

AA

APPLICATION NO. D4AA 01875 PROJECT NO. 1002459
 PROJECT NAME Quail Ridge
 EPC APPLICATION NO. _____
 APPLICANT / AGENT Tienna West (Keneu) PHONE NO. 858-3100
 ZONE ATLAS PAGE H-11
 (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) (AA)

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>BLB</u>	DATE <u>12/10/04</u>	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>MS</u>	DATE <u>12/10/04</u>	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED <u>MS</u>	DATE <u>12/10/04</u>	DATE <u>1/5/04</u>
PLANS APPROVED <u>MSF</u>	DATE <u>1/10/05</u>	DATE

COMMENTS:
 - See plan set marked "Transp. Develop" for comments
 1/5/04: BLDG 1 delivery vehicle: how will it maneuver without impacting 28' drive aisle? Explain.
 1/10/05 (See plan marked "Transp Develop") OK not a delivery area just Refuse area

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858 Rec. 4/11/05

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>PSS</u>	DATE <u>1 Mar '05</u>	DATE

COMMENTS:
Tracts 4, 3, 5.

Revised 3/3/04

(Return form with plat / site plan)

7/1/05
Met w/ Amit from
Dekker / Perich to discuss
comments that were sent
on 1/27. Amit will work on
the changes and bring back
the corrected drawings

Juanita

AA

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

- 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)
- STORM DRAINAGE**
- Storm Drainage Cost Allocation Plan

- Supplemental form
- S Z ZONING & PLANNING**
- Annexation
 - County Submittal
 - EPC Submittal
 - Zone Map Amendment (Establish or Change Zoning)
 - Sector Plan (Phase I, II, III)
 - Amendment to Sector, Area, Facility or Comprehensive Plan
 - Text Amendment (Zoning Code/Sub Regs)
 - Street Name Change (Local & Collector)
- L A 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: QUAIL PLAZA LLC PHONE: 889.3061

ADDRESS: 6300 RIVERSIDE PLAZA LANE NE STE 210 FAX:

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: DEVELOPER List all owners: HUSKY OIL CO OF DELAWARE % FLYING J PROPERTY TAX

AGENT (if any): TIERRA WEST LLC PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: ADMINSTRATIVE AMENDMENT TO SITE PLAN FOR BUILDING PERMIT

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. 1, 3, & 5 Block: _____ Unit: _____

Subdiv. / Addn. QUAIL RIDGE

Current Zoning: C-2 (SC) Proposed zoning: SAME

Zone Atlas page(s): H-11 No. of existing lots: 3 No. of proposed lots: 3

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

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101105920043520602 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BOULEVARD NW

Between: OURAY ROAD NW and QUAIL ROAD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-71-204/Z-77-155/03EPC-00159/03EPC-00160/03DRB-01758/03DRB-01759/04AA-00871 -- DRB PROJECT # 1002459

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

SIGNATURE [Signature] DATE 12/7/04

(Print) SARA LAVY, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	04 AA - 01875	AA	RY	\$ 45.00
<input type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				\$ 45.00

Hearing date AA

[Signature] 12-7-04 Project # **1002459**

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

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

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule) **\$450**
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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

- Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on 1/4 mile radius**

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Sara Lavy P.E.



Applicant name (print)

12/02/04
Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers
04A A - 01875

[Signature] 12-7-04
Planner signature / date
Project # 1002459

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Quail Plaza
AGENT Tierra West
ADDRESS 8509 Jefferson
PROJECT & APP # 1002459/04AA 01875
PROJECT NAME Quail Ridge

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC/AA/UCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 45.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

December 3, 2004

Mr. Bob Paulsen
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

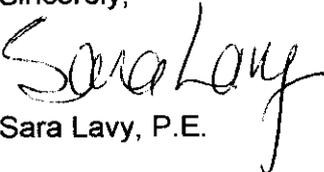
**RE: Administrative Amendment to Site Plan for Building Permit
Tracts 1, 3, & 5, Quail Ridge – DRB #1002459
Zone Atlas Page H-11**

Dear Mr. Paulsen:

Tierra West LLC, on behalf of Quail Plaza LLC, requests approval of an Administrative Amendment for the above referenced project. The site is located on Coors Boulevard NW between Ouray Road NW and Quail Road NW. The Quail Plaza Site Plan was approved by the EPC on March 20, 2003. We are requesting an amendment to change the square footage of three buildings located on Tracts 1, 3 and 5. The building envelopes that were approved at EPC were conceptual and now the developer has actual users for those three buildings. The total change in building square footage from the old layout to the new layout is an increase of 5.3%. Consequently, we have notified the S.R. Marmon and West Bluff Neighborhood Associations. The change is above the 2% requirement for contacting the surrounding neighborhood associations, but below the 10% required to go before DRB.

