



**Environmental  
Planning  
Commission**

*Agenda Number: 04  
Project Number: 1010546  
Case #: 16EPC-40021  
June 09, 2016*

**Staff Report**

<b>Agent</b>	Modulus Architects
<b>Applicant</b>	Tecolote Resources, Inc.
<b>Request</b>	<b>Site Development Plan for Building Permit Amendment</b>
<b>Legal Description</b>	Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39
<b>Location</b>	The SW corner of Central Ave. SW and Atrisco Dr. NW
<b>Size</b>	Approximately (≈) 13 acres
<b>Zoning</b>	C-2 (SC)

**Staff Recommendation**

**APPROVAL of Case 16EPC-40021 based on the Findings beginning on Page 14, and subject to the Conditions of Approval beginning on Page 17.**

**Staff Planner  
Catalina Lehner, AICP- Senior Planner**

**Summary of Analysis**

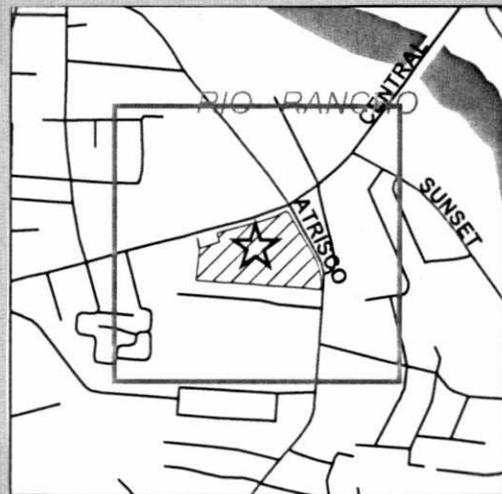
The request is for a Site Development Plan for Building Permit Amendment for the shopping center at the SW corner of Central Ave./Atrisco Dr., commonly known as the "Old K-Mart site". The subject site was recently re-developed with two new retailers.

The applicant proposes to add ≈ 25,000 sf of retail space to the existing ≈ 115,000 sf of retail space. The addition exceeds the 10% change that Staff can approve administratively, so the request is in the EPC process. A TIS is required and was completed.

The subject site is in the Established Urban Area. The West Side Strategic Plan and West Route 66 Sector Development Plan also apply. The request generally furthers most applicable Goals and policies.

Neighborhood associations and coalitions were notified as required. A letter of support was submitted. There is no known opposition.

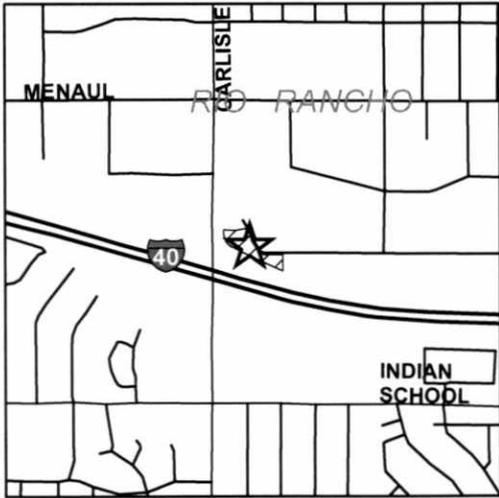
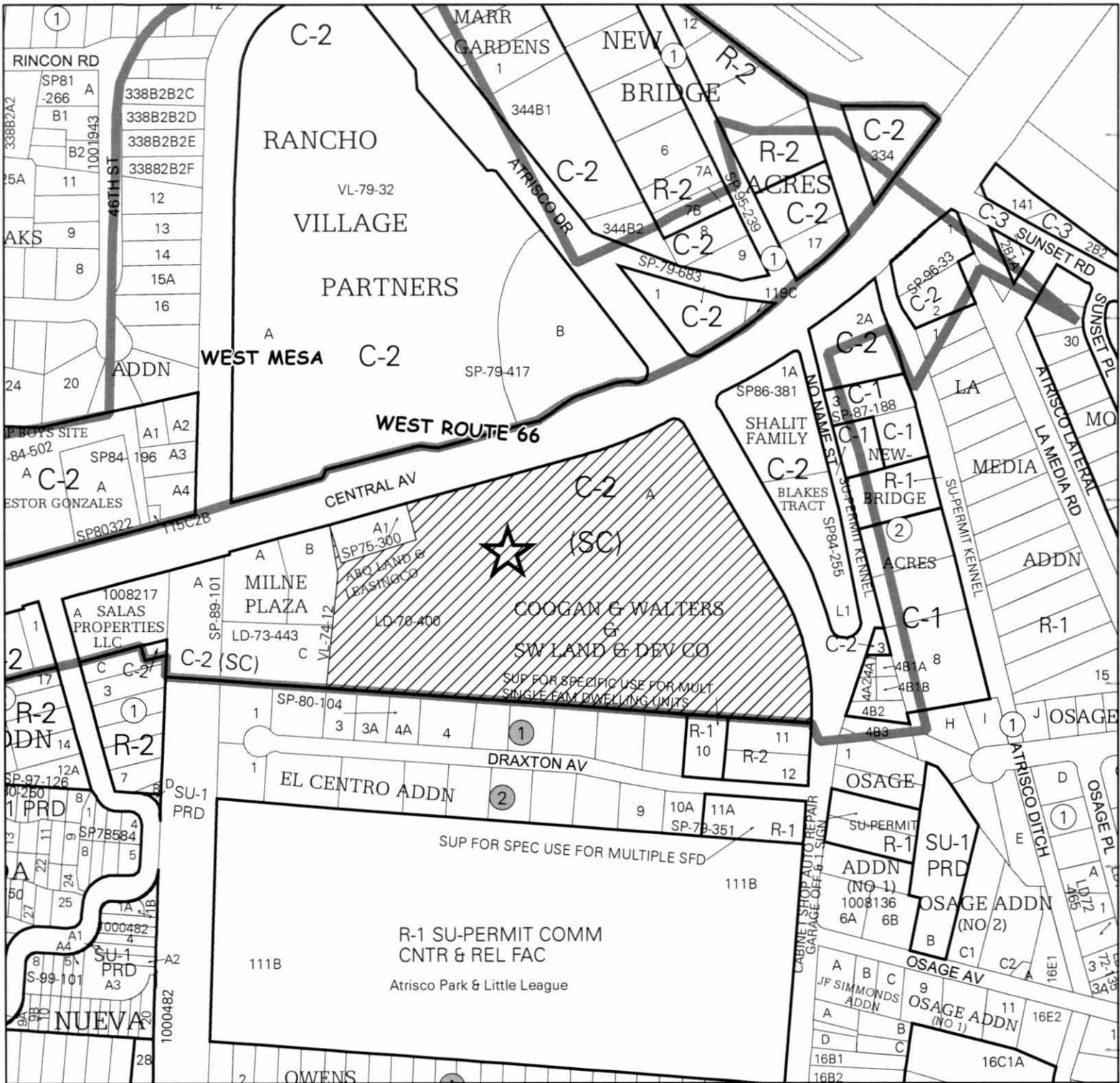
Staff recommends approval subject to conditions needed to meet Zoning Code requirements and provide clarity.



City Departments and other interested agencies reviewed this application from 04/04/2016 to 04/20/2016. Agency comments used in the preparation of this report begin on Page 21.

Project #1010546- June 2016 EPC





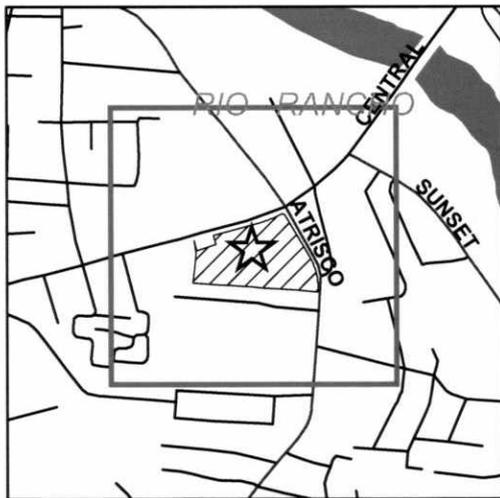
# ZONING MAP

Note: Grey shading indicates County.



1 inch = 304 feet

Project Number:  
1010546  
Hearing Date:  
05/12/2016  
Zone Map Page: K-12  
Additional Case Numbers:  
16EPC-40021



## LAND USE MAP

Note: Grey shading indicates County.

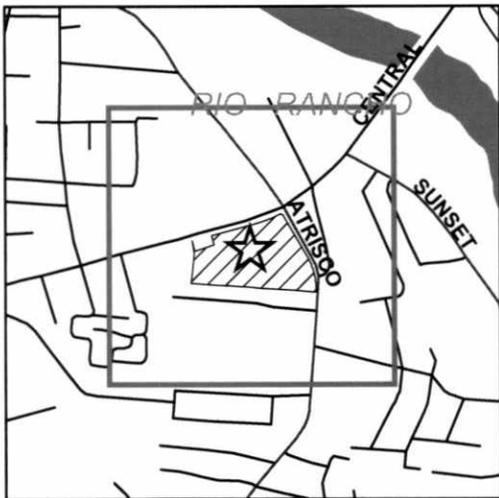
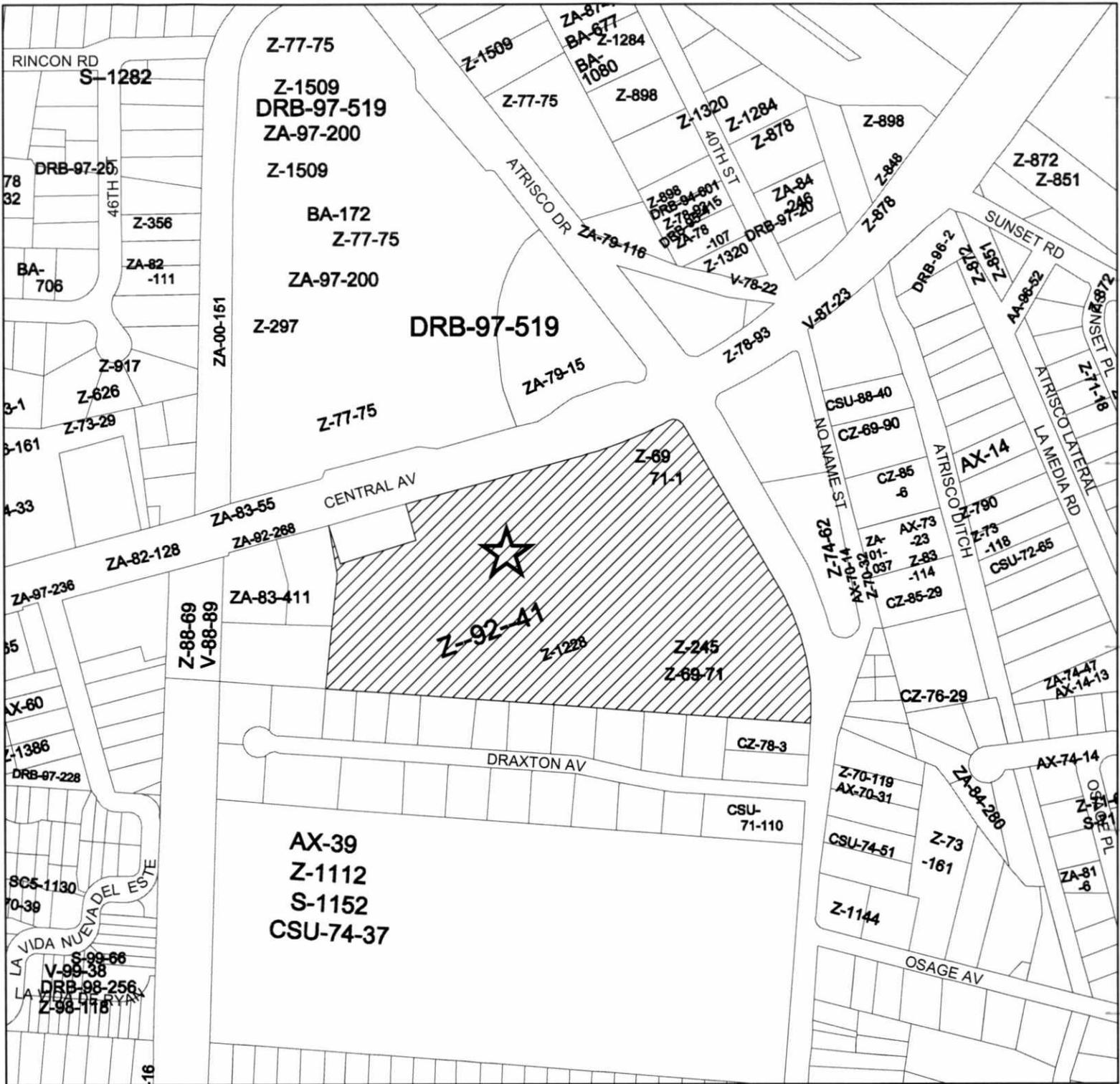
### KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



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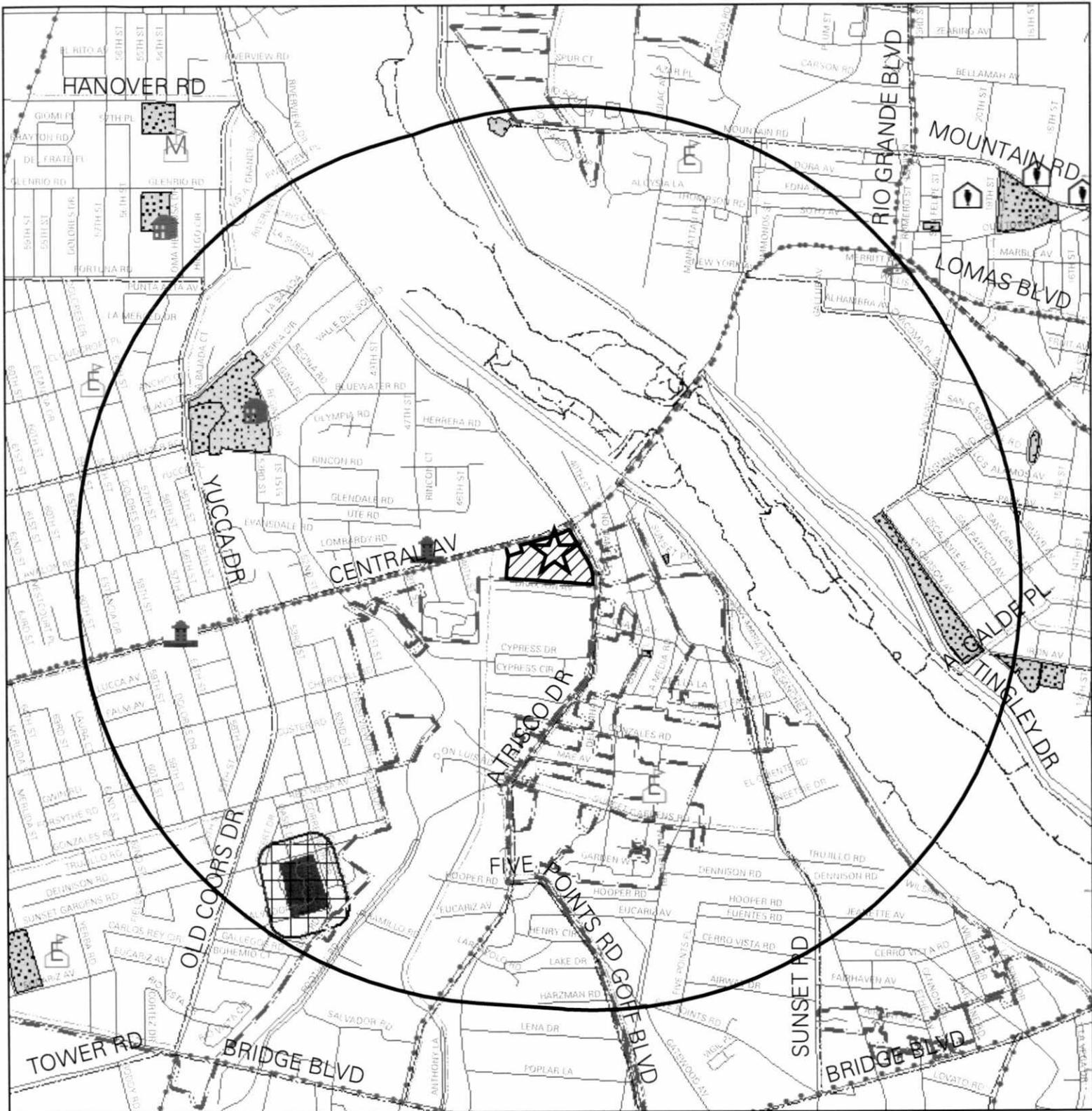
## HISTORY MAP

Note: Grey shading indicates County.



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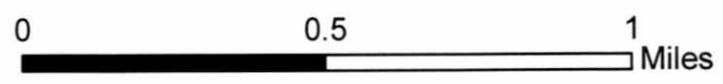


Public Facilities Map with One-Mile Buffer

- |                      |                         |                          |                             |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER     | FIRE                    | APS Schools              | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE                  | ABQ Ride Routes          | Landfills designated by EHD |
| SENIOR CENTER        | SHERIFF                 | ABQ Bike Facilities      | Developed County Park       |
| LIBRARY              | SOLID WASTE             | Proposed Bike Facilities | Undeveloped County Park     |
| MUSEUM               | Albuquerque City Limits |                          | Developed City Park         |
|                      |                         |                          | Undeveloped City Park       |



Project Number: 1010546



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	C-2 (SC)	Established Urban West Side Strategic Plan/Southwest Area Plan West Route 66 Sector Development Plan	Shopping center
<b>North</b>	C-2 (SC)	Established Urban West Side Strategic Plan West Route 66 Sector Development Plan	Shopping center (various retail uses)
<b>South</b>	County R-1	Established Urban (County) Southwest Area Plan (County)	Single-family homes
<b>East</b>	C-2	Established Urban West Side Strategic Plan/Southwest Area Plan West Route 66 Sector Development Plan	Fast-food restaurant, wireless facilities
<b>West</b>	C-2, R-2	Established Urban West Side Strategic Plan/Southwest Area Plan West Route 66 Sector Development Plan	Fast-food restaurant, restaurant

**II. INTRODUCTION**

**Request**

The request is for an amendment to an as-built site development plan for building permit amendment for an approximately (≈) 1.8 acre portion of an ≈ 13 acre shopping center site described as Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39 (the “subject site”). Commonly known as the “Old K-Mart Site”, the subject site comprises the SW corner of Central Ave./Atrisco Dr. intersection and has recently been redeveloped with two new, large retailers. The redevelopment consisted of an internal remodel, façade modernization, landscaping, and parking lot improvements.

The subject site is zoned C-2(SC). The applicant proposes to develop ≈ 25,000 sf of additional retail space to add to the existing ≈ 115,000 sf of retail space. Pursuant to Zoning Code §14-16-2-22(A)(6), the SU-1 Zone, Staff has the authority to approve site development plan amendments provided that the total proposed building square footage does not exceed the approved square footage by more than 10%. A TIS was required because the request exceeds the City’s threshold for retail by ≈ 15,000 sf.

**EPC Role**

The EPC is hearing this case because the proposed change in square footage is ≈ 18%, which is greater than the 10% mentioned above, so the request cannot be approved administratively. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council.

The City Council would make the final administrative decision. The request is a quasi-judicial matter.

### ***Context***

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan (WSSP), which contains the Southwest Area Strategic Action Plan (SWASAP). The West Route 66 Sector Development Plan also applies, as does the Central Avenue Neon Design Overlay Zone (CAN-DOZ). The subject site is within the boundaries of the Atrisco Community Activity Center.

North of the subject site, across Central Ave., is another shopping center site. To the west and east are more commercial uses. Adjacent south of the subject site is a subdivision of single-family homes, which is in the County. Further south is a park. The old Southwest Area Plan (SWAP) applies (see County GIS), but the WSSP does not.

### ***History***

The earliest record pertaining to the subject site is from February 1955 (Z-245). The application was for a zone change from R-1 to C-2 for the portions of the subject site fronting Central Ave. The acreage is unspecified. The zone change was granted. Draxton Ave. and the subdivision adjacent south of the subject site, the El Centro Subdivision, is shown as existing on the hand-drawn maps.

In October 1962, the Planning Commission heard a request for a zone change (Z-1228) for the R-1 zoned middle portion of the subject site, approximately 9 acres. An approximately 50 foot strip of P-1 zoning was to abut the subdivision adjacent south. It appears that this request was not granted.

In August 1969, an application for a zone change and a site development plan (Z-69-71) was approved for approximately 11 acres of the subject site. The zone change was from R-1 to C-2 for the middle portion of the subject site (mentioned above) and the site development plan was for a K-Mart Discount Center. Records show the buildings as far as possible from Central Ave., with approximately 800 parking spaces. 560 spaces were required, according to correspondence. This site layout typified the era: overabundant parking, no relationship of buildings to the street, and no pedestrian amenities and is what the current site layout is based upon.

In December 1983, application was made for a conditional use to allow four apartment buildings on a portion of the subject site (ZA-83-411). Though the application was approved, the use did not develop.

Records from 1992 (Z-92-41) include a site development plan showing upgrades to the K-Mart center, including new paint, new building finishes and updated signage. However, Staff was not able to locate a signed-off site development plan and couldn't determine what action was taken.

The recent remodeling of the unoccupied K-Mart shell building went straight to building permit. The renovation project consisted of an internal remodel to the building and parking lot improvements such as landscaping and parking lot striping.

The remodel did not include a change in building square footage, so Zoning Code regulations did not apply (note: a change in at least 200 sf is required for the Zoning Code to kick in). Due to lack of a signed-off site development plan, the remodeling effort and the current request are based upon an "as-built" site development plan set.

