *Comprehensive Plan*, Section II.B.5.d and e, by proposing a change of zone that would provide a location, intensity, and design of new development that respects existing neighborhood values and providing new growth where vacant land is contiguous to existing urban facilities and services.
3. The request fulfills the policy intent of Resolution 270-1980, Section 1.I (2), because the request is an allowable "spot zone" due to the fact that the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones
4. The request furthers the transportation and transit goal which would allow the corridor and adjacent land uses to encourage the use of transit along 4th Street, a major transportation corridor. Policy C would allow the development of additional dwelling units adjacent to a major transit corridor
5. This request fulfills the policy intent of 91-1998, which establishes an overall direction for the implementation of the City's growth policies.
6. Although it was entered into the record by the applicant we have a letter from the Facilitator in support with some concerns including a desire for this project to have owner occupied units.

MOVED BY COMMISSIONER BEGAY
SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED 5-2 (CHAIRMAN
SCWARTZ AND COMMISSIONER
JOHNSON VOTED NO)

4. **Project # 1001206**
02EPC-01345 Site Development Plan-
Building Permit
02EPC-01346 Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING agent(s) for DOUBLE
CHEESE CORPORATION/BLACK
DEVELOPMENT TWO request the above
action(s) for all or a portion of Tract(s) 2A
& 3E-1, **Black Ranch**, zoned SU-1 for C-1
Permissive Uses & Hotel Not To Exceed Two-
Stories and Restaurant w/Full-Service Liquor
(6.4 acres) and SU-1 for C-2 (1.4 acres), located
on COORS BOULEVARD, NW, between
PASEO DEL NORTE NW and IRVING
BOULEVARD NW, containing approximately 8
acre(s).(C-13) Deborah Stover, Staff Planner
(APPROVED WITH CONDITIONS)

STAFF PRESENT:

Deborah Stover, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended for both the site development plan for building permit and amendment to site development plan subdivision.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1001206/02EPC-01346, a request for site development plan for subdivision, for Tract 2A, Black Ranch, zoned SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor 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 2A, Black Ranch, an approximately 6.35-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 (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
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 (Policy 3.8).
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 (Issue 4, Policy 6).
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.
6. A cross-access agreement shall be noted on the plan for this site.
7. The submittal will be adequate with some changes/additions to the plan.

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 cross-access agreement shall be noted on the plan for this site.
3. Public Works and City Engineering Conditions:
 - a. The Developer is responsible for permanent improvements to the facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site Plan shall comply and be designed per DPM Standards.
 - c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - e. Provide signing and striping layout, for one-way operation, on site plan.
 - f. Site drive radii to be 25'.
 - g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
 - h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - j. Re-platting should be concurrent with site plan approvals
4. Pedestrian bicycle access to the Corrales Main Canal shall be provided from the adjacent tract to the west.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1001206/ of 02EPC-01345, a request for site development plan for building permit, for Tract 2A, zoned SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor and Tract 3E-1, zoned SU-1 C-2, Black Ranch, 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 Tracts 2A-1 and 3E-1, Black Ranch, an approximately 3-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 (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
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 ((Policy 3.8)).
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and is 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 (Issue 4, Policy 6).
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. Pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with textured or colored concrete/ pavement shall be provided where pedestrian paths cross vehicular entrances and drive aisles. All pedestrian crossings shall be marked 6-feet wide at a minimum.
3. The pedestrian path shown from the ROW to the Winners/Wendy's shall show a barrier to prevent parking from obstructing the pedestrian's path. Both pedestrian paths shall show ADA required ramps.
4. Outdoor patio areas that are 250 square feet or larger shall be provided for both the restaurant/service station/convenience center and the retail shopping area. Outdoor patio areas with seating and shade with shall be provided and noted on the plan.

5. Location of light fixtures shall be shown on the site plan. A note shall be added that 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.
6. The area alongside the meandering walkway shall be landscaped on both sides, similar to the Jiffy Lube approved to the north.
7. Landscaping:
 - a. Additional shade trees shall be added near the cueing areas for the drive through windows and the car wash. The purpose of these trees will be to provide shade for customers waiting to be served. At least two trees per cueing area shall be added.
 - b. A third species of shade tree shall be introduced into the tree palette to ensure survival of a healthy tree canopy. The landscape plan shall provide for Chinese pistache or similar tree in addition to the proposed ash and Honey locust species. The site plan shall state ash 'and' Honey locust or Chinese pistache, not 'or'.
 - c. The site plan for building permit states that the amount of landscaping provided is 28,070 square feet while the landscaping plan states that 21,381 square feet is provided. The landscape calculations shall match on both plans.
 - d. The percentage of landscaping provided shall listed on the landscape plan.
 - e. The note that states "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be removed from the landscaping plan.
8. Elevations:
 - a. The color of the roof material shall be specified on the plans.
 - b. The elevation for the Wendy's/Winner's are labeled incorrectly, as the drive-through window for Wendy's is on the north side, not the south side. These labels shall be correctly adjusted.
 - c. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
 - d. Notes shall be added that clarify the materials and corresponding colors for the fueling canopy.
 - e. A note shall be added that states that the underside of the fueling canopy shall not be of a material that is a reflective surface.
9. A cross-access agreement shall be noted on the plan for this site.
10. Public Works and City Engineering Conditions:
 - a. The Developer is responsible for permanent improvements to the facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site Plan shall comply and be designed per DPM Standards.
 - c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.

- e. Provide signing and striping layout, for one-way operation, on site plan.
- f. Site drive radii to be 25'.
- g. Provide 6' sidewalks adjacent to parking spaces with 2' overhang.
- h. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- i. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan for Building Permit sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- j. Re-platting should be concurrent with site plan approvals.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

5. **Project # 1002192**
02EPC-01339 Waiver from the Wireless
Telecommunications
Facility Regulations

PETER P. ARMIJO agent(s) for VOICESTREAM WIRELESS request the above action(s) for all or a portion of Tract(s) C, **Unit 4, Interstate Industrial Tract**, a request to install a 65' telecommunication facility (monopole) and a waiver of the 1000' separation requirements, zoned M-1, located on WASHINGTON STREET NE, between ACADEMY PARKWAY NORTH and OSUNA ROAD NE, containing approximately 2 acre(s). (E-17) Juanita Vigil, Staff Planner **(APPROVED)**

STAFF PRESENT:

Juanita Vigil, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Peter Armijo, 515 Constitution NW

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. VIGIL: Reiterated comments made in the staff report in which approval was recommended.