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

Sincerely,



Sara Lavy, P.E.

Enclosure/s

cc: Ben Spencer
Deaun Lewis, S. R. Marmon N.A.
Russell Kappelman, S. R. Marmon N.A.
John Landman, West Bluff N.A.
Dr. Joe Valles, West Bluff N.A.

JN: 22096
SCL/kk



Bob Paulsen
01/27/2005 03:25 PM

To: rrb@tierrawestllc.com
cc:
Subject: Quail Plaza AA comments / questions

Ron / Karen:

Comments and Questions pertaining to the requested Administrative Amendment for Project 1002459, Quail Plaza

Has the site dev. plan for building permit been fully signed off by the DRB? The submitted copy is lacking two signatures.

Outdoor seating adjacent to facades greater than 100' needs to be included: 1 seat per 25 linear feet. *Can be handled by plan notation.*

Pedestrian connection from 57th Str. to Building 3 is needed (6' wide).

Condition 3 requires [pedestrian crossings to be "textured." These elements aren't specified on the drawings.

Building 5: outdoor patio size isn't specified. Shade element for this patio isn't identified.

6' wide landscape buffers are required along 57th str.

Walls for trash enclosures should be 5 feet from 57th street

Patio covers along the south side of Building 1 is not meeting setback--2 property lines are shown.

Landscape plan should contain info for the entire site (except Tract 1) at least in terms of overall calculations

Landscape calcs. may not reflect space shown in planters

3 foot high screen wall cannot be 100% smooth-face block--provide appropriate note

Include all building dimensions on site plan and elevation drawings should include building heights, including towers.

Identify # of water closets to determine if 300 sf outdoor gathering space is required

Please respond to these items--from what we can see, your plans need to be adjusted to address the items above.

PLANNING DEPARTMENT

P.O. Box 1293
Albuquerque, NM 87103
600 2nd St. NW
Albuquerque, NM 87102



Fax Transmittal Cover Sheet

To: Ron Bohannon / Karen K.

Company: Tierra West.

Fax No: 858-1118

Telephone: _____

From: Bob Paulsen

Division: **Administration Planning Department**

Telephone: **505-924-3860**

Total No. Of Pages (Including Cover Page) 2

COMMENTS: AA for Quail Plaza

Comments

Chris G
RECEIVED**MAR 26 2003****Dekker/Perich/Sabatini**

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

Date: March 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002459
 03EPC-00160 EPC Site Development Plan-Building
 Permit
 03EPC-00159 EPC Site Development Plan-Subdivision

SCM Property Co. LLC
 7620 Jefferson NE
 Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of
Lands of W H Brunell Addn, zoned SU-1 for a
 Commercial Development to include a Truck
 Terminal and Related C-2 Uses, located on COORS
 NW, between OURAY NW and QUAIL NW,
 containing approximately 7.63 acres. (H-11)
 Juanita Vigil, Staff Planner

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1002459/03EPC-00159, a Site Development Plan for Subdivision for the Lands of W.H. Brunell Addition, located at 2601 Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and Related C-2 Uses, containing approximately 7.63 acres, 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 the Lands of W.H. Brunell, located at 2601 Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and related C-2 Uses, containing approximately 7.63 acres.
2. The site currently contains one tract and the applicant is proposing to subdivide the site into six separate tracts. The applicant is also submitting a site development plan for building permit with the proposal to construct six building that will contain spaces for restaurants, retail shops and a bank. New landscaping, paved parking areas and pedestrian walkways are also proposed in the submittal.