### ***Transportation System***

The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS map designates Central Ave. as a Community Principal Arterial and Atrisco Dr. as a Major Collector. The Comprehensive Plan designates Central Ave. as a Major Transit Corridor at this location. Just west of Atrisco Dr., Central Ave. becomes an Enhanced Transit Corridor.

### ***Trails & Bikeways, Transit***

Bicycle lanes exist on Central Ave. and on Atrisco Dr., though south of Central Ave. the Atrisco Dr. facility becomes a bicycle path. It runs along the eastern side of the subject site.

Central Ave. is a Major Transit Corridor as it approaches Atrisco Dr., then it becomes an Enhanced Transit Corridor. ABQ Ride Route 766- the Red Line (Rapid Ride), runs along Central Ave. and offers frequent service through the day, evenings and weekends. Route 66- Central, also runs along Central Ave. It has day, weekend and evening service and stops more frequently than the Rapid Ride. The Route 66 late night offers a couple of runs around midnight on Fridays and Saturdays. Route 51- Atrisco/Rio Bravo, runs from early morning to early evening every day except Sunday. There are transit shelters near the subject site's NE and SE corners.

### ***Public Facilities/Community Services***

An elementary school and two City parks are located within a 1-mile radius of the subject site.

⇒ For specifics, please refer to the Public Facilities Map.

## **III. ZONING**

### ***Definitions (§14-16-1-5)***

***SETBACK.*** The shortest distance between a structure and a lot line or future street line.

***SHOPPING CENTER SITE.*** A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2, or a combination thereof; or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing. Shopping center sites are subject to the shopping center regulations of the Zoning Code, § 14-16-3-2.

### ***Zoning & Regulations***

The subject site is zoned C-2 (SC). The C-2 Community Commercial zone (Zoning Code §14-16-2-17) "provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses." A wide range of retail uses, with a couple of exceptions, is allowed permissively pursuant to §14-16-2-17 (A)(13). The shopping center (SC) regulations, found in Zoning Code §14-16-3-2, apply because the subject site is zoned with the SC designation and because it's a shopping center site by definition.

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#### IV. ANALYSIS- ADOPTED ORDINANCES, PLANS AND POLICIES

##### A) ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “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.” The following Goals and policies pertaining to the proposed addition:

*The request would result in development of an additional  $\approx$  25,000 sf of retail space in an existing shopping center. The area is characterized by a variety of commercial uses, including restaurants, retail, and residential uses, which would generally offer variety and maximum choice in work areas and life styles. The design would generally fit with other buildings nearby, though the area has no particular architectural style. The request generally furthers the Established Urban Goal.*

##### *Land Use Policies-Developing & Established Urban*

Policy II.B.5d: 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, recreational concern.

*The proposed new development would be appropriate in terms of its location, intensity and design. The subject site is located along Central Ave. in an area characterized by a variety of existing land uses, with old and new standard architecture. Though near the Rio Grande, the area not considered a scenic or natural environment. There is no known neighborhood opposition as of this writing. The request generally furthers Policy II.B.5d-neighborhood values/environmental conditions/ other concerns.*

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

*The subject site is developed and has existing urban facilities such as roads and utility lines, the use of which would not disrupt neighborhood integrity. The request furthers Policy II.B.5e- new growth/urban facilities/neighborhood integrity.*

Policy II.B.5j: 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 transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

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*The proposed retail addition would be located in an existing shopping center, on land already zoned C-2 for commercial uses and within reasonable walking and biking distance from residential uses. The subject site can be considered a larger area-wide shopping center site and is located at the intersection of arterial streets. The request further Policy II.B.5j-location of new commercial development.*

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

*The subject site is adjacent to two arterial streets: Central Ave. and Atrisco Dr. A TIS is required; any mitigation suggestions therein would help minimize harmful effects of traffic as would comments from Transportation Staff. Provided these are addressed, the request would generally further Policy II.B.5k- land/arterial streets/traffic effects.*

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

*The design, which modern and uses materials such as stucco, veneer block and metal, would be compatible with the recently renovated retail spaces in the shopping center and with other development nearby. The area consists of a variety of buildings, some older and some newer, and some with franchise architecture. The request generally further Policy II.B.5l-quality design/new development since it would be generally appropriate to the plan area.*

#### *Activity Centers*

The Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its community.”

*The subject site is located in a designated Activity Center, the Atrisco Community Activity Center (CAC). The request would generally help expand a concentration of social/economic activities and could help reduce auto travel needs by being located on an Enhanced Transit Corridor (Central Ave.) and located where infrastructure already exists. However, the request would not contribute to expanding concentrations of high-density mixed land use. The request partially furthers the Activity Center Goal.*

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system, 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.

*The area is generally served by infrastructure for multiple modes of transportation, though the existing shopping center’s placement, is far from Central Ave., which favors vehicle access. Central Ave. is an Enhanced Transit Corridor with good transit service, and an ART (Albuquerque Rapid Transit) stop is envisioned for the future. Pedestrian pathways are through the parking lot. Bike lanes exist on both Central Ave. and Atrisco Dr. Residential uses are close to the subject site, so walking and biking is possible for some- though another pathway from*

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*Atrisco Dr. would be an improvement. In sum, the request partially furthers the Transportation and Transit Goal.*

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

*There are two pedestrian connections to Central Ave. and one to Atrisco Dr. Pedestrian opportunities were integrated into the development with the remodel, but pathways are through the parking lot, which is not optimal for safety and pleasantness of non-motorized travel conditions. Adding a pathway to the east, to connect to the existing bus shelter on Atrisco Dr., would help. The request partially furthers Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions.*

***B) WEST SIDE STRATEGIC PLAN (RANK II)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009 and 2011). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the Plan.

The first amendments, in 2002, included changes to policies and activity center boundaries. The Central/Atrisco Neighborhood Center is shown on p. 121 (map printed in 2003). The *Southwest Albuquerque Strategic Action Plan (SWASAP)*, revised from the 1999 version, became part of the WSSP in 2009 (Enactment R-2009-035).

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the West Central community, which lies roughly between the River and Coors Blvd., on both sides of Central Ave. (see p. 64).

*Community Concept Policies*

WSSP Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

*The request is for additional retail development in the Central/Atrisco activity center (designated as Community Activity Center in the Comprehensive Plan and Neighborhood Center in the WSSP). This non-residential development would occur in a designated center, so WSSP Policy 1.1 is generally furthered.*

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/ bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

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*The subject site is in the Central/Atrisco activity center. There are pedestrian connections to Central Ave. and Atrisco Dr., though another connection is needed from the area of the proposed addition to the bus shelter near the subject site's SE corner. Pedestrian access between buildings and through parking lot areas is provided. The siting of the buildings is an impediment to good, safe pedestrian and bicycle access. In sum, the request partially furthers WSSP Policy 1.5.*

Policy 3.30 (West Central): West Central Avenue is a linear activity "corridor" for this community and a full range of mixed land uses should be supported along both sides of this corridor. Nodes should be emphasized at Central and Coors (community center scale) and Atrisco Plaza (neighborhood center scale).

*The request for new, non-residential development in the West Central Community would generally help support the node, or activity center, at Central Ave. The request generally furthers WSSP Policy 3.33.*

#### **C) SOUTHWEST ALBUQUERQUE STRATEGIC ACTION PLAN (SWASAP) (RANK II)**

In March 2009, the City Council adopted the Southwest Albuquerque Strategic Action Plan (SWASAP) and made it a new chapter of the West Side Strategic Plan (WSSP), which was correspondingly amended (Bill No. R-08-169). The WSSP, which contains the SWASAP, applies to land within municipal boundaries. Bernalillo County did not adopt the SWASAP, so it does not apply to unincorporated lands.

The SWASAP is another layer atop the Southwest Area Plan (SAP), which was first adopted in 1988 and subsequently amended in 1999, 2002 and 2009. The SAP was not rescinded and applies to the unincorporated areas of Bernalillo County. Boundaries of the SWASAP are Paseo del Volcan on the west, Coors Blvd. on the east, Central Ave. on the north, and Dennis Chavez (Rio Bravo) Blvd. on the south.

The primary Goal of the SWASAP is for SW Albuquerque to become a complete community. The SWASAP contains projects and programs to help achieve this based on five interconnected goals (see below); each goal contains a subset of strategies to support and implement it. For example, the strategy of designating activity centers in key locations will help implement the goal of complete communities by providing convenient commercial and retail services to residents, who would then have the option to use alternative modes of transportation.

The five SWASAP goals are:

- Goal 1: Build complete neighborhoods and a network of activity centers to serve them
- Goal 2: Provide convenient public services
- Goal 3: Plan and build a complete interconnected system of public parks, trails and major public open space
- Goal 4: Increase and improve retail and commercial services, and
- Goal 5: Develop a complete multi-modal transportation network.

Goal 4 applies to the request, as follows:

Goal 4: Increase and improve retail and commercial services (p. 347).

*The request would increase retail and commercial services in the area, and generally would result in their improvement. Therefore, the request generally furthers Goal 4.*

**D) WEST ROUTE 66 SECTOR DEVELOPMENT PLAN (WR66SDP) (RANK III)**

The West Route 66 Sector Development Plan (WR66SDP) was adopted on November 24, 1987 (Council Bill No. R-321). It was amended in 2001 to revise the design overlay zone for Segment 1 (Council Bill No. R-172). Other amendments occurred in 2008 to change zoning around the Unser Blvd./Central Ave. intersection (R-08-113) and to bring the WR66SDP into conformance with the Southwest Area Strategic Action Plan (R-08-172).

The Plan area generally encompasses 1,765 acres and stretches 6.63 miles along Central Ave from the Rio Grande west to its intersection with Interstate 40 (commonly known as the top of “nine-mile hill.”) The north and south boundaries of the plan area essentially encompass only the lots adjacent to Central Ave. The exception to this is between Unser Boulevard and 98<sup>th</sup> Street where the northern boundary extends to Avalon Rd. and the southern boundary extends to Sunset Gardens Rd.

The plan area consists of three segments. Segment One includes the area from the Rio Grande River west to North Coors Blvd. Segment Two extends from North Coors Blvd. west to the City limits, prior to October 19, 1987 (at approximately 106<sup>th</sup> Street). Segment Three begins from that point and extends west to Central Ave.’s intersection with Interstate 40. The subject site is in Segment 1.

The purpose of the plan is to enhance the negative community image of West Central and instill community confidence in this area as a developable segment of the City. The plan specifies infrastructure requirements to complete development of the plan area. The plan also specifies land use, zoning, and design standards for future development.

The Design Overlay Zone (p. 82-86) applies to all properties in the Plan area and lists design regulations for architectural design, site design, signage, and site lighting. The request complies with applicable regulations except as noted below:

**Site Design [only standards applicable to Segment One are considered]**

Intent: “to provide for a continuous landscaping buffer along Central Ave. and to provide for minimum site development standards which will ensure continuity of elements such as signs, outside storage, and landscaping within the property lines.”

1. Along Central Ave. there shall be a minimum landscaped setback of ten feet from the ROW line.
3. A landscaped setback shall be provided along the frontages of properties along principal...arterials...The depth along intersecting streets shall be determined based on site area and rounded to the nearest whole number (ref. graph).
5. No parking or paved area except sidewalks and driveways...shall intrude upon the required landscaped setback.

*The request does not meet standards 1, 3 and 5 because the larger site was developed in the early 1970s, prior to the adoption of the WR66SDP in 1989. Since a building expansion is*

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*involved, the regulations would apply. However, in this case, a portion of the ROW of Central Ave. is slated for the upcoming ART (Albuquerque Rapid Transit) project and any landscaping would have to be removed.*

#### **V. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

The request is for an amendment to an as-built site development plan for building permit. Zoning Code §14-16-3-11 states that "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, Staff has reviewed the proposed site development plan for conformance with applicable goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the West Rt. 66 Sector Development Plan and the Zoning Code.

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

The subject site is  $\approx$  13 acres and triangular in shape, with the long side of the triangle on the southern end adjacent to residences. The site layout, established in 1971 when the subject site was developed (see History section of this report), placed buildings as far as possible from Central Ave. with a large amount of parking between the buildings and the streets.

The subject site was recently renovated. The layout remained the same. The renovations consisted of interior remodeling of the existing big-box building, façade modernization, landscaping, and parking lot improvements.

The proposed retail addition would be located near the site's SE corner and adjacent to the existing retail buildings. The required setbacks of the C-2 zone (5 feet front and side, and 15 feet rear when abutting residential) would be maintained.

A new refuse enclosure is proposed in back of the addition, near the existing loading docks.

##### ***Public Outdoor Space***

Public space is required to buildings 60,000 sf or greater. A collection of smaller buildings linked by common walls shall be considered one building [§14-16-3-18(C)(4)]. Therefore, one public space area, a minimum of 400 sf, is required for every 30,000 of building sf.

Total building sf is 154,656 sf (any existing sf not shown on the current site development plan is not counted).  $154,656/30,000=5.2$ , and  $5.2 \times 400= 2,080$  sf of space required. Public space areas are proposed at the front of the existing building and as the triangle area north of the addition. Benches would provide seating. The landscape plan shows the whole triangle area as a landscape area (1,435 sf), however, and it appears that the landscaping plan was not updated. The intention is to use the trees for shading, benches for seating, and to not have the internal portion of the triangle area landscaped.

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

*Access & Circulation:* The subject site has two vehicular access driveways: a 36 ft. drive aisle on Central Ave. and a 24 ft. drive aisle on Atrisco Rd. A new, 30 ft. vehicular entrance is proposed near the subject site's SE corner. Vehicles can access the site from any of these, and circulate

through the parking lot via numerous drive aisles. Vehicles can also circulate in back of the buildings, though this is a loading dock and refuse collection area and may be blocked.

*Parking:* Historical documents indicate that, with the original 1971 approval, 560 parking spaces were required. Approximately 800 were provided.

Pursuant to Zoning Code §14-16-3-1, Off Street Parking Regulations, parking is calculated at the rate of one space/200 sf of leasable retail space for the first 15,000 sf; one space/250 sf for the next 45,000 sf and one space/200 sf for the remaining area over 60,000 sf. Staff calculates required spaces as 569, as follows:

Square Footages per Rate	Building sf used	Rate (spaces: sf)	Spaces Required
First 15,000 sf	15,000	1:200	75
Next 45,000 sf	45,000	1:250	180
Remaining >60,000 sf	94,656	1:300	314
	<b>154,656 total</b>		<b>569 total</b>

Required spaces are listed as 571, but should be 569 due to an incorrect labeling (8 instead of 6 just west of the home plus building). As for provided spaces, Staff counted all the spaces on the subject site and got 590 spaces. The parking requirement is met. A transit reduction of 10% could be applied due to the subject site's proximity to a major transit route, though it is not needed to meet parking requirements.

For 569 required spaces, 16 of these must be handicap (HC) spaces. 20 HC spaces are proposed. Unlike HC spaces, motorcycle spaces (MC) are counted in addition to required parking. Staff counts 12 MC spaces provided; 7 are required. All are proposed where they would be visible from a building entrance, as required.

Calculations for bicycle parking need to be provided. Staff calculates 29 bicycle spaces required ( $577/20 \approx 29$  spaces) and 30 provided (6 bike racks with 5 spaces each).

*Traffic Impact Study (TIS):* The West Central Plaza TIS was submitted on May 16, 2016. Front-end text and the conclusion are provided with the Staff report (see attachment). The TIS used trip generation data for 24,940 sf of a shopping center use and 2018 as the implementation year. Intersections modeled included Central Ave./Old Coors Blvd., Central Ave./47<sup>th</sup> St., Central Ave./Atrisco Dr., Central Ave./Sunset Rd., and 40<sup>th</sup> St./Atrisco Dr. However, the proposed development will present no significant adverse impact provided that the mitigation recommendations are followed (see attachment-p. 18 of TIS).

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

Existing non-vehicular access is provided from Central Ave., near the middle of the subject site and from Atrisco Dr., near the middle of the eastern side of the subject site. These striped pathways were added as part of the recent site renovation, along with parking lot landscaping. Another pathway is needed near the mid-point of the vehicular entrances, which would be the closest distance to the new addition. The pathway would facilitate and promote pedestrian access

and circulation, especially since a transit shelter exists on Atrisco Dr., at the subject site's SE corner.

The new pathway would be required to be at least 6 feet wide and of textured, colored concrete pursuant to Zoning Code §14-16-3-1(H), Off-Street Parking Regulations- Pedestrian Connections. Staff checked with Zoning Staff regarding the existing striped pathways across drive-aisles, which were installed with the recent site renovation, and are not "clearly demarcated by the use of techniques, such as special paving, grade separation, or pavement marking of a permanent nature." Since no square footage was added with the remodeling, the regulations weren't triggered at that time and regulations would not be applied retroactively to the larger site.

#### ***Walls/Fences***

A chain link fence exists along the subject site's southern boundary. The symbol needs to be added to the legend. No new walls are proposed.

#### ***Landscaping***

Landscaping is proposed along Atrisco Dr. and a portion of the southern boundary. Trees include Honey Locust, Chinese Pistache, and Flowering Plum. There is a limited palette of four desert accents, three flowering plants, and one type of grass. The required street trees and parking lot trees are shown.

A portion (or all) of the landscaping shown in the triangular area north of the proposed addition needs to be removed to allow provision of public outdoor space so that §14-16-3-18(C)(4) can be met. The main site plan sheet and the landscaping plan need to be consistent.

The General Notes should be numbered for ease of use, and notes 7 and 9 should be deleted. Note 7 pertains to another project and Note 9 contradicts another regarding irrigation.

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

Light poles, finished in bronze aluminum, are found throughout the parking areas. They have an older style of light fixture, so probably weren't updated with the recent site renovation. No new light poles are proposed and a light pole detail is not provided.

#### ***Grading & Drainage Plan***

Existing ponding areas are located on the subject site's southern boundary and in two areas of the parking lot. New ponding areas are proposed along the eastern boundary; one is just east of the proposed addition. Water flows in various directions to reach the existing ponding areas and inlets. A new inlet is proposed near the addition's NE corner.

#### ***Utility Plan***

A new water line and a new sewer line would connect to the proposed addition from Atrisco Dr. and from the lines that run in back of the existing buildings. Any fire hydrants need to be shown. Utility easements, if any, should be shown on the utility plan.

### ***Architecture***

The architecture of the proposed addition is a modern design, common for local shopping centers, which would match the façade of the recently remodeled building. Design features such as coping and columns, and changes in height, colors and materials, serve to create visual interest and break-up the façade. At its highest point, the building would be approximately 34 feet tall.

Materials are stucco and veneer block. Colors include light tan, medium tan, dark brown and white. Common name colors should be specified. Windows and doors are finished in aluminum.

The north, south and east elevations of the proposed addition exceed 100 feet and therefore must comply with the General Building and Site Design Regulations for façades 100 feet or greater [§14-16-3-18(C)(3)]. There is no west elevation because it will be contiguous with the existing building.

The design provides articulation along the length of the façade with windows, doors, and awnings along over 50% of the façade length, and variation in height, on the north (main) elevation. The east elevation meets the requirement by repeating the column-window element twice. The south elevation (rear façade) is 145 feet long, so 72.5 feet of a design element is required. The column-window element is shown once, but it's only approximately 33 feet long so the requirement isn't met. Staff suggests repeating the column element 4 times for the length of the façade.

A bench detail is needed. The color(s) for the dumpster walls and gates need to be specified.

### ***Signage***

Located near the corner of the Central Ave./Atrisco Dr. intersection, the existing, 26 foot free-standing sign is proposed to remain. Proposed are six new tenant signage spaces to be added below the two existing tenant signs. Pursuant to the C-2 zone [§14-16-2-17], free-standing sign area of a single sign shall not exceed 300 sf. Though the detail is not to scale, it is dimensioned. It appears that 150 sf of total signage would be on each side; about 2/3 of that is signage for new tenants. The shopping center regulations do not allow more than 150 sf of signage per sign face [§14-16-3-2]; the request meets both requirements.

An 84 sf building-mounted sign is proposed on the north elevation. It needs to be dimensioned. The proposed sign is the same size as the tenant signs shown on the existing building adjacent west. Letter type and illumination need to be specified.

## **VI. AGENCY & NEIGHBORHOOD CONCERNS**

### ***Reviewing Agencies/Pre-Hearing Discussion***

City Departments and other agencies reviewed this application from April 4, 2016 to April 20, 2016. Transportation Staff note that a TIS is required and request that the applicant provide a clear-sight triangle exhibit. Additional transportation comments pertain to adding signage.

Long Range Planning Staff recommends a direct pedestrian connection, of a material other than asphalt, from the public sidewalk along Atrisco Drive to the proposed concrete sidewalk at the

closest corner of the expanded building. Utility Staff suggest that the applicant obtain an availability statement. Zoning staff commented that parking shall comply with C-2 standards.

The Solid Waste Management Division commented that the proposed retail space will need to have its own refuse enclosure, built to COA requirements. The Albuquerque Police Department (APD) suggests installing a video surveillance system and not planting trees immediately adjacent to parking lot light poles. Public Service Company of New Mexico provided standard comments. Agency comments begin on p. 21.

***Neighborhood/Public***

The affected neighborhood organizations are the Pat Hurley Neighborhood Association (NA), the Vecinos del Bosque NA, the South Valley Coalition of Neighborhood Associations (NAs), the South West Alliance of Neighbors (SWAN), and the Westside Coalition of NAs, which was notified as required. Property owners within 100 feet of the subject site were also notified.

The request was not recommended for facilitation by the Office of Neighborhood Coordination (ONC). As of this writing, Staff has received one letter of general support and one phone inquiry from a neighbor and is not aware of any opposition.

**VII. CONCLUSION**

The request is for an amendment to an as-built site development plan for building permit for an approximately ( $\approx$ ) 1.8 acre portion of an  $\approx$ 13-acre site that comprises the SW corner of the intersection of Central Ave. and Atrisco Dr., commonly known as the old K-Mart site (the "subject site).

The applicant proposes  $\approx$  25,000 sf of additional retail space to add to the existing  $\approx$  115,000 sf of retail space. The request is in the EPC process because the addition exceeds the 10% of building square footage change that Staff is allowed to approve administratively pursuant to Zoning Code §14-16-2-22(A)(6). The required TIS was submitted.

The subject site is in the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan and West Route 66 Sector Development Plan also apply. Staff finds that the request generally furthers most applicable Goals and policies.

Neighborhood associations and coalitions were notified as required. A letter of support was submitted. A facilitated meeting was neither recommended nor held. As of this writing, there is no known opposition.

Staff recommends approval subject to conditions needed to meet Zoning Code requirements and provide clarity.

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***FINDINGS – 16EPC-40021 – June 9, 2016 – Site Development Plan for Building Permit Amendment***

1. This is a request for an amendment to an as-built site development plan for building permit for an approximately ( $\approx$ ) 1.8 acre portion of an  $\approx$ 13 acre site described as Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39 (the “subject site”), which is located at the southwest corner of the intersection of Central Ave. SW and Atrisco Dr. NW.
2. The applicant proposes to develop  $\approx$  25,000 square feet (sf) of additional retail space to add to the existing  $\approx$  115,000 sf of retail space. The subject site is zoned C-2(SC) and contains an existing shopping center, which was originally constructed in the 1970s and was recently remodeled.
3. Pursuant to Zoning Code 14-16-2-22(A)(6), Staff has the authority to approve site development plan amendments if the total proposed building square footage does not exceed the approved square footage by more than 10%. In this case, the EPC is hearing the request because the proposed change in square footage is  $\approx$  18%, so the request cannot be approved administratively.
4. A Traffic Impact Study (TIS) is required because the request exceeds the City’s threshold for retail by  $\approx$  15,000 sf. The West Central Plaza TIS indicates that the proposed development will present no significant adverse impact provided that the mitigation recommendations are followed: maintain adequate sight distances and ensure that driveways meet Development Process Manual (DPM) requirements.
5. The subject site is in the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan and the West Route 66 Sector Development Plan also apply.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Goal and land use policies of the Comprehensive Plan:
  - A. Established Urban Goal. The request would result in development of an additional  $\approx$  25,000 sf of retail space in an existing shopping center. The area is characterized by a variety of commercial uses, including restaurants, retail, and residential uses, which would generally offer variety and maximum choice in work areas and life styles. The design would generally fit with other buildings nearby, though the area has no particular architectural style.
  - B. Policy II.B.5d-neighborhood values/environmental conditions/ other concerns. The proposed new development would be appropriate in terms of its location, intensity and design. The subject site is located along Central Ave. in an area characterized by a variety of existing land uses, with old and new standard architecture. Though near the Rio Grande, the area not considered a scenic or natural environment. There is no known neighborhood opposition as of this writing.

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- C. Policy II.B5e- new growth/urban facilities/neighborhood integrity. The subject site is developed and has existing urban facilities such as roads and utility lines, the use of which would not disrupt neighborhood integrity.
- D. Policy II.B.5j-location of new commercial development. The proposed retail addition would be located in an existing shopping center, on land already zoned C-2 for commercial uses and within reasonable walking and biking distance from residential uses. The subject site can be considered a larger area-wide shopping center site and is located at the intersection of arterial streets.
- E. Policy II.B.5k- land/arterial streets/traffic effects. The subject site is adjacent to two arterial streets: Central Ave. and Atrisco Dr. A TIS is required; any mitigation suggestions therein would help minimize harmful effects of traffic as would comments from Transportation Staff.
- F. Policy II.B.5l-quality design/new development. The design, which modern and uses materials such as stucco, veneer block and metal, would be generally appropriate to the plan area and compatible with the recently renovated retail spaces in the shopping center and with other development nearby. The area consists of a variety of buildings, some older and some newer, and some with franchise architecture.
8. The request partially furthers the following Goals and land use policies of the Comprehensive Plan:
- A. Activity Center Goal. The subject site is located in a designated Activity Center, the Atrisco Community Activity Center (CAC). The request would generally help expand a concentration of social/economic activities and could help reduce auto travel needs by being located on an Enhanced Transit Corridor (Central Ave.) and located where infrastructure already exists. However, the request would not contribute to expanding concentrations of high-density mixed land use.
- B. Transportation and Transit Goal. The area is generally served by infrastructure for multiple modes of transportation, though the existing shopping center's placement, is far from Central Ave., which favors vehicle access. Central Ave. is an Enhanced Transit Corridor with good transit service, and an ART (Albuquerque Rapid Transit) stop is envisioned for the future. Pedestrian pathways are through the parking lot. Bike lanes exist on both Central Ave. and Atrisco Dr. Residential uses are close to the subject site, so walking and biking is possible for some.
- C. Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions. There are two pedestrian connections to Central Ave. and one to Atrisco Dr. Pedestrian opportunities were integrated into the development with the remodel, but pathways are through the parking lot, which is not optimal for safety and pleasantness of non-motorized travel conditions. Adding a pathway to the east, to connect to the existing bus shelter on Atrisco Dr., would help.
9. The request generally furthers (Policies 1.1 and 3.30) and partially furthers (Policy 1.5) the following, applicable WSSP policies:
- A. Policy 1.1: The request is for additional retail development in the Central/Atrisco activity center (designated as Community Activity Center in the Comprehensive Plan and

- 
- Neighborhood Center in the WSSP). This non-residential development would occur in a designated center.
- B. Policy 3.30 (West Central): The request for new, non-residential development in the West Central Community would generally help support the node, or activity center, at Central Ave.
- C. Policy 1.5: The subject site is in the Central/Atrisco activity center. There are pedestrian connections to Central Ave. and Atrisco Dr., though another connection is needed from the area of the proposed addition to the bus shelter near the subject site's SE corner. Pedestrian access between buildings and through parking lot areas would benefit from improvement, though the biggest impediment to good pedestrian and bicycle access is the existing layout of the buildings.
10. The request generally furthers Goal 4 of the SWASAP because it would increase retail and commercial services in the area and would result in their improvement.
11. The WR66SDP Design Overlay Zone applies. The subject site is in Segment One of the Plan area. The request complies with standards regarding architectural design, signage, and site lighting. The request does not meet site design standards 1, 3, and 5, which require landscaping and landscape buffers along Central Ave. The larger site was developed in the early 1970s, prior to the adoption of the WR66SDP in 1989. Since the current request involves a building expansion, however, the regulations would apply. In this case, a portion of the ROW of Central Ave. is slated for the upcoming ART (Albuquerque Rapid Transit) project and any landscaping would have to be removed.
12. Conditions of approval are needed to address Zoning Code requirements, particularly in §14-16-3-1(H), Off-Street Parking Regulations-Pedestrian Connections, and in §14-16-3-18(C)(4), General Building and Site Design Regulations for Non-Residential Uses-Public Space. Minor clarification needed in places can also be addressed through conditions.
13. The affected neighborhood organizations are the Pat Hurley Neighborhood Association (NA), the Vecinos del Bosque NA, the South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN), and the Westside Coalition of NAs, which was notified as required. Property owners within 100 feet of the subject site were also notified. The request was not recommended for facilitation by the Office of Neighborhood Coordination (ONC). As of writing of the Staff report, Staff received one letter of general support and one phone inquiry from a neighbor. There is no known opposition.

***RECOMMENDATION – 16EPC-40021 – June 9, 2016 – Site Development Plan for Building Permit Amendment***

**APPROVAL of 16EPC-40021, a request for an amendment to an as-built site development plan for building permit for an approximately 1.8 acre portion of Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza**

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Subdivision, and Tract A Lands of MRGCD Map 39, based on the preceding Findings and subject to the following Conditions of Approval.

**CONDITIONS OF APPROVAL –16EPC-40021 – June 9, 2016 – Site Development Plan for Building Permit Amendment**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Traffic Impact Study: The mitigation measures in the TIS shall be implemented as required by the DRB.
4. Parking:
  - A. Ensure that the total number of parking spaces provided is shown accurately on the site development plan and list required parking as 569 spaces.
  - B. Show the math for the handicap parking and motorcycle parking calculations and remove the rates that don't apply.
  - C. Provide a calculation for the bicycle parking.
5. Pedestrian Issues:

A direct pedestrian connection, of a material other than asphalt pursuant to §14-16-3-1(H), shall be provided from the public sidewalk along Atrisco Dr. to the proposed concrete sidewalk at the closest corner of the addition (approximately midway between the two vehicular access points).
6. Public Outdoor Space:
  - A. Public space shall be provided pursuant to Zoning Code §14-16-3-18(C)(4), at the rate of 400 sf for every 30,000 sf of total building area (2,000 sf outdoor space required).
  - B. Clarify what portion of the 1,435 sf area north of the addition is to be landscaping and what portion is to serve as an outdoor space patio area.
  - B. Shade shall be provided to cover a minimum 25% of the outdoor space areas.
  - C. Show the math for the outdoor space calculations.

D. Relocate the bicycle rack on the addition's eastern side closer to the outdoor space area.

7. Landscaping Plan:

- A. Remove a portion (or all) of the landscaping from the triangular public outdoor space area north of the addition and correspondingly re-do the landscaping calculations (see also Condition 5A).
- B. Landscaping beds and islands shall be depressed below grade.
- C. Add at least three plants to the landscape area near the addition's NE corner (see also Condition 5D).
- D. Provide the standard shrub planting detail.
- E. An irrigation system shall be provided for all of the plants; rain water shall be supplementary (delete General Note 9).
- F. Delete General Note 7 (pertains to another project).

8. Elevations:

- A. The south elevation shall be articulated over at least 50% of the façade's length pursuant to §14-16-3-18(C)(3), General Building and Site Design Regulations for façades 100 feet or greater.
- B. Provide calculations for seating and show compliance with [§14-16-3-18(C)(3)].
- C. Provide a bench detail.

9. Signage:

- A. Show dimensions of the building-mounted sign.
- B. Specify letter type and illumination.

10. Utility Plan:

- A. Show location of any easements.
- B. Indicate location of fire hydrant(s).

11. Clarification:

- A. Use the term "remodeled" in the project narrative and indicate that the remodel did not involve a change in building square footage.
- B. Clarify keyed notes 4 and 11 regarding the purpose of the area on the north side of the addition.
- C. Remove the word "typical" from the elevations and specify the colors that are "to match".

- D. Add the chain link fence symbol to the legend.
- E. Number the General Notes on the Landscaping Plan.
- F. Re-label the parking as 5 in the NW corner of the Landscaping Plan.

12. Conditions of approval from the City Engineer:

- A. A Traffic Impact Study (TIS) will be required for this development plan.
- B. The following will be required at DRB:
- C. Please identify and dimension all existing sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
- D. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.
- E. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- F. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs.
- G. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail at entrances/exits on Central Ave. and Atrisco Dr.
- H. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

13. Conditions of approval from the Water Utility Authority:

- A. Request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to service.
- B. The proposed conceptual utility plan shows a water service connection to the existing 16" waterline which is not acceptable.
- C. The proposed fire line is proposed to connect to what appears to be an existing private fire line. The responsibility of this private fire line is that of the owner of the account. Confirm that there is a maintenance agreement for this shared use.
- D. The proposed sanitary sewer service is proposed to connect to an existing private sanitary sewer service. Confirm that there is a maintenance agreement for this shared use.

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14. Condition of approval from the Solid Waste Management Department, Refuse Division:

New proposed retail space will need to have its own refuse enclosure, built to COA minimum spec. requirements.

15. Conditions of approval from the Public Service Company of New Mexico (PNM):

A. An existing overhead distribution pole is located at the southeast corner of Central and Atrisco SW. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107  
Phone: (505) 241-3697

B. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

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*Catalina Lehner*

**Catalina Lehner, AICP**  
**Senior Planner**

Notice of Decision cc list:

Tecolote Resources, Inc., 23421 South Pointe Drive, Ste. 270, Laguna Hills, CA, 92653  
Modulus Architects, Attn: Angela. 100 Sun Ave, Ste. 305, ABQ, NM 87109  
George Holly, Pat Hurley NA, 5020 La Bajada NW, ABQ, NM 87105  
James W. Jones, Pat Hurley NA, 309 Rincon Ct. NW, ABQ, NM 87105  
Rod Mahoney, Vecinos Del Bosque, NA, 1838 Sadora Rd, SW, ABQ, NM 87105  
Rod Mahoney, South Valley Coalition of NAs, 1838 Sadora Rd, SW, ABQ, NM 87105  
Harrison (Tai) Alley, Vecinos Del Bosque NA, 1316 Dennison SW, ABQ, NM 87105  
Marcia Fernandez, South Valley Coalition of NAs, 2401 Violet SW, ABQ, NM 87105  
Johnny Pena, SW Alliance of Neighbors, 6525 Sunset Gardens SW, ABQ, NM 87121  
Jerry Gallegos, SW Alliance of Neighbors, 417 65<sup>th</sup> St SW, ABQ, NM 87121  
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sol Ct. NW. ABQ, NM 87114-2701  
Rene Horvath, Westside Coalition of NAs, 5515 Palomino Dr. NW, ABQ, NM 87120

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Enforcement

I was unable to locate parking calculations on the site plan. Parking shall comply with C-2 standards.

#### Office of Neighborhood Coordination

Pat Hurley NA (R), Vecinos Del Bosque NA (R), South Valley Coalition of NAs

South West Alliance of Neighbors (SWAN), Westside Coalition of NAs

4/14/16 – Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 3/28/16 – siw

4/14/16 – Proof provided in packet that Agent/Applicant did send out certified mail to the NAs on 3/30/16 – siw

#### Long Range Planning

Recommend provision of a direct pedestrian connection, of a material other than asphalt, from the public sidewalk along Atrisco Drive to the proposed concrete sidewalk at the closest corner of the expanded building (approximately midway between the two vehicular access points).

#### Metropolitan Redevelopment

### CITY ENGINEER

#### Transportation Development Services

- A. A Traffic Impact Study (TIS) will be required for this development plan.
- B. The following will be required at DRB:
- C. Please identify and dimension all existing sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
- D. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
- E. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- F. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
- G. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail at entrances/exits on Central Ave. and Atrisco Dr.
- H. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

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Hydrology

- No comments received.

**NEW MEXICO DEPARTMENT of TRANSPORTATION**

- NMDOT has no comments with existing access configuration.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

Transportation Planning

- Comments are based upon MRCOG's 2040 Bikeways System Map, which on 1010546 it calls for proposed bike lanes on Atrisco. Bike lanes to be added to the infrastructure list at the DRB.

Traffic Engineering Operations

- No comments received.

Street Maintenance

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:** Conditions of approval for the proposed Amendment to the Site Development Plan for Building Permit include:

- A. A Traffic Impact Study (TIS) will be required for this development plan.
- B. The following will be required at DRB:
- C. Please identify and dimension all existing sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
- D. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.
- E. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- F. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs.
- G. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail at entrances/exits on Central Ave. and Atrisco Dr.
- H. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

**WATER UTILITY AUTHORITY**

Utility Services

- A. Request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to service.
- B. The proposed conceptual utility plan shows a water service connection to the existing 16" waterline which is not acceptable.
- C. The proposed fire line is proposed to connect to what appears to be an existing private fire line. The responsibility of this private fire line is that of the owner of the account. Confirm that there is a maintenance agreement for this shared use.
- D. The proposed sanitary sewer service is proposed to connect to an existing private sanitary sewer service. Confirm that there is a maintenance agreement for this shared use.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division** – No comments received.

**Environmental Services Division** – No comments received.

**PARKS AND RECREATION**

**Planning and Design**

Reviewed, and no comments.

**Open Space Division** – No comments received.

**City Forester** – No comments received.

**POLICE DEPARTMENT/Planning**

- A. Ensure parking lots, walkways and building approaches are free from visual obstruction.
- B. Landscaping should be positioned to increase natural surveillance and kept to a maximum of three feet off the ground.
- C. Trees should not be placed immediately adjacent to parking lot pole lights. Once the trees become mature they will reduce available illumination.
- D. Recommend installing a video surveillance system. Cameras should be positioned to view all vehicle and pedestrian access points, parking lots, walkways, seating locations and maintenance areas. Each camera should be monitored and recorded for real-time and historical use.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

New proposed retail space will need to have its own refuse enclosure, built to COA minimum spec. requirements.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

<b>Project # 1010546 16EPC-40021 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT</b>  FOR ALL OR PORTIONS TRACT A, COOGAN AND WAHERS SOUTHWESTERN LAND, SECTION 24, ZONED C-2, LOCATED ON CENTRAL & ATRISCO, CONTAINING APPROX 11 ACRES. (K-12)	Adjacent and nearby routes	Route #66, Central Route, and Route # 766, Red Line Rapid Ride Route, pass the site on Central. Route # 51, Atrisco Route, passes the site on Atrisco.
	Adjacent bus stops	There are 2 existing bus stops serving Route #66 and Route # 766, with shelters, located on Central approximately 125' west and 200' west, from the northeast property corner, adjacent to the property. There is an existing bus stop at Atrisco, serving Route # 51 in southbound direction, with bus shelter located approximately at the southeast corner of the property.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY** – No comments received.

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, no comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

Coogan and Wahers Southwestern Land, Section 24, Tract A, is located on Central and Atrisco. The owner of the above property requests approval of a Site Development Plan for Building Permit Amendment to allow for the development of 25,000 sq ft of retail space. This will have no adverse impacts to the APS district.

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT** – No comments received.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

- A. An existing overhead distribution pole is located at the southeast corner of Central and Atrisco SW. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107

Phone: (505) 241-3697

- B. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.



Figure 1: Looking West at the location of the proposed addition, and at the eastern elevation of the remodeled shopping center.

Figure 2: Looking Southeast, at the parking lot in the area of the proposed addition. A group of small apartment buildings and a transit shelter are in the background.



Figure 3: Looking Northwest at the landscaping area in front of the available retail space and the proposed addition.

Figure 4: Looking East, at the pedestrian connection leading to Atrisco Dr.



Figure 5: Looking North, at the shopping center across Central Ave. from the subject site.

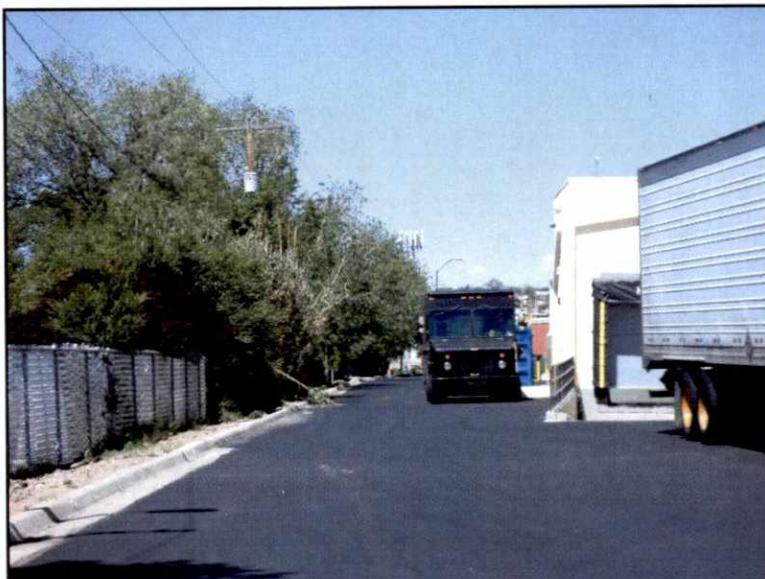
Figure 6: Looking Northeast, from the subject site, at the intersection of Central Ave. NW and Atrisco Dr.





**Figure 7:** Looking East, from the subject site's parking lot, at the location of the proposed addition.

**Figure 8:** Looking South, at the back yards of the residences that abut the subject site.



**Figure 9:** Looking West, at the loading dock area that abuts the residences adjacent south.

## ZONING

Please refer to the Zoning Code for specifics of the C-2 zone

**§ 14-16-2-22 SU-1 SPECIAL USE ZONE.**

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

**(A) Procedure.**

- (1) Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. An application for a change to SU-1 zoning shall state the proposed use and must be accompanied by a plan including, at a minimum, all the elements of a Site Development Plan for Subdivision Purposes. As part of the zone amendment action, a Site Development Plan may be approved; alternatively a plan may be approved later. If an approved Site Development Plan is a specified condition of zone change approval, such plan must be approved within the time period specified in § 14-16-4-1(C)(11) of this Zoning Code. No building permit shall be approved unless it is consistent with a complete site development plan for building permit and landscaping plan for the lot in question, approved by the Planning Commission or its designee; at the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit.
- (2) A decision implementing a change to the zone map to SU-1 zoning shall designate the specific use permitted, and a building permit shall be issued only for the specific use and in accordance with an approved Site Development Plan. The specific use shall be recorded on the zone map.
- (3) In approving an application, the Planning Commission may impose requirements as may be necessary to implement the purpose of this Zoning Code. However, for an adult amusement establishment or adult store on an SU-1 zoned site, no conditions may be imposed on the adult uses that would prevent them from existing on the site if the uses are allowed under the applicable Zoning Code distance requirements.
- (4) A certified copy of the Site Development Plan shall be kept in the Planning Department records so that it may be reviewed against an application for a building permit for any part or all of a special use.
- (5) The Planning Commission may review the application, plan, and progress of development at least every four years until it is fully implemented to determine if it should be amended.
- (6) The Planning Director may approve minor changes to an approved Site Development Plan or Landscaping Plan if it is consistent with the use and other written requirements approved by the Planning Commission, if the buildings are of the same general configuration, if the total building square footage is not greater than 10% than the approved plan, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered plan. If the Planning Director believes there might be a person substantially aggrieved by the altered plan or if the total building square footage would be increased more than 2%, he shall give mailed notice of the proposed change to owners of adjacent property and to neighborhood associations entitled to notice of zone change proposals there.
- (7) The Planning Director or a designee may approve site plans for temporary park-and-ride facilities.