OFFICIAL NOTICE OF DECISION

MARCH 20, 2003

PROJECT #1002459

PAGE 2

3. The Planning Department's records for the site are incomplete for the zone map amendment that changed the site's zone category from C-2 to SU-1 for a Commercial Development to include a Truck Terminal and related C-2 Uses (Z-77-155) that occurred on October 20, 1977. A copy of the minutes from the October 20, 1977 EPC public hearing were available. There is sufficient information within the minutes that substantiates the proposed project as an allowed use. The Zoning Enforcement Manager concurs with this finding.
4. Staff recommended a 30-day deferral to address the following issues that have been presented by the City Engineer and the Public Works Department:
 - a. 30-day deferral, in order to allow for the completion of the "sketch planning" design layout for possible grade-separated interchanges at the intersections of Coors and Quail and/or Coors and Ouray. In addition, access points need to be evaluated in terms of the proposed grade separations. Finally, the proposed left-turn access (northbound and southbound) from Coors Boulevard to Ouray Road needs to be evaluated for feasibility.The applicant was able to satisfy the City Engineer's and the Public Works Department's concern prior to the March 20, 2003 EPC public hearing.
5. The State Highway & Transportation Department has retained a consultant to prepare the design analysis and environmental evaluation for the reconstruction of the I-40/Coors Interchange. The consultant is currently working on a "sketch planning" layout for a possible grade-separated interchange at the intersections of Coors and Quail and/or Coors and Ouray. Tract 2 on the submittal will be affected by this "sketch plan"; therefore approval for Tract 2 is not a part of this decision.
6. Staff submitted a three-page letter to the applicant regarding numerous questions and concerns that were not clarified on the submittal prior to the distribution of the EPC staff report. The applicant submitted a letter dated March 18, 2003 that addresses all of the concerns/questions. Conditions of approval related to the site development plan for subdivision will address each issue.
7. The submittal is in compliance with Policy 4a, Transportation and Transit, of the *Comprehensive Plan* that requires transportation system improvements among all modes that shall be made in accordance with land use, environmental, and public service policies.
8. The submittal is in compliance with Policy 5I, of the *Comprehensive Plan* that encourages quality and innovation in design for all new development.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 3

9. The request will conform with the policies of the Comprehensive Plan after compliance with the Conditions of Approval: the location, intensity and design of new development respect existing neighborhood values and zoning (Policy 5d), is new growth, which is accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy 5e). Also, as an employment and service use, it is appropriate that this development be located to complement residential areas and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy 5i).
10. The request will conform with the policies of the Comprehensive Plan after compliance with the Conditions of Approval: where new commercial development occurs, it should generally be located in existing commercially zoned areas (Policy 5j). This request is in an area that is zoned for commercial uses. In addition, this site is on land adjacent to arterial streets and planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods should be protected in transportation planning and operations (Policy 5k).
11. The request will conform with the Comprehensive Plan regarding the Centers and Corridors policies after compliance with the Conditions of Approval: The ideal Community Activity Center has parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one destination. Seating and shade along pedestrian routes also promote walking and informal gathering.
12. The subject site is located in the Coors/I-40 Village Community Activity Center within the *Albuquerque/Bernalillo County Comprehensive Plan*. Access to the Community Activity Center should be very accessible by automobile, as well as the pedestrian. This Center is located on minor and major arterial streets and should provide a main hub connecting to the transit system. The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas.
13. The subject site is located on an *Albuquerque/Bernalillo County Comprehensive Plan* Enhancement Transit Corridor as well as the Coors/I-40 Village Community Activity Center. The Goal for Activity Centers is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. (*Section II.B.6.4 Transportation and Transit*).

OFFICIAL NOTICE OF DECISION

MARCH 20, 2003

PROJECT #1002459

PAGE 4

14. The subject site is located within the *West Side Strategic Plan* Ladera Community. The *West Side Strategic Plan* is a Rank 2 Plan and its provisions are mandatory except where they conflict with existing zoning (R-01-278, Enactment No. 35-2002, Section 3) The location of the subject site and its uses is on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. (Policy 3.23)
15. The Design Guidelines of the *West Side Strategic Plan* (Policy 4.6) will be met by the submittal after compliance with the Conditions of Approval.
16. The proposed location of the buildings on tracts 4 & 6 do not meet the intent of Policy 7, Cluster Design of the Coors Corridor Sector Development Plan. This policy requires buildings to be "clustered" to enhance the pedestrian connections within the site. The applicant, as a condition of approval, will redesign the site to meet Policy 7, Cluster Design of the Coors Corridor Sector Development Plan.
17. The submittal will meet the *Coors Corridor Plan* requirement of a front landscaped street yard that is 15-foot wide, with a minimum of 50% of the area landscaped with live material which will visually screen and buffer parking development behind the street yard (*Policy 3, front landscaped street yard*), after compliance with the Conditions of Approval.
18. The submittal appears to meet the minimum requirement of the Coors Corridor Plan that 20% of the parking lot is to be landscaped (*Policy 5, b.1., off-street parking*).
19. As per the *Coors Corridor Plan*, 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 (*Policy 6*). The site plan will be in compliance with this policy after the Conditions of Approval are met.
20. The submittal is in compliance, particularly with governing concepts three and four, of the *East Atrisco Sector Development Plan* which encourages the intersection of Coors Boulevard and Ouray Road to maximize the potential for area access at points other than at these intersections while protecting adjacent neighborhoods from through-traffic and to integrate physical improvements to create features which will enhance the quality of life for residents.
21. This request will be sufficient with some modifications to the site plan.
22. The official zone atlas map does not accurately demonstrate the site's zone category. The minutes of case number Z-77-155, which established the sites existing zoning correctly designates SU-1 for commercial development to include a truck terminal and related C-2 uses.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 5