## HISTORY

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

May 13, 2016

Tecolote Resources, Inc.  
23421 South Pointe Dr, SE #270  
Laguna Hills, CA 92653

**Project# 1010546**  
16EPC-40021 Site Development Plan for Building Permit  
Amendment

### LEGAL DESCRIPTION:

Modulus Architects, agent for Tecolote Resources, Inc., requests the above action for all or a portion of Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39, zoned C-2 (SC), located at the SW corner of Central Ave. SW and Atrisco Dr. NW, containing approximately 13 acres. (K-12) Staff Planner: Catalina Lehner

PO Box 1293

On May 12, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1010546/16EPC-40021, a Site Development Plan for Building Permit Amendment, based on the following findings:

### FINDINGS:

1. The request is for a Site Development Plan for Building Permit Amendment for a portion of an approximately 13 acre site located at the SW corner of Central Ave. SW and Atrisco Dr. NW.
2. The applicant has submitted a written request for deferral, which is included in the record.
3. The applicant requests a 30-day deferral to the June 9, 2016 EPC hearing to allow time for the TIS to be completed and reviewed by Transportation Staff.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 27, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

OFFICIAL NOTICE OF DECISION

Project #1010546

May 12, 2016

Page 2 of 2

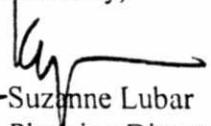
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
For Suzanne Lubar  
Planning Director

SL/CLL

cc: Tecolote Resources, Inc, 23421 South Pointe Drive, Ste. 270, Laguna Hills, CA, 92653  
Modulus Architects, Attn: Angela, 100 Sun Ave, Ste. 305, ABQ, NM 87109  
George Holly, Pat Hurley NA, 5020 La Bajada NW, ABQ, NM 87105  
James W. Jones, Pat Hurley NA, 309 Rincon Ct. NW, ABQ, NM 87105  
Rod Mahoney, Vecinos Del Bosque, NA, 1838 Sadora Rd, SW, ABQ, NM 87105  
Rod Mahoney, South Valley Coalition of Neigh. Assoc., 1838 Sadora Rd, SW, ABQ, NM 87105  
Harrison (Tai) Alley, Vecinos Del Bosque NA, 1316 Dennison SW, ABQ, NM 87105  
Marcia Fernandez, South Valley Coal. Of Neighb. Assoc., 2401 Violet SW, ABQ, NM 87105  
Johnny Pena, SW Alliance of Neighbors, 6525 Sunset Gardens SW, ABQ, NM 87121  
Jerry Gallegos, SW Alliance of Neighbors, 417 65<sup>th</sup> St SW, ABQ, NM 87121  
Harry Hendriksen, WS Coalition of NA's, 10592 Rio Del Sol Ct. NW. ABQ, NM 87114-2701  
Rene Horvath, WS Coalition of NA's, 5515 Palomino Dr. NW, ABQ, NM 87120

Notice of Decision for the  
K-mart shopping center devel.

PLANNING DEPARTMENT  
CITY OF ALBUQUERQUE

Rev. 1293

July 24, 1969  
Telephone Room 2386

Date July 30, 1969  
File Z-69-71

Hernandez, Atkinson & Kelsey  
P.O. Box 211  
City 87103

The Planning Commission made this recommendation at its meeting of July 24, 1969

BE IT RESOLVED THAT Z-69-71, subject to (1) adjustment of the parking arrangements on the north side of the building to allow construction of 6 ft. sidewalks and street tree planting along the Central Avenue and Atrisco Drive frontages; (2) provision of landscape screening along the south property line; (3) inclusion on the plan of the design, size, and location of all exterior lighting and signs on the premises; (4) approval of the site drainage plan by the City Engineer; (5) approval of curb and median cuts by the Traffic Engineer; and (6) construction of a 6 ft. wall along the south side of the property, be recommended to the City Commission for approval because it will permit suitable use of the land.

Should you wish to appeal this decision, you may do so by in the manner described below:

1. Appeals -- Appeal of any denial by the Planning Commission may be submitted in writing to the City Commission...

If a written protest is signed by the owners of twenty per cent (20%) or more, either of the area of the lots or blocks included in such proposed change, or of the immediately adjacent within one hundred feet of the area proposed for change, public ways, such change to the zoning shall require the concurring vote of at least two-thirds of the City Commission.

(1) Written notice of appeal shall be filed with the Planning Director.

2. Public notice of any appeal shall be given by legal advertisement in the manner prescribed for a change to the text of any ordinance. The Planning Director shall also written notice of any appeal together with notice of hearing date to the applicant, a representative of opponents, if any, and the appellant. The appeal shall be presented to the City Commission within three (3) months after the date of filing. Once the appeal is presented to the City Commission any request for delay in hearing the appeal shall be acted upon at a regular City Commission meeting.

If the application has been recommended for approval, it will be heard by the City Commission after proper advertisement, Monday, August 25, 1969 at City Hall, 400 Marquette, N.W.

GLC:new

Yours sincerely,

cc: Jack Coogan & Roland Walters  
3431 West Alabama  
Houston, Texas 77027

RUBEN D. RAMIREZ  
Planning Director

Bud Lewis, 1330 San Pedro NE, 87110

By: George L. Carruthers, Chief  
Current Planning Division

Z

Letter of  
Advice

APPLICATION INFORMATION



5/12/16 Hearing

SUBDIVISION

- Major subdivision action
Minor subdivision action
Vacation
Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision for Building Permit
Administrative Amendment (AA)
Administrative Approval (DRT, URT, etc.)
IP Master Development Plan
Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

- S Z ZONING & PLANNING Annexation
V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
D Street Name Change (Local & Collector)
L A APPEAL / PROTEST of... Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Angela Benson (Modulus Arch) PHONE: 505-338-14
ADDRESS: 100 Sun Ave, Ste. 305 FAX: 505-338-14
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: abenson@modulus.com
APPLICANT: TeColote Resources, Inc. PHONE: architects.c
ADDRESS: 23421 South Pointe Drive, Ste. 270 FAX:
CITY: Laguna Hills STATE CA. ZIP 92653 E-MAIL: john@heslinholdings.com
Proprietary interest in site: owner/developer List all owners:

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit for expansion of +/- 25,000 SF Retail Space

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

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

Lot or Tract No. A portion of Tract A Block: Unit: Section:
Subdiv/Addr/TBKA: Coogan and Walters - Southwestern Land
Existing Zoning: C2 (SC) Proposed zoning: Same MRGCD Map No
Zone Atlas page(s): K-12-2 UPC Code: 101205 717241520778

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):
Administrative Amendment - Project 1010546 (ISAA-1009)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 11 acres
LOCATION OF PROPERTY BY STREETS: On or Near: Not a part of this request
Between: Central and Atrisco
Check if project was previously reviewed by: Sketch Plat/Plan Pre-application Review Team(PRT) Review Date:

SIGNATURE: Angela Benson (Agent) DATE: 3/30/2016
(Print Name) Angela Benson, Modulus Architects Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 11/2014

Table with columns: INTERNAL ROUTING, Application case numbers, Action, S.F., Fees. Includes checkboxes for routing steps and a table of fees for SEP, ADV, and CMF.

Hearing date: May 12, 2016

Staff signature & Date: 3-31-16

Project #: 1010546

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
  - IP MASTER DEVELOPMENT PLAN (EPC11)**
    - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - \_\_\_ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
    - \_\_\_ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
    - \_\_\_ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Completed Site Plan for Subdivision and/or Building Permit Checklist
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Traffic Impact Study (TIS) form with required signature
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
  - (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
  - Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- \_\_\_ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
  - \_\_\_ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
  - \_\_\_ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
  - \_\_\_ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
  - \_\_\_ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
  - \_\_\_ Registered engineer or architect's stamp on the Site Development Plans
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
  - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
    - \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
    - \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
    - \_\_\_ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
    - \_\_\_ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
    - \_\_\_ Traffic Impact Study (TIS) form with required signature
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

*Angela Benson Agent*  
 Applicant name (print)  
*Angela Benson* 3/30/16  
 Applicant signature / date



Form revised November 2010

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

Application case numbers  
 16EPC - 40021

*Vog* 3-31-16  
 Planner signature / date  
 Project #. 1010546

**TECOLOTE RESOURCES, INC., KELLY'S LEGACY, LLC, BURDEN  
CHILDREN'S TRUST and TECOLOTE X-KMART II, LLC**

July 17, 2015

City of Albuquerque  
Suzanne Lubar, Planning Director  
Planning & Development Services  
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, N.M. 87103  
Telephone: (505) 924-3860  
Email: [slubar@cabq.gov](mailto:slubar@cabq.gov)

**Re: Agent Authorization for TECOLOTE RESOURCES, INC., KELLY'S LEGACY, LLC, BURDEN CHILDREN'S  
TRUST and TECOLOTE X-KMART II, LLC, – Administrative Amendment for the Property Located at 4208  
Central Ave SW.** *and EPC*

Ms. Lubar,

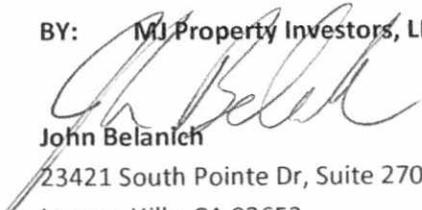
TECOLOTE RESOURCES, INC., KELLY'S LEGACY, LLC, BURDEN CHILDREN'S TRUST and TECOLOTE X-KMART II, LLC hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Site Plan Administrative Amendment for the property located at 4208 Central Ave SW (formerly Kmart building).

This authorization is valid until further written notice from Angela Benson, Principal at Modulus Architects (Agent) or TECOLOTE RESOURCES, INC., KELLY'S LEGACY, LLC, BURDEN CHILDREN'S TRUST and TECOLOTE X-KMART II, LLC. Please direct all correspondence and communication to our Agent for the purpose of this request for Administrative approval.

Sincerely,

**TECOLOTE RESOURCES, INC., KELLY'S LEGACY, LLC, BURDEN CHILDREN'S TRUST and TECOLOTE X-KMART II, LLC**

BY: *MJ Property Investors, LLC, as Agent*

  
John Belanich

23421 South Pointe Dr, Suite 270

Laguna Hills, CA 92653

949-297-4460.phone

949-233-4758.cell

[john@heslinholdings.com](mailto:john@heslinholdings.com)

[www.heslinholdings.com](http://www.heslinholdings.com)

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 3/30/16 ZONE ATLAS PAGE(S): \_\_\_\_\_

**CURRENT:**

ZONING C2 (SC)  
PARCEL SIZE (AC/SQ. FT.) 11 Acres

**REQUESTED CITY ACTION(S):**

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

**LEGAL DESCRIPTION:**

LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_  
SUBDIVISION NAME Old Knart Bldg.  
at Central & Atrisco

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT [] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: 24,940 (sq. ft.) Expansion to existing Burlington Bldg.

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

APPLICANT OR REPRESENTATIVE Angelina Benson (Agent) DATE 3/30/16  
(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

THIS PROJECT EXCEEDS THE CITY OF ALBUQUERQUE THRESHOLD FOR RETAIL BY 14,940 SQUARE FEET.

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.

John B. Gurn  
TRAFFIC ENGINEER

3.30.16  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 1/1/  
-FINALIZED 1/1/

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

DATE \_\_\_\_\_



Environmental Planning Commission  
Plaza del Sol, 600 2<sup>nd</sup> NW  
PO Box 1293  
Albuquerque, New Mexico 87102  
Phone: (505) 924.3860

March 31, 2016

**RE: Site Development Plan for Building Permit for an Expansion at the Property Located at 4208 Central Ave SW – Formerly K-Mart Shopping Center (Approximately +/- 25,000 SF)**

Dear Commissioners,

Modulus Architects has been performing as the Agent and Architect of Record for the renovation of the property located at 4208 Central Ave NW, formerly known as the K-Mart Shopping Center. This has been a very successful project thus far with the redevelopment of the 12.9 acre K-Mart Shopping Center into the 53,000 SF Burlington and 52,000 SF Conn's, new site construction, signage and beautiful landscaping. This project has been embraced by both the community and City staff. At this point, we are requesting approval from the Environmental Planning Commission to further develop this site with an expansion to the East side of the Burlington space of approximately 25,000 SF of additional retail space.

Due to the age and requirements at the time of development of the original structure, there was not a Site Development Plan for Building Permit required, therefore we used the survey as-built as a basis for our request to amend the "site" via an Administrative Amendment. This was approved on September 29, 2015. The approved AA Site Development Plan is included in your drawings (Sheet CPI SPBP Admin. Amendment). This site is zoned C-2 (SC) and is regulated by the Albuquerque/Bernalillo Comprehensive Plan (Atrisco Community Plan), Southwest Area Plan and the West Route 66 Sector Development Plan.

This is a retail development that will provide the surrounding residents a Community Activity Center compatible with the adjacent neighborhoods emphasizing pedestrian connectivity and transit ridership, promoting the use of the City's transit system because of its proximity to the Enhanced Transit Corridor. The goal of this project is to combine the requirements of all of the City's Sector Plans and Overlay Zones affecting this property to create a place where residents from surrounding neighborhoods will frequent for their everyday purchasing needs in a convenient and attractive sustainable environment. The site currently contains 12.9 acres with approximately +/- 128,000 square feet of existing retail space that has been and is in the process of being renovated.

**Albuquerque/Bernalillo County Comprehensive Plan**

Established Urban Area

Policy II.B.5d: "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."

The location, intensity and design of this development address the needs of the neighborhoods by providing commercial services that are in demand in a central and very accessible location. In designing this development the fact that the patrons of this center will be our neighbors and our employees has

been considered, therefore we are providing an environment with retail services. This policy is furthered as evidenced by the overwhelming support by the nearby residents.

Policy II.B.5.e says that “[n]ew growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.” This infill development is contiguous to all urban facilities including transit and a proposed bike path. Moreover, this request is supported by virtually every affected neighborhood association in the area.

Policy II.B.5.i states: “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environs.” The issues of noise and lighting are already regulations in the *Zoning Code*, thus the site plan will be consistent with the health, safety and general welfare of the City. The issue of traffic and pollution is mostly tied to site design and justified through the site plan approval process. This site will complement the residential area through the creation of employment and service uses.

Policy II.5.k: “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established neighborhoods shall be protected in transportation planning and operations.”

The project furthers this policy by providing main vehicular access to the center from Central Avenue and encouraging pedestrian access from the adjacent neighborhoods to the south and east. This development will also serve as a noise buffer to the residential neighborhoods from the traffic on Central Avenue.

Policy II.5.l reads: “Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area,” and Policy II.5.m. states: “Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.” Both of these policies may be furthered through the approved site plan.

#### Activity Centers

Policy II.B.7.a. says that “[a]ctivity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations and of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost effectiveness of City services.” This 12.9 plus acre development will provide for a large scale, neighborhood friendly shopping center that will be easily accessed by the thousands of nearby residents through public transit as well as pedestrian and bicycle traffic.

#### Transportation and Transit

Policy II.B.4.p: “Efficient, safe access and transfer capability shall be provided between all modes of transportation.”

This development is currently serviced by 4 bus routes that service the corner of Atrisco and Central.

#### Community Identity and Urban Design

Policy II.C.9.d: “Development project within Community Activity Centers should contribute the following:

1. Related land uses that effectively encourage walking trips from one destination to another within the center, including shopping, schools, parks or plazas, employment, entertainment, and civic uses such as public libraries, recreation or senior center, post office or fire station.
2. Pedestrian linkages among uses in the Activity Center and connecting to surrounding neighborhoods.
3. Building designed and arranged to reflect local architectural traditions, scale, height, massing and setbacks appropriate to the community served by the Activity Center and that support public transit and pedestrian activity.

4. Landscaping, street furniture, public art, colored or textured paving and other improvements to the public realm that reinforce the cultural, social and design traditions of the community served by the Activity Center.”

This development provides walking opportunities to the neighboring residential areas by use of pedestrian paths. The building design is a contemporary /territorial theme expressed throughout the center. Landscaping provides attractive environments throughout the center furthering this policy.

Policy II.C.ge: “Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community and that connect the community’s Activity Center shall be designated and developed to reinforce the community’s unique identity; streetscape improvements to these roadways shall be designated to:

- Minimize water use
- Screen parking areas
- Create useful and attractive signage and building facades
- Facilitate walking safety and convenience”

The project furthers this policy by meeting or exceeding the intent. Streets bordering the center are landscaped meeting the City’s water conservation requirements. All parking areas are screened by either walls designed to complement the architectural theme of the center, or landscaped by carefully selected vegetation from the City’s approved plant pallet. The development signs have been designed to express the uniqueness of the New Mexico culture as well as complement the architectural theme of the center. Building signs will complement the building facades. Pedestrian safety and access to the center is an important consideration of the layout of the center, paths are demarcated by color texture and landscape to create a comfortable and inviting experience to the user.

#### **West Route 66 Sector Development Plan (Segment One)**

This development, already identified in the sector plan as “K-Mart Plaza” served as the major service commercial center for an extended area west of the river and provided an entrance to West Central Avenue from the east. The closing of this development many years ago left a huge void in this area. With the redevelopment, this area will once again be energized with retail shopping opportunities as originally planned.

We have worked very diligently with all regulations and ordinances affecting this property to meet their requirements. We respectfully request your approval of this important project on the City’s South side. Please do not hesitate to contact me should you have any questions or comments at (505) 338-1499 or on my mobile phone at (505) 999-8016 or email: [abenson@modulusarchitects.com](mailto:abenson@modulusarchitects.com).

My best regards,



Angela Benson, Principal  
Modulus Architects, Inc.  
220 Copper Ave NW, Suite 350  
Albuquerque, NM 87102  
Office (505) 338-1499

## West Central Plaza Addition (Central Ave. / Atrisco Dr.) TRAFFIC IMPACT STUDY

### STUDY PURPOSE

The study is being conducted in conjunction with a request for approval of a commercial development plan for the property located on the south side of Central Ave. west of Atrisco Dr. The purpose of this study is to identify the impact of the Development on the adjacent transportation system, and to make recommendations to mitigate any significant adverse impact on the adjacent transportation system resulting from the implementation of the project, which is an addition to an existing shopping center. This report is being prepared to meet the requirements of the City of Albuquerque Transportation Development Section in association with the development of the proposed project associated with this site plan.

### STUDY PROCEDURES

A scoping meeting was held with City of Albuquerque staff (Racquel Michel) prior to beginning the West Central Plaza Addition study to discuss scope and methodology to be utilized within that report.

The resulting basic procedure followed in this study is described as follows:

- 1) Calculate the generated trips for the proposed commercial development consisting of an additional 24,950 S.F. of retail commercial floor space. See Appendix Page A-7.
- 2) Calculate trip distribution for the newly generated trips by this development. The commercial trips shall be distributed based on 2035 DASZ population data within a two-mile radius of the proposed site. See Appendix Pages A-8 thru A-13.
- 3) Determine Trip Assignments for the newly generated trips based on the results of the Trip Distribution Analysis and logical routing to and from the site. See Appendix Pages A-14 thru A-15.
- 4) Obtain AM Peak Hour and PM Peak Hour turning movement traffic counts at the intersections of Central Ave. / Old Coors Rd., Central Ave. / 47<sup>th</sup> St., Central Ave. / Atrisco Rd., Central Ave. / Sunset Rd., 40<sup>th</sup> St. / Atrisco Rd., Osage Rd. / Atrisco Rd., Central Ave. / Driveway "A" and Driveway "B" / Atrisco Rd. See Appendix Pages A-75 thru A-82.
- 5) Calculate Historic Growth Rates for each of the approaches to the intersections targeted for analysis where the historic data was available. Historic Growth Rates were calculated using Mid-Region Council of Governments Traffic Flow Maps for the years 2005 thru 2014. See Appendix Pages A-16 thru A-24.
- 6) Determine 2018 NO BUILD intersection volumes by growing the data from the existing traffic counts at the calculated historic growth rate to the analysis year. There are no recently approved projects to be added to these volumes. See Appendix Pages A-25 thru A-42.
- 7) Add in data from Trip Assignments Maps and Tables to the 2018 NO BUILD Volumes to obtain 2018 BUILD Volumes for this project. See Appendix Pages A-25 thru A-42.
- 8) Provide signalized and unsignalized intersection analyses for the following intersections:

INTERSECTION	TYPE CONTROL	NO BUILD	BUILD
Central Ave. / Old Coors Rd. (1)	Traffic Signal	2018	2018
Central Ave. / 47 <sup>th</sup> St. (2)	Traffic Signal	2018	2018

Central Ave. / Atrisco Dr. (3)	Traffic Signal	2018	2018
Central Ave. / Sunset Rd. (4)	Traffic Signal	2018	2018
40 <sup>th</sup> St. / Atrisco Dr. (5)	Stop Sign	2018	2018
Osage Rd. / Atrisco Dr. (6)	Stop Sign	2018	2018
Central Ave. / Driveway "A" (7)	Stop Sign	2018	2018
Driveway "B" / Atrisco Dr. (8)	Stop Sign	2018	2018

**PREVIOUS RELATED TRAFFIC IMPACT STUDIES**

There were no previously approved Traffic Impact Studies to be added to this study.

**GENERAL AREA CHARACTERISTICS**

Surrounding land uses include commercial uses along Central Ave. and residential uses to the north and south. A Conn's Home Plus and Burlington are located on the site and this project will be added to the east of the existing building. The project is at the southwest corner of Central Ave. / Atrisco Rd. All of the driveways for this site are existing, shared driveways.

**AREA STREET NETWORK**

All classifications are from the 2040 Metropolitan Transportation Plan from the Mid-Region Metropolitan Planning Organization. See Appendix Pages A-4 thru A-5.

Atrisco Dr. and Sunset Rd. are classified as Major Collector roadways. Atrisco Dr. is currently a paved urban four-lane facility with raised medians and curb and gutter on both sides of the street. The posted speed limit on Atrisco Rd. is 35 M.P.H. north of Central and 30 M.P.H. south of Central. Sunset Rd. is a two-lane facility with curb and gutter on both sides of the street.

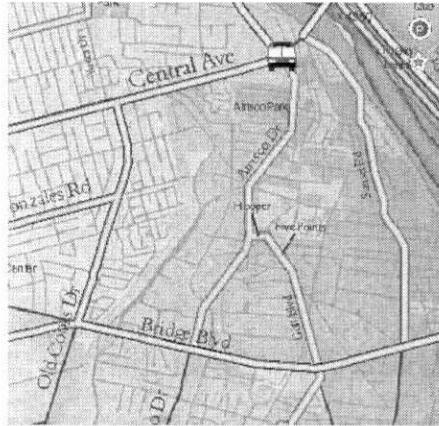
Central Ave. is classified as a Community Principal Arterial roadway. It is currently a paved urban four-lane facility with raised medians and curb and gutter on both sides of the street. The posted speed limit on Central Ave. is 40 M.P.H.

Old Coors Rd. is classified as a Minor Arterial roadway. It is currently a paved urban two-lane facility with curb and gutter on both sides of the street. The posted speed limit on Old Coors Rd. is 45 M.P.H.

Osage Rd. and 40th St. are not classified on the map.

There are two ABQ Ride bus routes in the area, specifically Routes # 766 and 51. Route 51 runs north / south on Atrisco Rd. from south of Rio Bravo Blvd. to Central Ave. Route 766 runs east / west on Central Ave. from Unser to Louisiana and then north / south. See the complete route information in the Appendix, Pages A-83 thru A-85.

There are bike routes or lanes on Central Ave., Old Coors Rd., Atrisco Rd. and Sunset Rd., as shown on the following map.



The proposed Albuquerque Rapid Transit (ART) Project will be constructed along this stretch of Central Ave. See Appendix Pages A-86 thru A-87 for more information regarding the proposed ART project. This report assumes geometry as per the ART project, except for Driveway "A" which will be designated a right-in / right-out driveway with the implementation of the ART project, as the ART project only allows for protected left turns and u-turns at signalized intersections.

**EXISTING TRAFFIC VOLUMES**

2014 Average Weekday Traffic Volumes (AWDT) for major streets in the site plan area are shown on Page A-6 in the Appendix.

Existing AM and PM peak hour turning movement counts for the year 2016 were provided by the consulting engineer for the following intersections:

- Central Ave. / Old Coors Rd.*
- Central Ave. / 47<sup>th</sup> St.*
- Central Ave. / Atrisco Dr.*
- Central Ave. / Sunset Rd.*
- 40<sup>th</sup> St. / Atrisco Dr.*
- Osage Rd. / Atrisco Dr.*
- Central Ave. / Driveway "A"*
- Driveway "B" / Atrisco Dr.*

The existing traffic counts are included on Appendix Pages A-75 thru A-82.

**EXISTING LEVELS OF SERVICE**

The Highway Capacity Manual defines Level of Service (LOS) for signalized intersections in terms of average controlled delay per vehicle as follows:

LOS A	10.0" or less	Most Vehicles do not stop
LOS B	10.1 to 20.0"	Some Vehicles stop

LOS C	20.1 to 35.0"	Significant number of vehicles stop
LOS D	35.1 to 55.0"	Many vehicles stop.
LOS E	55.1 to 80.0"	Limit of acceptable delay.
LOS F	> 80.0"	Unacceptable delay.

The Highway Capacity Manual defines Level of Service (LOS) for unsignalized intersections in terms of average controlled delay per vehicle also. However, the thresholds for the various levels of service for unsignalized intersections varies from that of signalized intersections. The following table summarizes the thresholds for various levels of service at unsignalized intersections:

LOS A	0 to 10.0"
LOS B	10 to 15"
LOS C	15 to 25"
LOS D	25 to 35"
LOS E	35 to 50"
LOS F	> 50"

Level of Service D is generally considered acceptable in urban areas and is the desirable base condition for analysis in a traffic study. In addition to consideration of the overall level-of-service of the signalized intersection, the levels-of-service of each individual movement should be considered also.

Existing Levels-of-Service were not calculated for this study because the implementation year is only about two years away; therefore, the 2018 NO BUILD conditions will closely approximate the existing conditions.

**PROPOSED DEVELOPMENT**

The development plan is comprised of proposed commercial uses consisting of 24,950 S.F. of retail space. The land uses utilized for this analysis should be representative of the type of uses that will result from the proposed development. Should the development occur in such a manner that the actual number of trips generated significantly exceed that projected in this study, the City of Albuquerque may require an updated Traffic Impact Study.

Access is provided into the proposed addition via one existing driveway accessing Central Ave. and two existing driveways accessing Atrisco Dr. The overall access to the project is as depicted on the Conceptual Site Development Plan on Page A-3 of this study. The first existing driveway (Driveway "A") is the easternmost driveway along Central Ave. into the shopping center. The second existing driveway (Driveway "B") is the northernmost driveway along Atrisco Dr. and the third is the west leg of the intersection of 40<sup>th</sup> St. / Atrisco Dr.

**TRIP GENERATION**

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation report (9th Edition, 2012). Trips for the development were determined based on land uses projected to be associated with the site plan for this property.

The resulting number of trips generated for the proposed development is summarized in the following table:

*West Atrisco Plaza (Central Ave. / Atrisco)*  
*Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Units						
<b>Shopping Center (820)</b>	24.94	2,754	41	25	113	123
1,000 S.F.						

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$\text{Ln}(T) = 0.65 \text{Ln}(X) + 5.83$$

50% Enter,                      50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\text{Ln}(T) = 0.61 \text{Ln}(X) + 2.24$$

62% Enter,                      38% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\text{Ln}(T) = 0.67 \text{Ln}(X) + 3.31$$

48% Enter,                      52% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 9th Edition

(Also, see Page A-7 in the Appendix of this report for Trip Generation Worksheet).

**TRIP DISTRIBUTION**

Primary and Diverted Linked Trips:

Trips were distributed as follows:

**Commercial Land Uses**

Primary and diverted linked trips for the commercial land use development were distributed proportionally to the 2018 projected population of Data Analysis Subzones within a two-mile radius of the proposed development. Population data for the years 2015 and 2025 were taken from the 2035 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico supplied by the Mid-Region Council of Governments (MRCOG). Population data from the years 2015 and 2025 was interpolated linearly to obtain 2018 population data to utilize for this analysis. Population Subzones were grouped based on the most likely major street(s) or route(s) to the subject development. The trip distribution worksheets and associated map of data analysis subzones are shown in the Appendix on Pages A-8 thru A-12. The commercial Trip Distribution map can be found in the Appendix on Page A-13.

## LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

<u>Average Delay</u> <u>(secs)</u>	<u>Level-of-Service</u>
≤ 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Generally speaking, a Level-of-Service D or better is an acceptable parameter for design purposes.

### CONCLUSIONS

This analysis was conducted using the following methodology: Trip Generation was established using the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (9<sup>th</sup> Edition). Generated Trips were distributed proportionately based on the Population Data Analysis Subzones within a 2-mile radius of the site; Growth rate of background traffic volumes was established from 2015 and 2025 COG Model Data from the 2035 data set; and the intersection analyses were performed in accordance with the 2010 Highway Capacity Manual, Special Report 209. The geometry of intersections along Central Ave. are the ART project geometries except for Driveway "A" which will be designated as a right-in / right-out driveway upon implementation of the ART project. The Traffic Impact Study showed a minimal increase in traffic congestion for the adjacent transportation network based on 100% buildout of the proposed project, although there are existing issues along Central Ave. and Atrisco Dr.

In summary, the proposed development of the West Central Plaza Addition project at the southwest corner of Central Ave. / Atrisco Dr. will present no significant adverse impact to the adjacent transportation system provided that the following recommendations are followed:

### RECOMMENDATIONS

#### **FROM IMPLEMENTATION YEAR (2018) ANALYSIS**

- ◆ Design and construction of the proposed development should be such that adequate site distances are maintained at all existing driveways and intersections contingent to this site.
- ◆ Access to the project should be via two unsignalized driveways on Atrisco Dr. and one on Central Ave. as depicted on the preliminary site development plan on Page A-3 in the Appendix of this report. Driveway "B" and 40th St. on Atrisco Dr. are existing unsignalized intersections. Driveway "A" on Central Ave. is an existing full access unsignalized intersection. All driveways accessing this development consist of one entering and one exiting lane and should be in compliance with City of Albuquerque D.P.M. requirements.

NOTIFICATION &  
NEIGHBORHOOD INFORMATION



**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.

March 28, 2016

Craig Calvert  
Modulus Architects, Inc.  
100 Sun Avenue NE, Ste. 305  
Phone: 505-338-1499/ Fax: 338-1498  
E-mail: ccalvert@modulusarchitects.com

Dear Craig:

Thank you for your inquiry of **March 28, 2016** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) PORTION OF TRACT "A" - COOGAN & WALTERS AND SOUTH WESTERN LAND AND DEVELOPMENT CORP. LOCATED ON 4208 CENTRAL AVENUE SW BETWEEN SEC OF CENTRAL & ATRISCO** zone map K-12.

Our records indicate that the **ALL Neighborhood and/or Homeowners Associations** affected by this proposal and the contact names are as follows:

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

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) 924-3906 or via an e-mail message at [dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Dalaina Carmona*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# ATTACHMENT "A"

March 28, 2016

Craig Calvert  
Modulus Architects, Inc.  
100 Sun Avenue NE, Ste. 305  
Phone: 505-338-1499/ Fax: 338-1498  
E-mail: ccalvert@modulusarchitects.com

**PAT HURLEY N.A. (PHU) "R"**

**\*George Holly**

5020 La Bajada NW/87105 831-1560 (h)

James W. Jones

309 Rincon Ct. NW/87105 836-1620 (h)

**VECINOS DEL BOSQUE N.A. (VDB) "R"**

**\*Rod Mahoney**

1838 Sadora Rd. SW/87105 681-3600 (c)

Harrison (Tai) Alley

1316 Dennison SW/87105

## **NEIGHBORHOOD COALITIONS**

**SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

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

Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

**SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)**

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

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

**WESTSIDE COALITION OF N.A.'S**

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

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

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 Adult Signature Restricted Delivery \$0.00

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Certified Mail Fee	\$3.45
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.49
Total Postage and Fees	\$3.94

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**ALBUQUERQUE, NM 87105**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.49
Total Postage and Fees	\$3.94

Sent To **MARCIA FERNANDEZ**  
 Street and Apt. No., or PO Box No.  
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**ALBUQUERQUE, NM 87121**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.49
Total Postage and Fees	\$3.94

Sent To **JERRY GALLEGOS**  
 Street and Apt. No., or PO Box No.  
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JOHNNY PENA  
SOUTH WEST ALLIANCE OF NEIGHBORS  
6525 SUNSET GARDENS SW  
ALBUQUERQUE, NM. 87121

March 30, 2016

**RE: EPC Request for Approval of Site Plan for Building Permit to expand the Burlington/Conn's Building Located at 4208 Central Ave SW – Formerly K-Mart Shopping Center**

Dear JOHNNY PENA,

Modulus Architects, performing as the Agent and Architect of Record for the renovation of the property located at 4208 Central Ave NW, formerly known as the K-Mart Shopping Center would like to notify you of yet another exciting new project being developed at this Shopping Center.

As you probably are aware, the new Burlington and Conn's have recently been completely along with the new signage, site improvements and landscaping. We are very proud of this development and so pleased that community and City leaders have supported this project. We are again, requesting your support for continued improvements at the same center.

The scope of our request at EPC is to allow for the expansion of approximately 25,000 SF of retail space to the East end of the Burlington building. We have engaged some very excited prospective tenants that would complement the Burlington and Conns. For your review, I have included the site plan, proposed building elevations and landscaping plan.

Please do not hesitate to contact me should you have any questions or comments at (505) 338-1499 or on my mobile phone at (505) 999-8016 or email: [abenson@modulusarchitects.com](mailto:abenson@modulusarchitects.com). I would be happy to meet with your neighborhood group should you have questions or wish to discuss this request further.

My best regards,

*Copy of NA Letter*

Angela Benson, Principal  
Modulus Architects, Inc.  
220 Copper Ave NW, Suite 350  
Albuquerque, NM 87102  
Office (505) 338-1499

## Angela Benson

---

**From:** Johnny Peña <johnnyepena@comcast.net>  
**Sent:** Tuesday, February 23, 2016 1:15 PM  
**To:** Angela Benson  
**Cc:** Johnny Pena  
**Subject:** Re: Blake's Lotaburger Zone Change Request

Hi Angela,

it was great talking to you the other day and we are excited to see the upcoming new projects in the works. We had a community breakfast last Thursday and I mentioned the the Blakes project and all seemed supportive of the zone change. We have a SWAN meeting next Tuesday and I will call for a vote to support the change which I do not see as having any opposition.

We are really excited about the Atrisco/Central redevelopment and the center looks awesome!! I was wondering if there is a tenant for the the east end next to Burlington?

Sorry for the late response as I retired last year and i don't know how I ever found time to work. Anyway, thanks for the call and I can assure you that you will have our support for your request just let me know what I can do to help. And we would welcome the opportunity to participate in any way that you see fit.

Thanks again and I hope you have a wonderful day,

Johnny Peña,  
President, SWAN  
505-321-3551

On Feb 17, 2016, at 5:28 PM, Angela Benson <[abenson@modulusarchitects.com](mailto:abenson@modulusarchitects.com)> wrote:

Hi Johnny,

Great talking with you just now. As I mentioned on the phone, I know how active and committed to the South Valley that SWAN is. Therefore, I wanted to reach out to you beyond the required letter to let you know that my company, Modulus Architects represents Blake's Lotaburger. They are embarking on an exciting redevelopment program and their restaurant at Coors and Fortuna will be one of their first replacement projects. They have acquired the vacant parcel to the west of their existing restaurant in order to facilitate the new development. I will be submitting to the EPC for a zone change from SU-1 for an industrial park to C-2 to allow for the new Blake's concept.

I look forward to sharing more of our project with your group. Please do not hesitate to contact with more questions. I have attached an aerial of the parcel we are submitting as well as a photo of the existing Blake's and a concept rendering of the new restaurant for your review. I would appreciate the input from the SWAN as well as your support for our request.

Also, as I mentioned, we are also the architect that designed and is currently working on a submittal to the EPC for the Atrisco/Central redevelopment of the Kmart. Lots of exciting new things happening there that I will be sending you as well. We hope not only to have your support but your participation as well.

All my best,  
Angela Williamson  
<image001.gif>

**ANGELA M. WILLIAMSON, PRINCIPAL  
MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109  
Mobile + Text 505.999.8016  
Office 505.338.1499 (Ext. 1000)  
Fax 505.338.1498

<image002.gif>

<Existing Blakes Coors & Fortuna.jpg><Blake's New  
Prototype.jpg><2016\_02\_17\_17\_16\_57.pdf>

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** May 12, 2016

**#1010546**

**Zone Atlas Page:** K-12-Z

**Notification Radius:** Neighborhood Associations  
**100ft plus r.o.w**

**Cross Reference and Location:** 3600 Cutler Ave NE  
Between Cutler at Intersection I40 & Carlisle Blvd. NE

**Applicant:** Tecolote Resources, Inc.  
23421 South Pointe Drive Suite 270  
Laguna Hills, CA 92653

**Agent:** Angela Benson, Modulus Architects  
100 Sun Avenue Suite 305  
Albuquerque, NM 87109

**Special Instructions:** *Approved by Planned 1/9*

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:**

**Signature:**



# Project#1010546-4208 Central Ave NW



## Legend

- Bernalillo County Parcels
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

## Notes

218.5 ft

1: 5,220

0.1 0 0.06 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/5/2016 © City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

EPC Case #1010546

Owner  
ROMERO FIDELMA G & FELIX ELAINE R  
FLORES MARY  
ROMERO CRISTOBAL C ETUX  
BACA JOE G & MARIA G  
WARD HAROLD J & REDHEAD J. ANN  
GO TENTS INC & DAVID V ORTIZ  
SANCHEZ ROBERT & GARCIA MARIA P & MARTINEZ FRANCY ANN  
MARTINEZ OSWALDO F & MARIA & ESTORGA JESUS M  
HALE ISABEL  
ARTEAGA ELOY & ELVA C/O LUIS ARANDA  
HORTON DOUGLAS MICHAEL & CHANTELLE A  
RIGGS EMILY C  
ALFARO ANTHONY & DEBORAH  
TAYLOR ERNEST B & PRISCILLA  
RAMIREZ RUDOLFO R  
3015 DRAXTON SW LLC % LERMA DAVID & MARIA CRUZ  
GARCIA FLORA G  
ROUDABUSH LINDA S & MICHAEL D  
SANDOVAL KENNETH I  
LOPEZ LILLY  
HERNANDEZ-DIAZ EMILIANO & RENTERIA-GARCIA REYNA I  
CENTRAL AVE & ATRISCO PROS REAL EST LLC ATTN: MICHAEL A PROVENZANO R  
BLEA FRANCES  
HALSTEAD LLC C/O WILLIAM SAVAGE JR  
CHAVEZ FRED & CHAVEZ ELSIE  
3015 DRAXTON SW LLC % LERMA DAVID & MARIA CRUZ  
TOLBERT CURTIS D & LORETTA N  
4000 CENTRAL LLC  
RIVERA DIANE & ROBERT A  
STUCKMAN DAVID N & CHANTEL R  
CASTILLO HECTOR C  
SALAS PATSY & SALAS DAVID E  
PEP BOYS ATTN: TAX DEPARTMENT  
WYLIE TONY B & AGNES  
RODRIGUEZ HERNANDEZ JOSE-SANTOS & QUIROZ-MUNOZ MARI C SPACE 100  
FAVELA ALVARO & JOSEFINA  
GRADO LUIS  
JOJOLA JOSE DANIEL & M LORANE  
GALLEGOS CAROLINE  
WEST TIMOTHY J  
SANDOVAL CARMEN L  
MARISCOS LA PLAYA INC  
GARCIA LARRY  
WENDELL FAMILY LLC  
SALAS PROPERTIES LLC  
RICHARDSON JOHN J & CHRISTY & RICHARDSON THOMAS J  
ALBUQUERQUE LAND & LEASING CO C/O REST MGNT CO  
ALVARADO ROBERT L & LINDA G  
RICHARDSON JOHN J & THOMAS J RICHARDSON  
FERNANDEZ GABRIELA  
BLAKES LOTABURGER LLC  
SALAS PABLO  
BANK OF AMERICA N.A C/O CARRINGTON MORTGAGE SERVICES LLC  
Angela Benson  
George Holly, President  
Tecalote Resources, Inc  
James W. Jones  
Rod Mahoney, President  
Harrison (Tai) Alley  
Marcia Fernandez  
Johnny Pena  
Jerry Gallegos  
Harry Hendriksen  
Rene Horvath

Owner Address/BUSINESS

126 46TH ST SW  
126 ATRISCO DR SW  
130 46TH ST SW  
1609 STELLA LN SW  
201 3RD ST NW SUITE 300  
2900 2ND ST NW  
2912 PRENDA DE ORO NW  
3023 DRAXTON AVE SW  
3024 DRAXTON SW  
3028 DRAXTON SW  
3110 DRAXTON AVE SW  
3209 DRAXTON AVE SW  
3216 1/2 DRAXTON AVE SW  
3221 DRAXTON AVE SW  
4608 LARIAT AVE NW  
10 PONDEROSA CT  
1004 IRON SW  
10121 CHAPALA CT NE  
118 46TH ST SW  
122 46TH ST SW  
156 ATRISCO PL SW  
1700 S DE SOTO PL  
178 ATRISCO DR SW  
1858 PATTON RD SW  
2137 DURAND RD SW  
2190 ST HWY 41  
2237 JULIE SW  
2325 SAN PEDRO NE 2A  
2634 MONTECLAIRE NE  
3020 DRAXTON AVE SW  
3101 DRAXTON AVE SW  
3104 DRAXTON AVE SW  
3111 WEST ALLEGHENY AVE  
3115 DRAXTON AVE SW  
3119 DRAXTON AVE SW  
3120 DRAXTON AVE SW  
3126 DRAXTON AVE SW  
3201 DRAXTON SW  
3204 DRAXTON AVE SW  
3220 DRAXTON AVE SW  
3809 OXBOW VILLAGE LN NW  
4501 STOCKBRIDGE AVE NW  
4713 TRAILS END NW  
5413 MOON NE  
5601 CINDER CONE DR NW  
7418 RIVERTON DR NW  
7700 E POLO DR  
924 W COLFAX AVE SUITE 302  
9701 LONA LN NE  
PO BOX 12163  
PO BOX 3648  
PO BOX 45741  
PO BOX 54285  
Modulus Architects  
Pat Hurley Neighborhood Association  
23421 South Pointe Drive Suite 270  
Pat Hurley Neighborhood Association  
Vecinos Del Bosque Neighborhood Association  
Vecinos Del Bosque Neighborhood Association  
South Valley Coalition of Neighborhood Assoc.  
South West Alliance of Neighbors (SWAN)  
South West Alliance of Neighbors (SWAN)  
Westside Coalition of Neighborhood Assoc.  
Westside Coalition of Neighborhood Assoc.