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. The site development plan for subdivision (Sheet 2 of 10) shall be modified to remove information not specifically required in the definition of same in order to differentiate it from the site development plan for building permit.
3. Floor Area Ratio minimum and maximums shall be added to the site development plan for subdivision (Sheet 2 of 10).
4. Minimum building setback requirements shall be provided on the site development for subdivision (Sheet 2 of 10) and shall be consistent with the Comprehensive City Zoning Code and the Coors Corridor Plan, whichever is most restrictive.
5. A notation regarding building heights shall be included to specify that all buildings cannot exceed the height as specified in the Comprehensive City Zoning Code and within the Coors Corridor Plan, which ever is most restrictive.
6. A notation shall be added on the site development plan for subdivision to specify that approval of this request is for restaurants with a beer and wine license only. Further approval for a restaurant with a liquor license beyond a beer and wine will require an administrative approval to determine if there is sufficient off-street parking.
7. The use for Tract 2 shall be corrected to read "Bank" instead of "Optional Bank, Restaurant or Drug Store" since the design of the building on Tract 2 is not designed for a restaurant or a drug store. The "Site Data Table" shown on the site development plan for subdivision shall be corrected to reflect the use of Tract 2 to be for Bank.
8. General Notes #2 and 5 shall be removed from the submittal and the remaining notes shall be enumerated accordingly.
9. The building identification number for Tract 2 shall be amended to read "Building 2" instead of "Building 1."
10. The applicant must comply with the following recommended conditions of approval as specified by the City Engineer and the Public Works Department:

OFFICIAL NOTICE OF DECISION

MARCH 20, 2003

PROJECT #1002459

PAGE 6

- check CEP
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. 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.
 - c. 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.
 - d. The site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current Zoning Code. Check internal sidewalk widths as they relate to adjacent parking.
 - e. The Coors Boulevard driveway north of Ouray Road is prohibited unless it can be demonstrated that it meets the intent of the Coors corridor Plan, is safe and that the location of the drive is accessible even with the construction of a potential grade separation at the Ouray/Coors intersection. To allow this access the applicant must demonstrate to the satisfaction of the Traffic Engineer that all elements of this condition are met. This must be done prior to placement on the DRB agenda to be considered.
 - f. The Quail Road driveway access near the northwestern corner of the site shall be restricted to right-turn in and right-turn out access only. It is suggested that the driveway be located such that it lines up with the proposed drive aisle that runs through the site connecting to Ouray.
 - g. The left-turn access (northbound and southbound) from Coors Boulevard to Ouray Road is prohibited unless it can be demonstrated that it meets the intent of the Coors Corridor Plan, specifically Policy 4 (Medians), and that the left turn access is accessible and desirable even with the construction of a potential grade separation at the Ouray/Coors intersection. This access proposal has not been evaluated for feasibility. To allow this access the applicant must demonstrate to the satisfaction of the Traffic Engineer that all elements of this condition are met. This must be done prior to placement on the DRB agenda to be considered.
 - h. A water and sanitary availability statement must be requested and completed prior to DRB action. The applicant should anticipate changes to the utility plan to eliminate redundant on site public infrastructure.
 - i. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of a drainage plan is required prior to placement on the DRB agenda.
 - j. Platting shall be a concurrent DRB action.

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1002459/03EPC-00160, a Site Development Plan for Building Permit for the Lands of W.H. Brunell Addition, located at 2601 Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and Related C-2 Uses, based on the following Findings and subject to the following Conditions:

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 7

FINDINGS:

1. This is a request for a site development plan for building permit for the Lands of W.H. Brunell, located at 2601 Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and related C-2 Uses, containing approximately 7.63 acres.
2. The site currently contains one tract and the applicant is proposing to subdivide the site into six separate tracts; the applicant is also submitting a site development plan for subdivision. The applicant is proposing to construct six buildings that will contain spaces for restaurants, retail shops and a bank. New landscaping, paved parking areas and pedestrian walkways are also proposed in the submittal.
3. The Planning Department's records for the site are incomplete for the zone map amendment that changed the site's zone category from C-2 to SU-1 for a Commercial Development to include a Truck Terminal and related C-2 Uses (Z-77-155) that occurred on October 20, 1977. A copy of the minutes from the October 20, 1977 EPC public hearing were available. There is sufficient information within the minutes that substantiates the proposed project as an allowed use. The Zoning Enforcement Manager concurs with this finding.
4. Staff recommended a 30-day deferral to address the following issues that have been presented by the City Engineer and the Public Works Department:
 - a. 30-day deferral, in order to allow for the completion of the "sketch planning" design layout for possible grade-separated interchanges at the intersections of Coors and Quail and/or Coors and Ouray. In addition, access points need to be evaluated in terms of the proposed grade separations. Finally, the proposed left-turn access (northbound and southbound) from Coors Boulevard to Ouray Road needs to be evaluated for feasibility.The applicant was able to satisfy the City Engineer's and the Public Works Department's concern prior to the March 20, 2003 EPC public hearing.
5. The State Highway & Transportation Department has retained a consultant to prepare the design analysis and environmental evaluation for the reconstruction of the I-40/Coors Interchange. The consultant is currently working on a "sketch planning" layout for a possible grade-separated interchange at the intersections of Coors and Quail and/or Coors and Ouray. Tract 2 on the submittal will be affected by this "sketch plan"; therefore approval for Tract 2 is not a part of this decision.
6. Staff submitted a three-page letter to the applicant regarding numerous questions and concerns that were not clarified on the submittal prior to the distribution of the EPC staff report. The applicant submitted a letter dated March 18, 2003 that addresses all of the concerns/questions. Conditions of approval related to the site development plan for building permit will address each issue.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 8

7. The submittal is in compliance with Policy 4a, Transportation and Transit, of the *Comprehensive Plan* that requires transportation system improvements among all modes that shall be made in accordance with land use, environmental, and public service policies.
8. The submittal is in compliance with Policy 5l, of the *Comprehensive Plan* that encourages quality and innovation in design for all new development.
9. The request will conform with the policies of the *Comprehensive Plan* after compliance with the Conditions of Approval: the location, intensity and design of new development respect existing neighborhood values and zoning (Policy 5d), is new growth, which is accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy 5e). Also, as an employment and service use, it is appropriate that this development be located to complement residential areas and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy 5i).
10. The request will conform with the policies of the *Comprehensive Plan* after compliance with the Conditions of Approval: where new commercial development occurs, it should generally be located in existing commercially zoned areas (Policy 5j). This request is in an area that is zoned for commercial uses. In addition, this site is on land adjacent to arterial streets and planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods should be protected in transportation planning and operations (Policy 5k).
11. The request will conform with the *Comprehensive Plan* regarding the Centers and Corridors policies after compliance with the Conditions of Approval: The ideal Community Activity Center has parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one destination. Seating and shade along pedestrian routes also promote walking and informal gathering.
12. The subject site is located in the Coors/I-40 Village Community Activity Center within the *Albuquerque/Bernalillo County Comprehensive Plan*. Access to the Community Activity Center should be very accessible by automobile, as well as the pedestrian. This Center is located on minor and major arterial streets and should provide a main hub connecting to the transit system. The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 9

13. The subject site is located on an *Albuquerque/Bernalillo County Comprehensive Plan* Enhancement Transit Corridor as well as the Coors/I-40 Village Community Activity Center. The Goal for Activity Centers is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. (*Section II.B.6.4 Transportation and Transit*).
14. The subject site is located within the *West Side Strategic Plan* Ladera Community. The *West Side Strategic Plan* is a Rank 2 Plan and its provisions are mandatory except where they conflict with existing zoning (R-01-278, Enactment No. 35-2002, Section 3) The location of the subject site and its uses is on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. (Policy 3.23)
15. The Design Guidelines of the *West Side Strategic Plan* (Policy 4.6) will be met by the submittal after compliance with the Conditions of Approval.
16. The proposed location of the buildings on tracts 4 & 6 do not meet the intent of Policy 7, Cluster Design of the Coors Corridor Sector Development Plan. This policy requires buildings to be "clustered" to enhance the pedestrian connections within the site. The applicant, as a condition of approval, will redesign the site to meet Policy 7, Cluster Design of the Coors Corridor Sector Development Plan.
17. The submittal will meet the *Coors Corridor Plan* requirement of a front landscaped street yard that is 15-feet wide, with a minimum of 50% of the area landscaped with live material which will visually screen and buffer parking development behind the street yard (*Policy 3, front landscaped street yard*), after compliance with the Conditions of Approval.
18. The submittal appears to meet the minimum requirement of the Coors Corridor Plan that 20% of the parking lot is to be landscaped (*Policy 5, b.1., off-street parking*).
19. As per the *Coors Corridor Plan*, 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 (*Policy 6*). The site plan will be in compliance with this policy after the Conditions of Approval if Tract 2 is to be constructed for a use that does not require a drive-through facility.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 10