Owner Address 2

ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105-2602  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87102  
ALBUQUERQUE NM 87107  
ALBUQUERQUE NM 87120  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105-2677  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105-2680  
ALBUQUERQUE NM 87120-2548  
MORIARTY NM 87035  
ALBUQUERQUE NM 87102  
ALBUQUERQUE NM 87111  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105-2602  
ALBUQUERQUE NM 87105-2666  
ONTARIO CA 91761  
ALBUQUERQUE NM 87105-2652  
ALBUQUERQUE NM 87105-4830  
ALBUQUERQUE NM 87105  
MORIARTY NM 87035  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87110  
ALBUQUERQUE NM 87110  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105-2679  
ALBUQUERQUE NM 87105-2677  
PHILADELPHIA PA 19132  
ALBUQUERQUE NM 87105-2679  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87105-2678  
ALBUQUERQUE NM 87105  
ALBUQUERQUE NM 87120  
ALBUQUERQUE NM 87120  
ALBUQUERQUE NM 87120  
ALBUQUERQUE NM 87111  
ALBUQUERQUE NM 87120-4571  
ALBUQUERQUE NM 87120  
WICHITA KS 67206  
DENVER CO 80204-2469  
ALBUQUERQUE NM 87111-1628  
ALBUQUERQUE NM 87195  
ALBUQUERQUE NM 87190-3648  
RIO RANCHO NM 87174  
IRVINE CA 92619  
100 Sun Ave - Suite 305  
5020 La Bajada NW  
Laguna Hills, CA 92653  
309 Rincon Ct. NW  
1838 Sadora RD SW  
1316 Dennison SW  
2401 Violet SW  
6525 Sunset Gardens SW  
417 65th Street SW  
10592 Rio Del Sole Ct.  
5515 Palomino Dr. NW  
Albuquerque, NM 87 109  
Albuquerque, NM 87 105  
Albuquerque, NM 87 105  
Albuquerque, NM 87 105  
Albuquerque, NM 87 105  
Albuquerque, NM 87 121  
Albuquerque, NM 87 121  
Albuquerque, NM 87 114-2701  
Albuquerque, NM 87 120

LAST

SITE PLAN REDUCTIONS

Proposed Site Development Plan for Building Permit Amendment

**KEYED NOTES:**

- ① EXISTING PAINTED CROSSWALK
- ② NOT USED
- ③ PROPOSED CONC. SIDEWALK ADJACENT TO BLDG. RE: DET. 1501
- ④ PROPOSED CONC. PATIO AREA ADJACENT BLDG
- ⑤ PROPOSED BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 13/502 TYPICAL GRAPHIC SYMBOL
- ⑥ EXISTING Pylon SIGN LOCATION TO REMAIN
- ⑦ PROPOSED 6' WIDE PEDESTRIAN SIDEWALK
- ⑧ PROPOSED HANDICAP RAMP RE: 16/101
- ⑨ EXISTING CURB RAMP
- ⑩ PROPOSED HANDICAP RAMP RE: 11/501
- ⑪ PROPOSED LANDSCAPE PLANTING AREA GC TO PROVIDE AND COORDINATE REQ. SLEEVING FOR EA WELL LOCATION WITH LANDSCAPER RE: LANDSCAPE PLAN FOR INFO
- ⑫ PROPOSED BENCH RE: 10/502
- ⑬ PROPOSED CONC. HEADER CURB TYPICAL RE: DET. 10/501
- ⑭ PROPOSED REUSE ENCLOSURE RE: DET. 14/913
- ⑮ PROPOSED HC PARKING STALL RE: DET. 15/02
- ⑯ NOT USED
- ⑰ PROPOSED MOTORCYCLE PARKING STALL LOCATION ALL STANDARD PARKING STALL STRIPPING SHALL BE YELLOW
- ⑱ PAINTED STRIPPING/SIGNS AS INDICATED ON SITE PLAN
- ⑲ EXISTING SIDEWALK TO REMAIN
- ⑳ EXISTING CURB & GUTTER TO REMAIN
- ㉑ EXISTING ASPHALT PAVING TO BE SEAL COATED AND RESTRIPTED AS SHOWN ON THIS PLAN'S PROPOSED PHASE AREA
- ㉒ EXISTING ELECTRICAL TRANSFORMER LOCATION
- ㉓ EXISTING HYDRANT LOCATION TO REMAIN

**PROJECT NARRATIVE:**

THIS SHOPPING CENTER WAS ORIGINALLY DEVELOPED AS A KHMART IN THE LATE 1970'S. THE CURRENT PROPERTY OWNER REDEVELOPED THE KHMART BUILDING AND ASSOCIATED SITE IN 2005 THROUGH AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN FOR BUILDING PERMIT. THE AS-BUILT SURVEY BECAME THE HISTORIC SITE PLAN FROM WHICH THE PROPOSED IMPROVEMENTS WERE IMPLEMENTED.

THE RECENT IMPROVEMENTS INCLUDED: A NEW CONN'S HOME PLUS BURLINGTON COAT FACTORY AND 3,600 SF OF FUTURE TENANT SPACE IN THE EXISTING KHMART BUILDING; NEW PARKING LAYOUT; PEDESTRIAN CONNECTIONS TO CENTRAL AVENUE AND ATRISCO DRIVE; NEW LANDSCAPING & DRAINAGE.

THE OWNER IS NOW REQUESTING A 24,940 SQUARE FOOT ADDITION TO THE EAST SIDE EXISTING REDEVELOPED BUILDING. THE PROPOSED IMPROVEMENTS INCLUDE PARKING, SIDEWALKS, LANDSCAPE AND DRAINAGE AROUND THE BUILDING ADDITION.

**SITE DATA:**

**LEGAL DESCRIPTION:**  
PART OF TRACT "A" COOGAN & WALTER & SONS LAND DEV. CORP.  
TOTAL ACREAGE: 10.86 ACRES  
EXISTING ZONING: C-1 SHOPPING CENTER  
PROPOSED USE: GENERAL RETAILING  
CURRENT BUILDING AREA: 123,176 SQUARE FEET  
16,300 / 9,500 + 5,816 + 3,200 + 1,200 + 123,176 SF  
PROPOSED BUILDING ADDITION: 24,940 SQUARE FEET  
24,940 SF / 123,176 SF + 19% ADDITIONAL SQUARE FEET  
TOTAL BUILDING AREA: 148,116 SQUARE FEET  
REQUIRED OPEN SPACE/PLAZAS: 3,662 SQUARE FEET  
PROPOSED PEDESTRIAN PATIOS: 2,588 SQUARE FEET

**GENERAL NOTES:**

- A. A SHARED ACCESS & PARKING AGREEMENT IS REQUIRED WITH ANY PLATTING ACTION.
- B. FUTURE LEASE AREA "B" MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-2-2(A)(6).

PARKING TABLE:	AA	PROPOSED	DIFFERENCE
TOTAL PARKING SPACES REQUIRED:	543 SPACES	571 SPACES	28 ADDL.
TOTAL PARKING SPACES PROVIDED:	651 SPACES	590 SPACES	61 LESS
TOTAL ACCESSIBLE PARKING PROVIDED:	16 SPACES	16 SPACES	NONE
TOTAL MOTORCYCLE SPACES REQUIRED:	10 SPACES	13 SPACES	3 ADDL.
TOTAL MOTORCYCLE SPACES PROVIDED:	10 SPACES	13 SPACES	3 ADDL.
TOTAL BIKE SPACES REQUIRED:	26 SPACES	29 SPACES	3 ADDL.
TOTAL BIKE SPACES PROVIDED:	25 SPACES	30 SPACES	5 ADDL.

**REQUIRED PARKING FORMULA:** ONE SPACE PER 200 SF FOR THE FIRST 10,000 SF (75 SPACES) THEN ONE SPACE PER 250 SF FOR THE NEXT 45,000 SF (180 SPACES) THEN ONE SPACE PER 300 SQUARE FEET FOR THE AREA THAT EXCEEDS 60,000 SF.  
101 TO 300 REQUIRED PARKING SPACES + 8 HC SPACES  
301 TO 500 REQUIRED PARKING SPACES + 12 HC SPACES  
501 TO 800 REQUIRED PARKING SPACES + 16 HC SPACES  
801 TO 1500 REQUIRED PARKING SPACES + 4 MOTORCYCLE SPACES  
1501 TO 3000 REQUIRED PARKING SPACES + 6 MOTORCYCLE SPACES  
3001 TO 7500 REQUIRED PARKING SPACES + 1 MOTORCYCLE SPACES

**LINE/TYPE LEGEND:**

- INTERNAL PHASE LINE
- PROPOSED LOT LINE
- PROJECT AREA AND OUTER DEVELOPMENT AREA LIMITS
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE
- PEDESTRIAN SIDEWALK
- SEE PLAN FOR BOTH
- EXISTING 8' WIDE PAINTED CROSSWALK



YENITY MAP - PARR K-2-2  
N/A

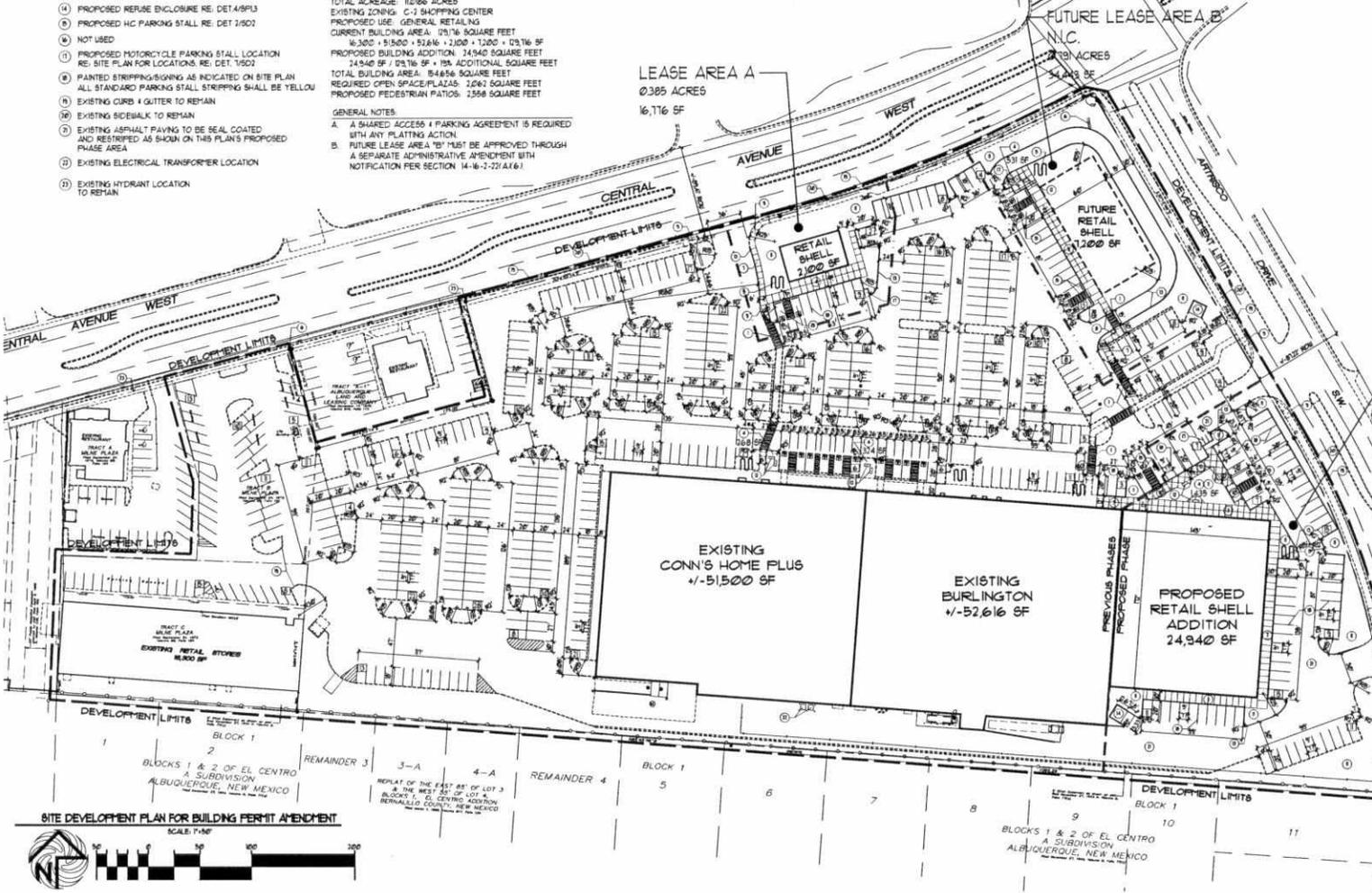
**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ and the findings and conditions in the Official Notification of Decision are satisfied. Is an infrastructure list required? ( ) YES ( ) NO If yes, then a set of approved DDC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	_____	Date
Water Utility Department	_____	Date
Parks and Recreation Department	_____	Date
City Engineer	_____	Date
Environmental Health Department	_____	Date
Solid Waste Management	_____	Date
DRS Chairperson, Planning Department	_____	Date

\* Environmental Health, if necessary



**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT**

SCALE: 1"=60'



REVISION	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498



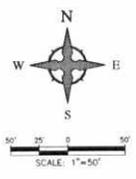
PROJECT: WEST CENTRAL PLAZA-PROF. ADDITION  
DRAWN BY: CHAS G.  
JOB NO.: K-AT  
STEPHEN DANBAR, JIA  
ALBUQUERQUE, NEW MEXICO  
DATE: 5/25/16  
SCALE: AS NOTED



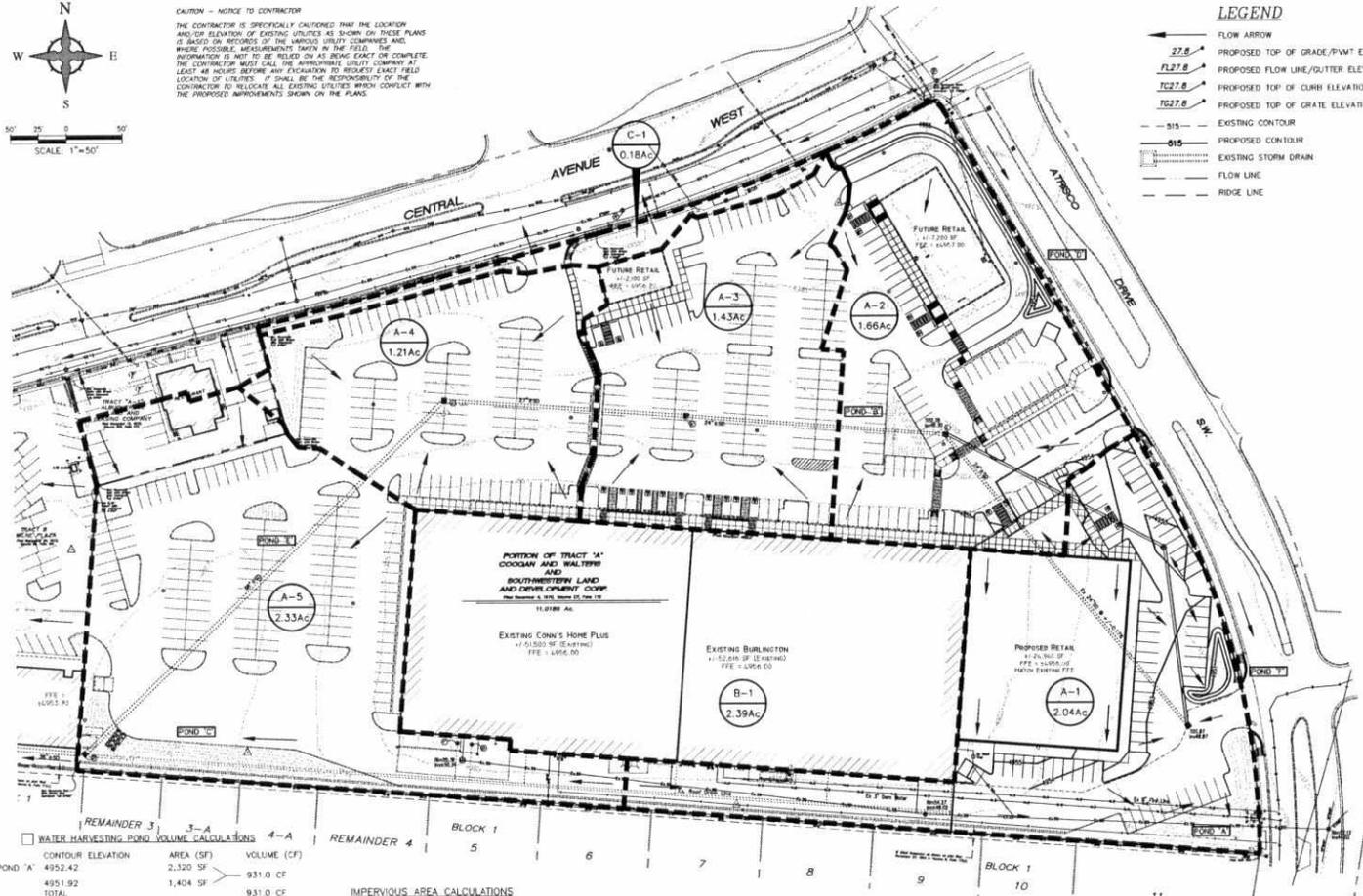




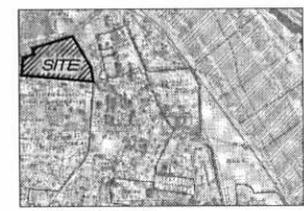




**CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE LANDOWNERS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP - Zone Atlas K-12



FFM MAP 35001C0333H  
 Per FIRM Map 35001C0333H, dated August 18, 2012, the site is located in the 0.25 chance Annual Floodplain with Average Depth of less than 1 foot.

**DRAINAGE MANAGEMENT PLAN**

**INTRODUCTION**  
 The purpose of this submittal is to provide a conceptual grading plan and drainage management plan for the development of West Central Plaza, located at the SWC of Central Ave SW and Atrisco Dr SW in Albuquerque, NM. The site contains approximately 11.02 acres. A prior Drainage Management Plan for this site was submitted by Wooten Engineering on 9/30/2015 and approved on 11/10/2015.

**EXISTING HYDROLOGIC CONDITIONS**  
 The site is currently developed and drains via an underground storm drain system which outfalls to an existing 36" storm drain in the alley to the west of the site. The parking lot currently surface drains to several "top D" inlets as shown on the Grading Plan. The roof of the existing main retail buildings (Coco's Home Plus and Burlington) drain to downspouts which are connected to a storm drain system on the south side of the building. This roof drain connects to the main site storm sewer system located at the southwest corner of the site. There is a small off-site drainage area that flows onto the site from the existing Long John Silver's site as shown within Basins A-4 and A-5. Per the Calculations table this sheet, the total existing flow leaving the site in the storm drain system is 47.78 cfs during the 100-Yr Storm Event. This excludes Basin "C-1", which is a small area that drains directly to Central Ave.

**PROPOSED HYDROLOGIC CONDITIONS**  
 The newest building addition to the site (A-1, 24,940 SF) will further reduce the impervious area by just over 1,000 SF due to the parking lot configuration. There is an existing 24" storm drain that is located under the proposed building and will be relocated with this project per the grading plan on Sheet 1.1. There is one (1) new "top D" inlet located within Basin A-1 at the deflection point of the new 24" pipe. The drainage patterns generally remain the same as the Pre-Developed condition. However, we have added some water harvesting points in key areas in order to capture the first flush from the site.

The total runoff from the site (excluding Basin "C-1") is 46.03 cfs during the 100-Yr, 6-in Storm Event which is less than the original 48.00 cfs development. Reference the Plan approved on 11/10/2015 for additional information.

**FIRST FLUSH CALCULATIONS**  
 Per the First Flush Calculations on this sheet, the total First Flush Volume required to be collected for the site is 8,730 CF. Since the roof of the existing large retail building is flowing directly into a storm drain system and cannot be routed through a landscape area, we have not taken the building roof area into account for the calculation. Per the Water Harvesting Ponds Calculations table this sheet, we are collecting 14,554.50 CF of flow from the site which is greater than that required.

**CONCLUSION**  
 This Drainage Management Plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. In addition, the proposed water harvesting ponds will help treat stormwater runoff per the DPM. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Drainage Management and Grading Plan approval for the Site Development Plan for Building Permit.

REV	DATE	BY	REVISION
1	11/10/2015	JTW	DRM PLAN
2	11/10/2015	JTW	DRM PLAN
3	11/10/2015	JTW	DRM PLAN
4	11/10/2015	JTW	DRM PLAN
5	11/10/2015	JTW	DRM PLAN
6	11/10/2015	JTW	DRM PLAN
7	11/10/2015	JTW	DRM PLAN
8	11/10/2015	JTW	DRM PLAN
9	11/10/2015	JTW	DRM PLAN
10	11/10/2015	JTW	DRM PLAN
11	11/10/2015	JTW	DRM PLAN
12	11/10/2015	JTW	DRM PLAN
13	11/10/2015	JTW	DRM PLAN
14	11/10/2015	JTW	DRM PLAN
15	11/10/2015	JTW	DRM PLAN
16	11/10/2015	JTW	DRM PLAN
17	11/10/2015	JTW	DRM PLAN
18	11/10/2015	JTW	DRM PLAN
19	11/10/2015	JTW	DRM PLAN
20	11/10/2015	JTW	DRM PLAN

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

APPROVED FOR PERMIT  
 100% COMPLETE  
 4/25/2016

REMAINDER 3 3-A 4-A REMAINDER 4 BLOCK 1 5 6 7 8 9 10 11

CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
POND 'A' 4952.42	2,320 SF	931.0 CF
4951.92	1,404 SF	931.0 CF
POND 'B' 4953.00	1,166 SF	1,024 CF
4952.00	882 SF	752 CF
4951.52	622 SF	511 CF
4950.00	400 SF	
TOTAL		2,287 CF
POND 'C' 4952.00	5,704 SF	4,732 CF
4951.00	3,760 SF	2,885 CF
4950.00	2,010 SF	1,440 CF
4949.00	870 SF	
TOTAL		9,057 CF
POND 'D' 4955.00	1,844 SF	699.5 CF
4954.50	955 SF	304.5 CF
4954.00	263 SF	185.5 CF
4953.00	74 SF	
TOTAL		1,172.5 CF
POND 'E' 4953.00	378 SF	299 CF
4952.00	220 SF	157 CF
4951.00	94 SF	
TOTAL		456 CF
POND 'A' 4952.00	884 SF	651.0 CF
4951.00	418 SF	
TOTAL		651.0 CF
SUBTOTAL		14,554.5 CF

**IMPERVIOUS AREA CALCULATIONS**  
 PROPOSED SITE CONDITIONS  
 PERVIOUS AREA: 46,317 SF  
 IMPERVIOUS AREA (EXCL. BLDGS): 309,537 SF  
 MAIN RETAIL BUILDING AREA: 104,115 SF  
 TOTAL SITE AREA: 478,289 SF  
 % IMPERVIOUS = 64.6%

NOTE: THE MAIN RETAIL BUILDING IS EXCLUDED FROM THE FIRST FLUSH CALCULATIONS SINCE IT DRAINS TO AN EXISTING BELOW GRADE STORM DRAIN SYSTEM AND CANNOT BE CAPTURED IN THE LANDSCAPE AREAS.