20. The submittal is in compliance, particularly with governing concepts three and four, of the *East Atrisco Sector Development Plan* which encourages the intersection of Coors Boulevard and Ouray Road to maximize the potential for area access at points other than at these intersections while protecting adjacent neighborhoods from through-traffic and to integrate physical improvements to create features which will enhance the quality of life for residents.
21. The official zone atlas map does not accurately demonstrate the site's zone category. The minutes of case number Z-77-155, which established the sites existing zoning correctly designates SU-1 for commercial development to include a truck terminal and related C-2 uses.

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. Site Configuration:
- a. A notation shall be added on the submittal that the construction of Tract 2, Building 2 is not a part of this approval and shall be reviewed by the EPC once a determination has been made on how much right-of-way is required for the construction of a grade separated intersection at the intersection of Coors Blvd and Ouray.
 - b. All patio areas on southeast or west sides of building shall have a minimum of 100 sq. ft. of shaded area either trees or shade structure at end.
 - c. If Building 2, on Tract 2 is to be utilized for a use that will not require drive-through facilities the submittal shall be reconfigured so that the building is adjacent to the planting buffer and is emphasized on Coors Boulevard, as per the Coors Corridor Plan (*Policy 6*).
 - d. All patio areas shall have a minimum of 8 linear feet of fixed seating.
 - e. Clustering of buildings 4 and 6 shall be encouraged if possible.
ask to Chris Bunning.
3. Parking:
- a. The submittal shall contain detailed drawings of the proposed upright handicap sign and shall meet the requirements of the Comprehensive City Zoning Code.
 - b. The submittal shall be corrected to reflect 8, instead of 6, designated handicap off-street parking spaces within Tract 4 and shall meet the size requirements as specified in the Comprehensive City Zoning Code.
 - c. The submittal shall be corrected to reflect 2, instead of 1, designated handicap off-street parking spaces within Tract 5 and shall meet the size requirements as specified in the Comprehensive City Zoning Code.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 13

j. Platting shall be a concurrent DRB action.

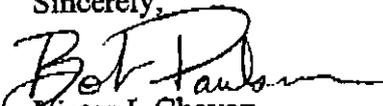
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 4, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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,


FOR Victor J. Chavez
Planning Director

VJC/JV/ac

cc: Dekker/Perich/Sabatini, 6801 Jefferson NE, Albuquerque, NM, 87109
Claude G. Lusada, SR Marmon NA, 1519 Stoneway Dr. NW, Albuquerque, NM 87120
Julian Morales, SR Marmon NA, 6328 Keswick Pl. NW, Albuquerque, NM 87120
John Landman, West Bluff NA, 2236 Ana Ct. NW, Albuquerque, NM 87120
Robert Anwyne, West Bluff NA, 4909 Paseo del Rey NW, Albuquerque, NM 87120
Joe Valles, 5020 Grande Vista NW, Albuquerque, NM 87120

OFFICIAL NOTICE OF DECISION

MARCH 20, 2003

PROJECT #1002459

PAGE 11

- Show on detail sheet*
- d. Handicap building access shall be clearly identified for Tracts 5 & 2.
 - e. Type of paving shall be specified in the submittal.
 - f. Parking barriers shall be provided to prevent vehicles from extending over any public sidewalk, abutting lot, pedestrian walkway, landscaped area or any wall or fence. The barriers need to be a minimum of two feet from any public sidewalk, abutting, lot pedestrian walkway, landscaped area or any wall or fence in accordance with Section 16-16-3-1(E)((2) of the Comprehensive City Zoning Code.
 - g. A detail of the proposed bicycle racks shall be provided showing material and color.
 - h. The submittal shall contain a pedestrian connection from the public right-of-way along 57th ST NW to the main entrance of building 4.
 - i. Pedestrian paths shall be differentiated from patio areas by a change of paving pattern or material for buildings 1, 4 & 5, similar to the condition shown at building 6.
 - j. Additional textured concrete pedestrian crossings shall be added at points where a sidewalk meets the asphalt parking area.
- Show on detail sheet*