**FIRST FLUSH CALCULATION**  
 TOTAL IMPERVIOUS AREA (LESS MAIN RETAIL BLDG) = 309,537 SF  
 FIRST FLUSH = 309,537 \* 0.34 / 12 = 8,730 CF  
 TOTAL VOLUME PROVIDED = 14,554.5 CF

**Existing West Central/Atrisco Drainage Calculations**  
 (Site Site Development Conditions Based Data Table)

BASIN	Area		Land Treatment Percentage				Q(24)	Q(60)	WFE	WFE(24)	WFE(60)	VOLUME	CF
	Area	Imp.	A	B	C	D							
A-1	88522	254	0.0%	0.0%	13.4%	88.4%	4.18	6.47	1.83	13054	18109	23793	
A-2	72473	188	0.0%	0.0%	13.4%	88.4%	4.18	6.92	1.83	11691	13168	14420	
A-3	62387	143	0.0%	0.0%	13.4%	88.4%	4.18	5.96	1.83	9539	11335	11726	
A-4	32778	121	0.0%	0.0%	13.4%	88.4%	4.18	5.04	1.83	8068	9586	14144	
A-5	101524	233	0.0%	0.0%	13.4%	88.4%	4.18	8.70	1.83	15533	18448	27218	
B-1	104116	239	0.0%	0.0%	13.4%	88.4%	4.18	8.94	1.83	15919	18917	27912	
C-1	7360	0.18	0.0%	0.0%	13.4%	88.4%	4.18	0.78	1.83	1217	1448	2134	
TOTAL	480568	1125					46.79		1.83	74808	89007	131331	

**Proposed West Central/Atrisco Drainage Calculations**  
 (Site Site Development Conditions Based Data Table)

BASIN	Area		Land Treatment Percentage				Q(24)	Q(60)	WFE	WFE(24)	WFE(60)	VOLUME	CF
	Area	Imp.	A	B	C	D							
A-1	88522	254	0.0%	0.0%	13.4%	88.4%	4.18	6.47	1.83	13054	18109	23793	
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EPC/DRB REVIEW ONLY  
 NOT FOR CONSTRUCTION

**Wooten Engineering**  
 1005 21st Street SE, Suite B1  
 Rio Rancho, NM 87124  
 Ph: 505.980.3560

PROJECT: WEST CENTRAL PLAZA - PROP. ADDITION  
 408 CENTRAL AVE. SW ALBUQUERQUE, NEW MEXICO

DESIGNER: JEFF WOOTEN  
 JOB NO.: 2015064  
 DRAWN BY: JTW

DATE: 3/28/2016  
 SCALE: AS NOTED

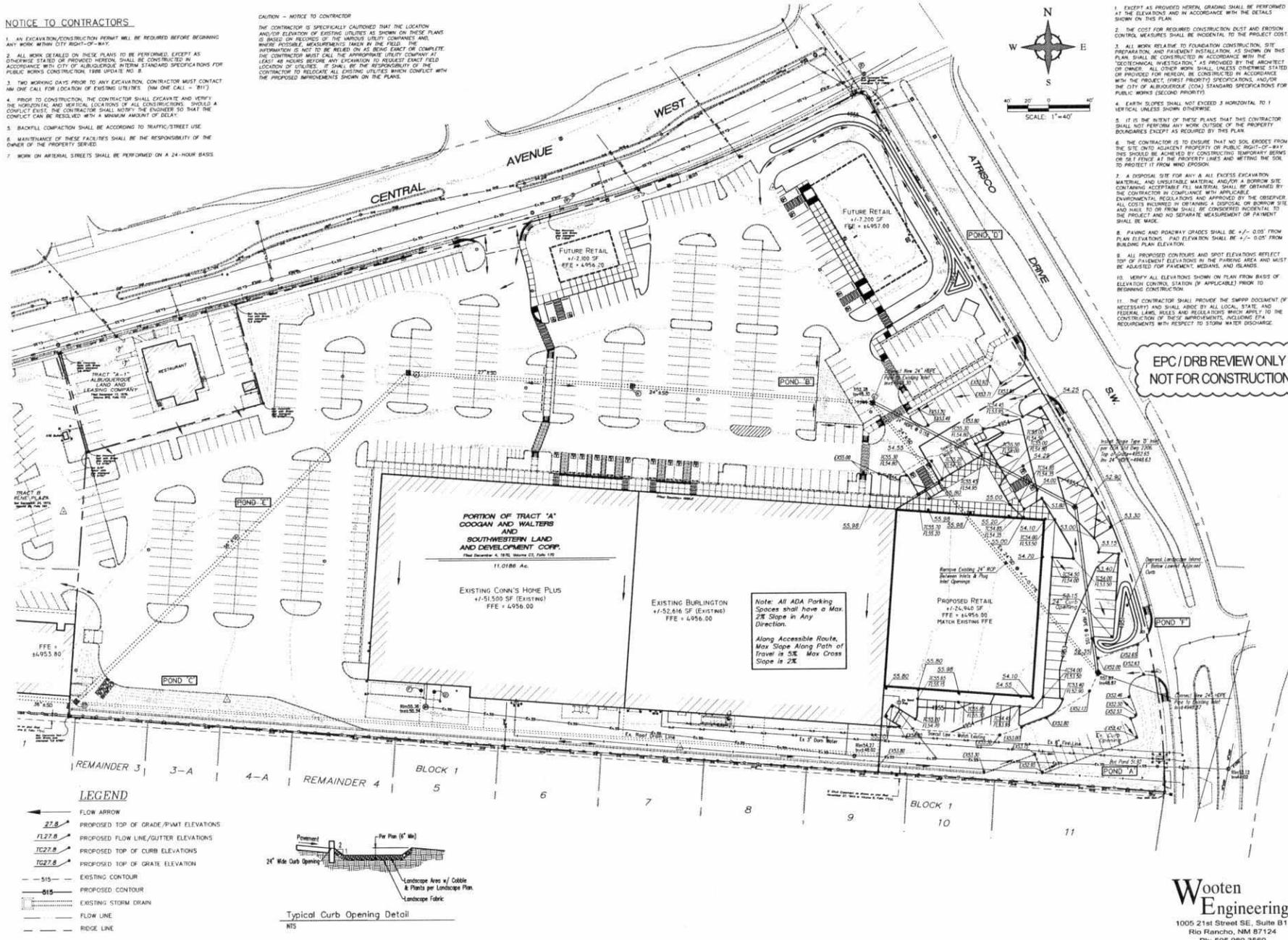
CONCEPTUAL DRAINAGE MGMT PLAN

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERMEDIATE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 UPDATE NO. 8.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE CITY CALL FOR LOCATION OF EXISTING UTILITIES. (SEE ONE CALL - 811).
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**CAUTION - NOTICE TO CONTRACTOR**

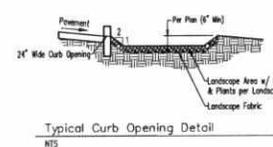
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND FIELD ACCESSORY MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



1. EXCEPT AS PROVIDED HEREON, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION, EROSION CONTROL, DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SECTIONAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR ENGINEER. ALL OTHER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL EROSION FROM THE SITE INTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR BENT FONTS AT THE PROPERTY LINES AND WEEDING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY ALL EXCESS EXCAVATION MATERIAL AND UNDESIRABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul to OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM FINISH ELEVATIONS. PAID ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONCRETE AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PAVING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE CHIPPY DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

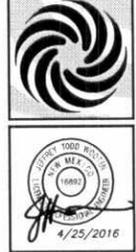
**EPC / DRB REVIEW ONLY  
NOT FOR CONSTRUCTION**

- LEGEND**
- 27.8 — PROPOSED TOP OF GRADE/PAV'T ELEVATIONS
  - - - 1127.8 - - - PROPOSED FLOW LINE/GUTTER ELEVATIONS
  - - - 1027.8 - - - PROPOSED TOP OF CURB ELEVATIONS
  - - - 1027.8 - - - PROPOSED TOP OF GRATE ELEVATION
  - - - 515 - - - EXISTING CONTOUR
  - - - 015 - - - PROPOSED CONTOUR
  - - - - - EXISTING STORM DRAIN
  - - - - - FLOW LINE
  - - - - - RIDGE LINE



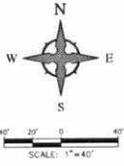
REV	DATE	BY	REVISION
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**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



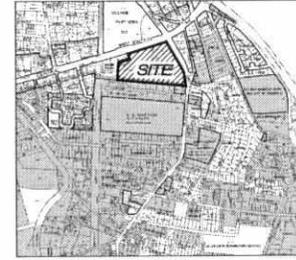
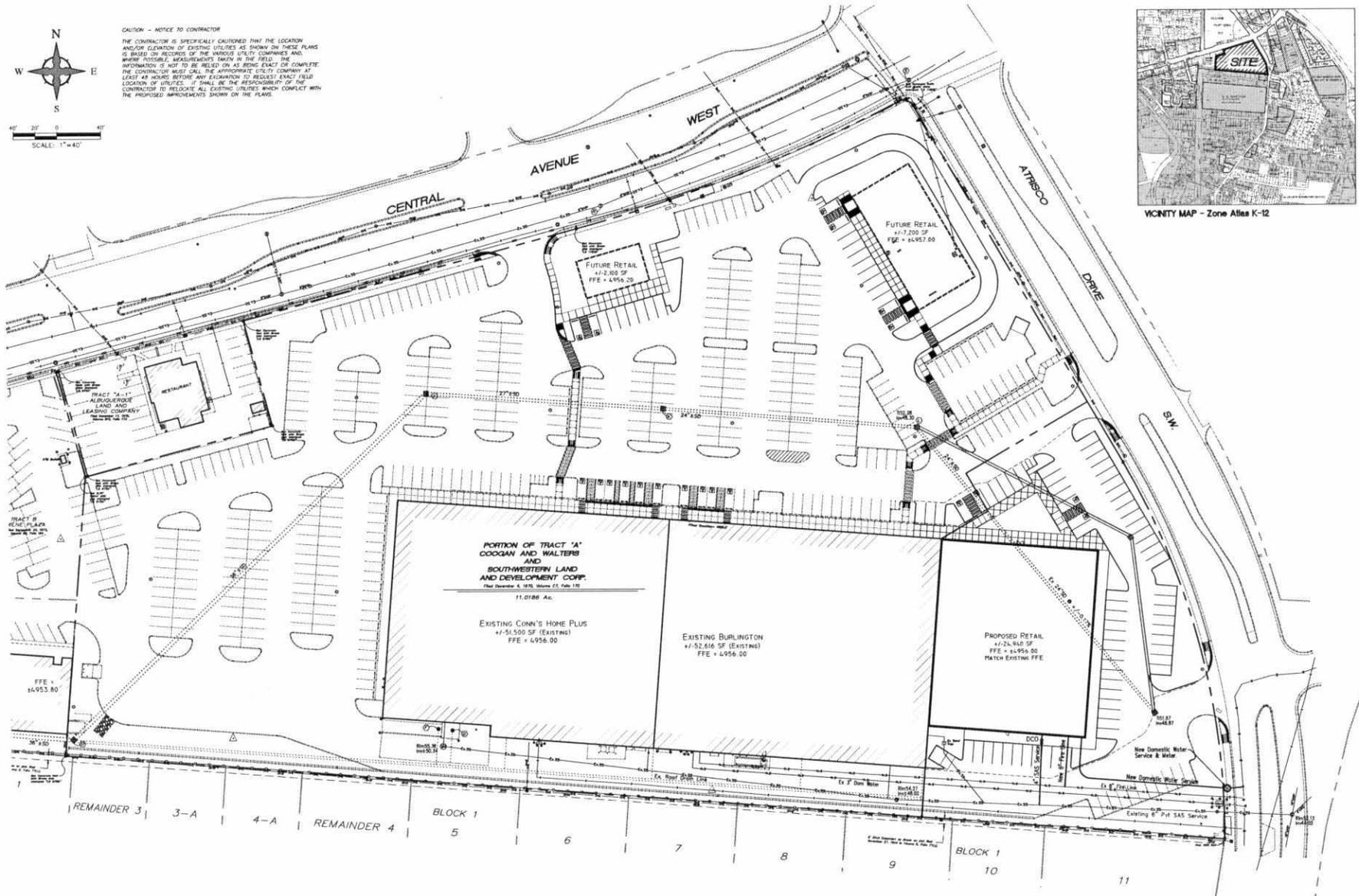
PROJECT WEST CENTRAL PLAZA - PROP. ADDITION	DATE 3/28/2016
CLIENT WEST CENTRAL PLAZA, NEW MEXICO	SCALE C1.2
DESIGNER JEFF MOXTON	DATE 4/25/2016
CHECKER JEFF MOXTON	DATE 4/25/2016
DATE 4/25/2016	BY JTM
CONCEPTUAL GRADING PLAN	

**Wooten Engineering**  
 1005 21st Street SE, Suite B1  
 Rio Rancho, NM 87124  
 Ph: 505.980.3560



**CAUTION - NOTICE TO CONTRACTOR**

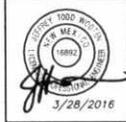
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS MADE IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP - Zone Atlas K-12

REV	DATE	BY	REASON
▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT: WEST CENTRAL PLAZA-PROP. ADDITION  
 4308 CENTRAL AVE SW  
 ALBUQUERQUE, NEW MEXICO  
 PROJECT MANAGER: JEFF WOOTEN  
 DRAWN BY: JTW  
 JOB NO: 2015064  
 SHEET NO: 1  
 TOTAL SHEETS: 5  
**CONCEPTUAL UTILITY PLAN**

EPC / DRB REVIEW ONLY  
 NOT FOR CONSTRUCTION

**Wooten Engineering**  
 1005 21st Street SE, Suite B1  
 Rio Rancho, NM 87124  
 PH: 505.980.3560

DATE: 3/28/2016  
 SHEET: C.2.1  
 TOTAL SHEETS: 5



SITE PLAN REDUCTIONS

Approved "As-Built" Site Development Plan for Building Permit

- KEYED NOTES**
- PROPOSED PAINTED CROSSWALK
  - PROPOSED Pylon SIGN TO BE PERMITTED SEPARATELY WITH ANY PLATING ACTION
  - PROPOSED CONC. SIDEWALK ADJACENT TO BLDG. RE: DET 54P1
  - PROPOSED CONC. PATIO AREA ADJACENT BLDG.
  - PROPOSED BIKE RACK LOCATION IS BIKE CAPACITY RE: DET 54P1 TYPICAL GRAPHIC SYMBOL
  - EXISTING Pylon SIGN LOCATION TO REMAIN
  - PROPOSED BIKE PEDESTRIAN PATH
  - PROPOSED HANDICAP RAMP RE: 54P1
  - PROPOSED HANDICAP RAMP RE: 54P1
  - PROPOSED HANDICAP RAMP RE: 54P1
  - PROPOSED LANDSCAPE PLAYING AREA TO PROVIDE AND COORDINATE WITH BLDG. FOR SA. BELL LOCATION WITH LANDSCAPERS. RE: LANDSCAPE PLAN FOR INFO
  - PROPOSED DRIVE ABLE PAINT DETAIL RE: DET 54P2
  - PROPOSED CONC. HEADER CURB TYPICAL. RE: DET 54P1
  - PROPOSED DRIVE ENCLASURE RE: DET 54P1
  - PROPOSED HC PARKING STALL RE: DET 54P1
  - PROPOSED BIKESHOP RE: DET 54P1
  - PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATION RE: DET 54P1
  - PAINTED EMPHASIS AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPING SHALL BE YELLOW
  - EXISTING CURB / GUTTER TO REMAIN
  - EXISTING SIDEWALK TO REMAIN
  - EXISTING ASPHALT PAVING TO BE SEAL COATED AND REPAIRED AS SHOWN ON THIS PLAN
  - PROPOSED ELECTRICAL TRANSFORMER LOCATION TO REMAIN

**GENERAL NOTES:**

- A SHARED ACCESS / PARKING AGREEMENT IS REQUIRED WITH ANY PLATING ACTION.
- FUTURE LEASE AREA TO BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-9-3-22(A)(1)

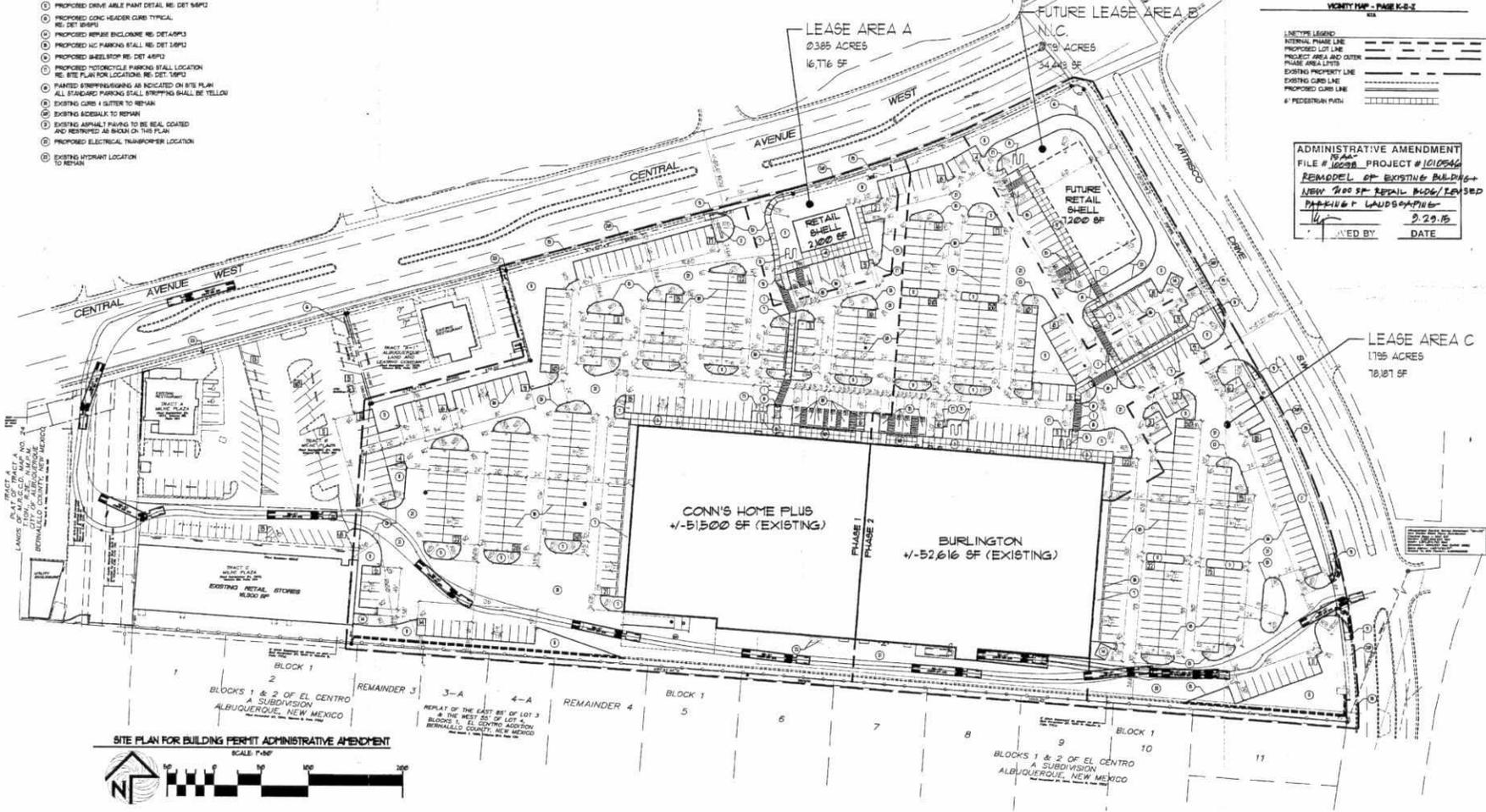
PROPOSED SITE DATA TABLE	
LEGAL DESCRIPTION:	PART OF TRACT A COOGAN AND WALTER / BU LAND DEV CORP
TOTAL ACRES:	RE: SITE PLAN FOR BUILDING PERMIT
EXISTING ZONING:	C-2 (RE)
PROPOSED USE:	GENERAL RETAILING
EXISTING BUILDING EGDS:	BLDG #1 6,300 SF + 2,251 SF + 5,241 SF OF EXIST. RETAIL, 13,792 SF OF NEW RETAIL + 22,773 SF. LESS THAN 7% ADJCL.
PROPOSED BUILDING EGDS:	
TOTAL PARKING PROVIDED:	PHASE 1: 360 SPACES + PHASE 2: 30 SPACES + 651 TOTAL
TOTAL PARKING REQ:	PHASE 1: 380 SPACES + PHASE 2: 20 SPACES = 400 TOTAL
HC PROVIDED:	PHASE 1: 5 SPACES + PHASE 2: 5 SPACES = 10 TOTAL
HC REQUIRED:	PHASE 1: 5 SPACES + PHASE 2: 5 SPACES = 10 TOTAL
BIKE SPACES PROVIDED:	PHASE 1: 10 SPACES + PHASE 2: 5 SPACES = 15 TOTAL
BIKE SPACES REQUIRED:	PHASE 1: 10 SPACES + PHASE 2: 5 SPACES = 15 TOTAL
MOTORCYCLE SPACES PROVIDED:	PHASE 1: 5 SPACES + PHASE 2: 5 SPACES = 10 TOTAL
MOTORCYCLE SPACES REQUIRED:	PHASE 1: 5 SPACES + PHASE 2: 5 SPACES = 10 TOTAL
REQUIRED PARKING FORMULA:	ONE SPACE PER 200 SF FOR THE FIRST 50,000 SF OF TOTAL AREA. THEN ONE SPACE PER 300 SF FOR THE NEXT 40,000 SF OF TOTAL AREA. THEN ONE SPACE PER 300 SQUARE FEET FOR THE AREA THAT EXCEEDS 90,000 SF. PHASE 1 AREA IN EXCESS OF 60,000 SF: 150,000/300 = 50 SPACES. PHASE 2 AREA IN EXCESS OF 5,000 SF: 40,000/300 = 133 SPACES. 50 TO 300 REQUIRED PARKING SPACES + 8 HC SPACES. PHASE 1 AND PHASE 2 REQUIRE 8 HC SPACES EACH. 50 TO 300 REQUIRED PARKING SPACES + 3 MOTORCYCLE SPACES. PHASE 1 AND PHASE 2 REQUIRE 3 MOTORCYCLE SPACES EACH.
REQUIRED HC PARKING:	
REQUIRED MC PARKING:	