4. Signs:

- a. The exact re-location of the existing 45' high freestanding sign located on the southeast portion of the site shall be identified on the submittal.
- b. In the event the 45' high sign requires to be moved for traffic or right-of-way considerations the sign shall meet all applicable city policies and regulation requirements.
- c. A notation shall be added on the submittal to clarify the total square footage for the area of the portion of the freestanding sign that identifies the shopping center name be limited to 20 square feet.
- d. A notation shall be added on the submittal that specifies the number of "items" as identified in the Coors Corridor Plan to be limited to 10.
- e. A note on the plan shall state that the freestanding signs will meet the requirements of the Coors Corridor Plan by a having a sign face no larger than 75 square feet in size.

5. Landscape/Utility:

- a. The note on the landscape plan stating that 'the final landscape layout and design will be determined upon receipt of the final grading plan' shall be removed from the landscape plan.
- b. The street trees are called out as Ash or Honey Locust. This shall be revised to say Ash and Honey Locust to ensure diversity and survival of the trees.
- c. The landscape buffer shall be consistently 15-feet in width along the entire frontage of the property along Coors Boulevard. *from driveway to tract*
- d. All planting beds shall be called out as to square footage and all planting beds 36 square feet or larger in size shall be planted with a mature minimum coverage of 75% living material. This shall be added to the landscape plan prior to final DRB sign-off.
- e. A note shall be added to the Landscape Plan assuring that one tree is planted per every 10 parking spaces per the requirements of Policy, b.2 of the Coors Corridor Plan.
- f. Note number 1 under "Notice to Contractors" shall be corrected to read "...in accordance with" the City of Albuquerque instead of the "City of Santa Fe."

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 12

6. Architecture:

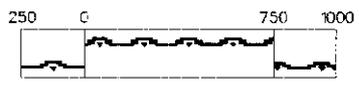
- a. Any Automatic Teller Machine (ATM) shall be architecturally integrated with the building design reviewed and approved through the EPC administrative process.
- b. A notation shall be added on the submittal that specifies "the drive-through facilities shall be shaded with architecturally integrated canopies."

7. The applicant must comply with the following recommended conditions of approval as specified by the City Engineer and the Public Works Department:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- b. 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.
- c. 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.
- d. The site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current Zoning Code. Check internal sidewalk widths as they relate to adjacent parking.
- e. The Coors Boulevard driveway north of Ouray Road is prohibited unless it can be demonstrated that it meets the intent of the Coors corridor Plan, is safe and that the location of the drive is accessible even with the construction of a potential grade separation at the Ouray/Coors intersection. To allow this access the applicant must demonstrate to the satisfaction of the Traffic Engineer that all elements of this condition are met. This must be done prior to placement on the DRB agenda to be considered.
- f. The Quail Road driveway access near the northwestern corner of the site shall be restricted to right-turn in and right-turn out access only. It is suggested that the driveway be located such that it lines up with the proposed drive aisle that runs through the site connecting to Ouray.
- g. The left-turn access (northbound and southbound) from Coors Boulevard to Ouray Road is prohibited unless it can be demonstrated that it meets the intent of the Coors Corridor Plan, specifically Policy 4 (Medians), and that the left turn access is accessible and desirable even with the construction of a potential grade separation at the Ouray/Coors intersection. This access proposal has not been evaluated for feasibility. To allow this access the applicant must demonstrate to the satisfaction of the Traffic Engineer that all elements of this condition are met. This must be done prior to placement on the DRB agenda to be considered.
- h. A water and sanitary availability statement must be requested and completed prior to DRB action. The applicant should anticipate changes to the utility plan to eliminate redundant on site public infrastructure.
- i. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of a drainage plan is required prior to placement on the DRB agenda.



GRAPHIC SCALE IN FEET

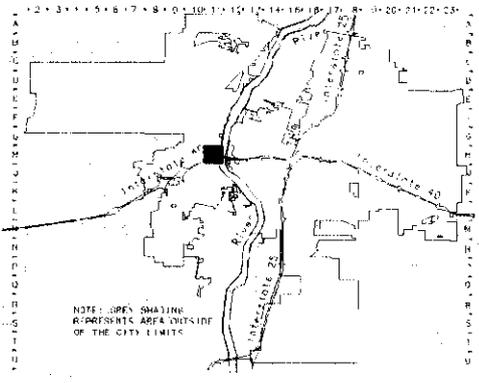


CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

Zone Atlas Page

H-11-Z

Map Amended through August 01, 2003



NOTE: OPEN SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

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November 16, 2004

City of Albuquerque
Environmental Planning Commission
Development Review Board
PO Box 1239
Albuquerque, NM 87103

RE: Tract 1, 3, & 5, Quail Ridge

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of Quail Plaza LLC, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Ben F Spencer

Print Name

BFS

Sign Name

11.16.04

Date



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

November 17, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **November 17, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 1, 3 AND 5, QUAIL RIDGE, LOCATED ON COORS BOULEVARD NW BETWEEN OURAY ROAD NW AND QUAIL ROAD NW** zone map H-11.

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)

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: 11/17/04 Time Entered: 7 a.m. ONC Rep. Initials: SW

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: H-11

S.R. MARMON N.A. (R)

***Deaun Lewis**

6400 Sunny Day Ct. NW/87120 352-9249 (h) 797-7970 (w)

Russell Kappelman

6824 Huerto NW/87120 352-0251 (h)

WEST BLUFF N.A. (R)

***John Landman**

2236 Ana Ct. NW/87120 831-2063 (h)

Dr. Joe Valles

5020 Grande Vista Ct. NW/87120 836-1847 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

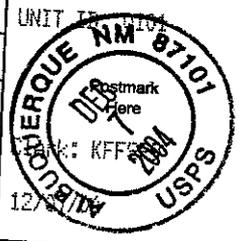
7003 3110 0000 1599 9392

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.14



Sent To
 Street, Apt. No., or PO Box No. John Handman
1236 ANA Ct NW
 City, State, ZIP+4 ABQ NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

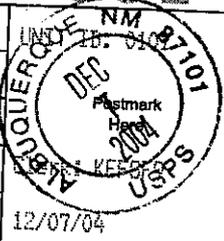
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.14



Sent To
 Street, Apt. No., or PO Box No. Dr. Jose Valles
5020 Grande Vista Ct NW
 City, State, ZIP+4 ABQ NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

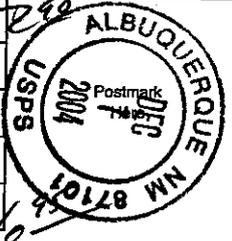
7003 3110 0000 1599 9378

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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.14



Sent To
 Street, Apt. No., or PO Box No. DEANN LEWIS
6400 Sunny Day Ct NW
 City, State, ZIP+4 ABQ NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

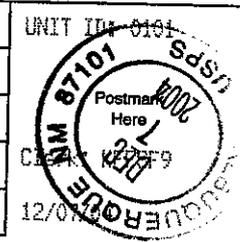
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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.14



Sent To
 Street, Apt. No., or PO Box No. RUSSELL KAPPELMAN
6824 Huerfano NW
 City, State, ZIP+4 ABQ NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

• There should be a pedestrian connection between building 3 + 5.

• Landscape plan still have "Final Landscaping layout and design..." Note is still on the Submittal.

• landscape plan should contain information for the entire site - except for tract 1, since that was removed from this SDP. *

• landscape calculations was verified with the amount specified at each planting bed - the number provided v. the amount specified at each

Planting bed are not
consistent.

- 1- Three foot high screen wall can not be 100% smooth face. They should provide a note that it isn't.
- Building dimensions should be included on the site plan.
- All building heights should be identified on the elevation drawings - including towers
- Plan should identify the # of water closets to determine ~~how many~~ if 300 sq ft of outdoor gathering space is required.

- outdoor seating adjacent to facades greater than 100' needs to be included. One seat per 25 linear feet.
- 8" wide sidewalks are required along the west facade of building 3
- The Site Development Plan for building permit has not been signed by Sheran or ~~Transp~~ Traffic Engineer.

- Need a pedestrian connection from 57th street to Building 3 at least 6' wide.
- ~~Pedestrian connections should~~ 5' width of pedestrian connections should be specified.
- Condition 3j requires pedestrian crossings to be "textured". The submittal doesn't specify that they are.
- Building 5 doesn't specify the size of outdoor patio area.
- Type of shading for outdoor plaza area @ building 5 is not identified should be 100%.

- 6' wide landscape buffers required along 5th - Some are as wide as 2.5 feet and non-existent south of Building 5.

- walls for trash enclosures should be at least 5' from 5th street.

- patio covers along the south side of Building 1 is not meeting setbacks depending on the property line. Two property lines are shown.

23
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~~1228~~
12945