**LEGEND**

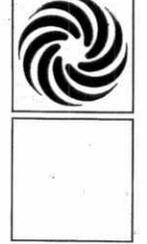
INTERNAL PHASE LINE	---
PROPOSED LOT LINE	---
PROPOSED AREA AND CENTER	---
PHASE AREA LIMITS	---
EXISTING PROPERTY LINE	---
EXISTING CURB LINE	---
PROPOSED CURB LINE	---
BIKE PEDESTRIAN PATH	---

**ADMINISTRATIVE AMENDMENT**  
 FILE # 10008 PROJECT # 1010046  
 REMODEL OF EXISTING BLDG +  
 NEW 7000 SF RETAIL BLDG / LEASED  
 PARKING + LANDSCAPING  
 DATED BY: 2.29.15  
 DATE: \_\_\_\_\_

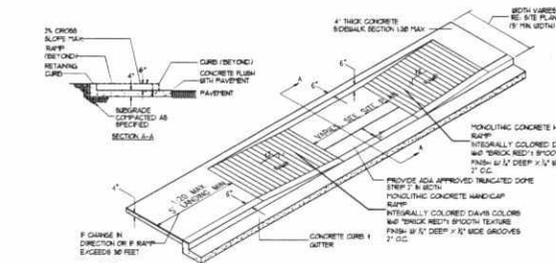


REV	DATE	BY	REVISION
1			
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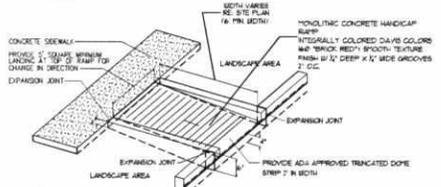
**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



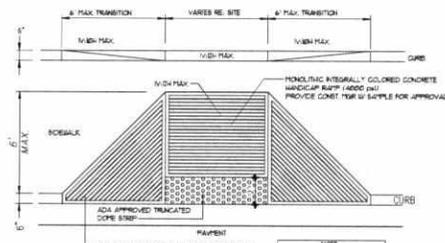
PROJECT BY	WEST CENTRAL - ATRISCO	DATE	2.29.15
PROJECT NO.	1010046	REV. NO.	C-5
PROJECT ADDRESS	4200 CENTRAL AVE SW ALBUQUERQUE, NEW MEXICO	DATE	
DRAWN BY	CRISTO CALVERT	CHECKED BY	K-AT
DATE	2.29.15	DATE	
SCALE	AS NOTED	SCALE	



11 NOT USED  
NTB

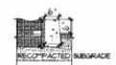


12 NOT USED  
NTB

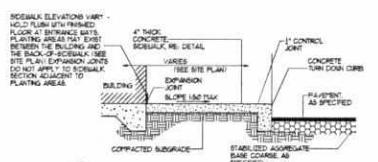


13 NOT USED  
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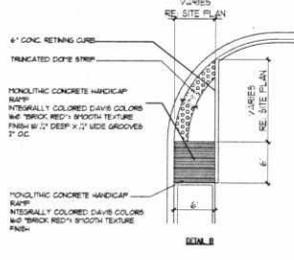
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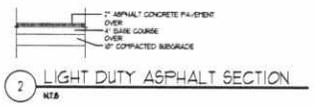
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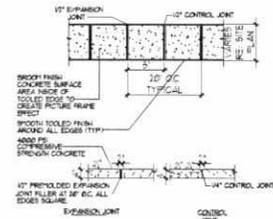


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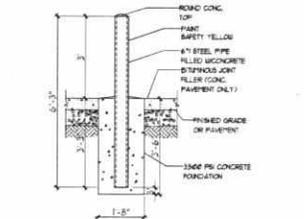


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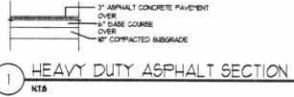


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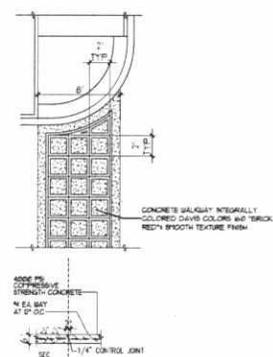


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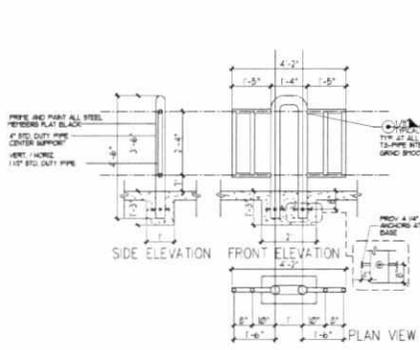
**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 338-1499 FAX (505) 338-1498



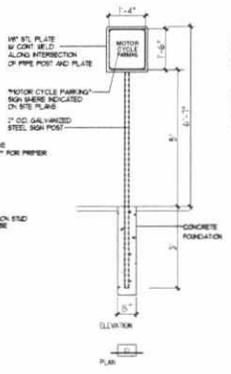
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 408 CENTRAL AVE SW  
 ALBUQUERQUE NEW MEXICO

DATE: 9/24/05  
 DRAWN BY: CJB  
 CHECKED BY: K-CAT  
 JOB NO.:  
 SCALE:  
 SHEET: 11 OF 17  
 SITE DETAILS

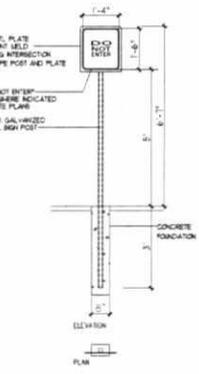
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 SCALE:  
 SHEET: 11 OF 17  
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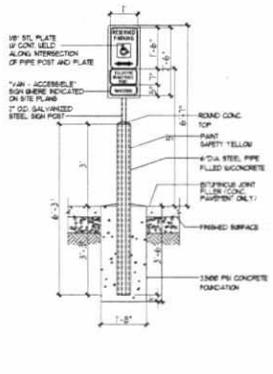
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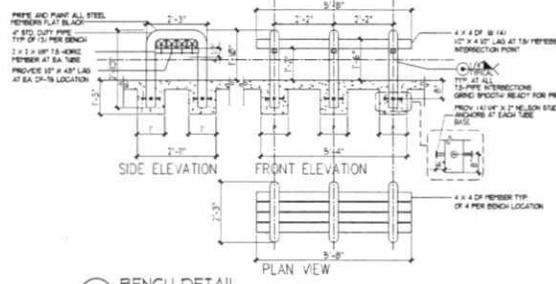
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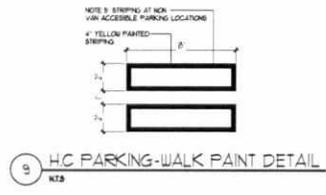
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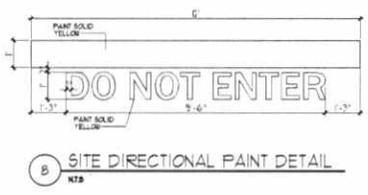
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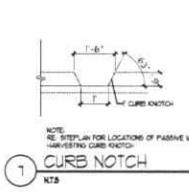
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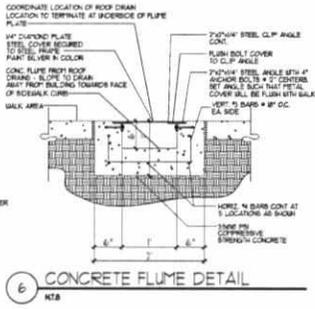
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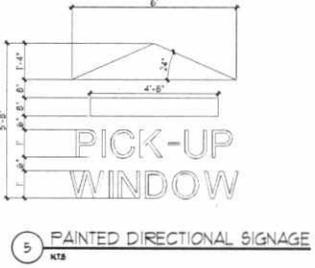
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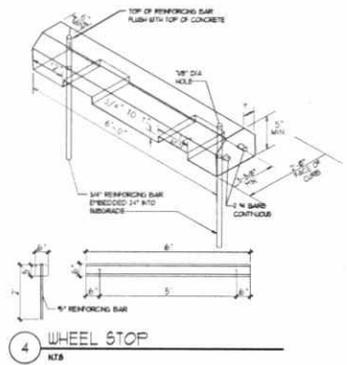
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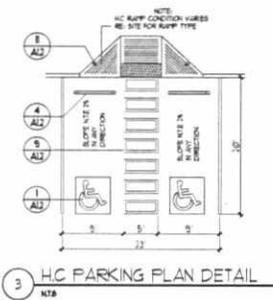
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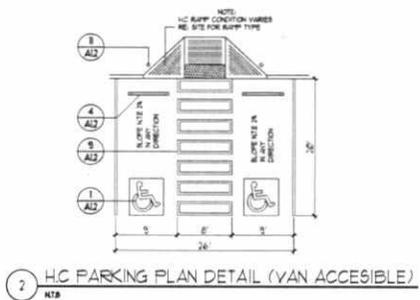
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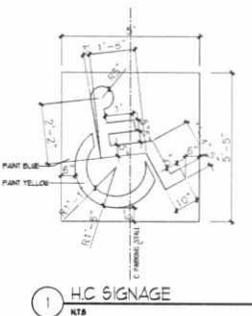
4 WHEEL STOP  
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3 HC PARKING PLAN DETAIL  
NTS



2 HC PARKING PLAN DETAIL (VAN ACCESSIBLE)  
NTS



1 HC SIGNAGE  
NTS

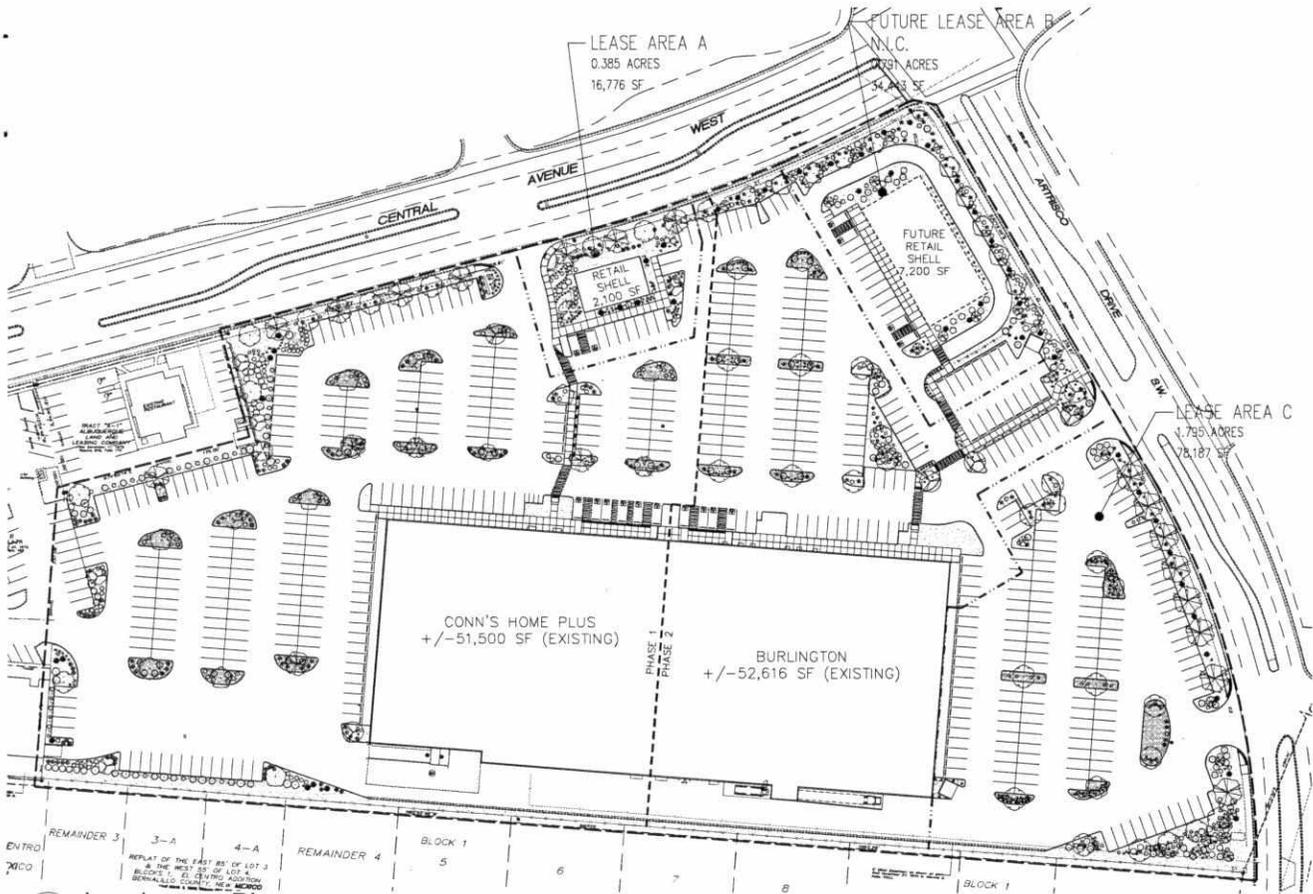
REASON	
BY	
DATE	
REV	

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT BY	WEST CENTRAL-ATRISCO
JOB NO.	400-CENTRAL-AVE-SW
DATE	ALBUQUERQUE NEW MEXICO
DRAWN BY	ALBUQUERQUE NEW MEXICO
CHECKED BY	ALBUQUERQUE NEW MEXICO
DATE	ALBUQUERQUE NEW MEXICO
SCALE	ALBUQUERQUE NEW MEXICO

DATE	9/24/15
SCALE	AS NOTED
DATE	9/24/15
SCALE	AS NOTED
DATE	9/24/15
SCALE	AS NOTED

WEST CENTRAL-ATRISCO  
 400 CENTRAL AVE SW  
 ALBUQUERQUE NEW MEXICO  
 PROJECT CALSERT  
 SITE DETAILS



### PLANT SCHEDULE ATRISCO PLAZA

QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
4	<i>Catalpa bignonioides</i> / Indian Tree / Tropicana Hardwood	2" B&B	Medium	25
19	<i>Passiflora arifolia</i> / Ananas Ficus / Ananas Pear Ash	2" B&B	Medium	30
39	<i>Gleditsia triacanthos</i> / Thornless Gleditsia / Thornless Common Honeylocust	2" B&B	Medium	30
8	Male + Spring Snow / Spring Snow Oak Apple	2" B&B	Medium	25
19	<i>Platanus occidentalis</i> / Cloney Platanus	2" B&B	Medium	45

QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
8	<i>Chilopsis linearis</i> / Green Willow	15 gal	RR	45 X (8) = 360 SF
49	<i>Ceanothus glaucus</i> / Yellow Bell of Pendler	5 gal	RR	30 X (49) = 1460 SF
52	<i>Larix laricina</i> / English Larch	5 gal	Medium	20 X (52) = 1040 SF
103	<i>Rosa arvensis</i> / Low-Low / Ger-Low Fragrant Rose	5 gal	Low	30 X (103) = 3100 SF
42	<i>Zea mays</i> / Sweet Corn / Homestead Transport	1 gal	Low	15 X (42) = 630 SF

QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
42	<i>Agave parviflora</i> / Parry Agave	3 gal	RR	30 X (42) = 1260 SF
43	<i>Fouquieria splendens</i> / Cholla	5 gal	RR	40 X (43) = 1720 SF
132	<i>Ipomoea pes-caprae</i> / Red Yucca	5 gal	Low	25 X (132) = 3300 SF
75	<i>Nolina microcarpa</i> / Beesnest	5 gal	RR	35 X (75) = 2625 SF
32	<i>Yucca rigida</i> / Mexican Blue Yucca	5 gal	RR	35 X (32) = 1120 SF

QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
82	<i>Artemisia tridentata</i> / Bad Sagebrush	5 gal	RR	25 X (82) = 2050 SF
51	<i>Atriplex canescens</i> / Fourwing Saltbush	5 gal	RR	40 X (51) = 2040 SF
97	<i>Baccharis salicifolia</i> / Salt Grass	5 gal	Low	30 X (97) = 2910 SF
159	<i>Juncus tenuis</i> / Bulrush	5 gal	Low	35 X (159) = 5565 SF
48	<i>Rhus typhina</i> / Winged Elm	5 gal	Low	30 X (48) = 1440 SF

QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
126	<i>Aster multiflorus</i> / Moontan Yellow	1 gal	Medium	10 X (126) = 1260 SF
97	<i>Echinacea purpurea</i> / Purple Coneflower	1 gal	Medium	10 X (97) = 970 SF

QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
286	<i>Coleoptera</i> / Multi-Colored Ladybug / Reddish Ladybug	5 gal	Medium	15 X (286) = 4290 SF

LANDSCAPE COVERAGE: 36,616 SF

**A Landscape Plan**  
1" = 50'

#### PHASE 1 LANDSCAPE DATA

GROSS LOT AREA	227,500 SF
LESS BUILDING(S)	53,800 SF
NET LOT AREA	173,700 SF
REQUIRED LANDSCAPE	26,065 SF
15% OF NET LOT AREA	
PROVIDED LANDSCAPE	27,559 SF
PERCENT OF NET LOT AREA	15.3%
HIGH WATER USE TURF	NONE PROPOSED
REQUIRED STREET TREES	14
PROVIDED AT 30' O.C. SPACING STREET	
REQUIRED PARKING LOT TREES	35
PROVIDED AT 1 PER 10 SPACES (35 SPACES/10)	31
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	19,563 SF MIN.
(23.884 SF x 75%)	
PROVIDED LANDSCAPE COVERAGE	18,220

#### PHASE 2 LANDSCAPE DATA

GROSS LOT AREA	230,511 SF
LESS BUILDING(S)	32,678 SF
NET LOT AREA	197,833 SF
REQUIRED LANDSCAPE	29,675 SF
15% OF NET LOT AREA	
PROVIDED LANDSCAPE	24,112 SF
PERCENT OF NET LOT AREA	12.2%
HIGH WATER USE TURF	NONE PROPOSED
REQUIRED STREET TREES	11
PROVIDED AT 30' O.C. SPACING STREET	
REQUIRED PARKING LOT TREES	29
PROVIDED AT 1 PER 10 SPACES (29 SPACES/10)	29
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	17,763 SF MIN.
(23.551 SF x 75%)	
PROVIDED LANDSCAPE COVERAGE	11,865

#### FUTURE DEVELOPMENT LANDSCAPE DATA LEASE AREA "B"

GROSS LOT AREA	472,454 SF
LESS BUILDING(S)	113,216 SF
NET LOT AREA	359,238 SF
REQUIRED LANDSCAPE	53,895 SF
15% OF NET LOT AREA	
PROVIDED LANDSCAPE	55,815 SF
PERCENT OF NET LOT AREA	15.5%
HIGH WATER USE TURF	NONE PROPOSED
REQUIRED STREET TREES	31
PROVIDED AT 30' O.C. SPACING STREET	
REQUIRED PARKING LOT TREES	66
PROVIDED AT 1 PER 10 SPACES (66 SPACES/10)	66
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	40,392 SF MIN.
(53.856 SF x 75%)	
PROVIDED LANDSCAPE COVERAGE	36,616

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1 PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH MINIMUM OVER FILTER FABRIC.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 14-16-3-10.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SKINNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

TREES ALONG STREET TO BE LOCATED SO AS NOT TO BLOCK SIGNAGE.

WINTER: 1 HOUR/DAYS PER MONTH

#### MATERIALS LEGEND

7" MOUNTAIN AIR BROWN GRAVEL

2" x 4" BLUE SAE CORBBLE

#### GENERAL NOTES

GRADING SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.

EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.

EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.

ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.

NO PARTIAL OR INCOMPLETE SUBMITTALS WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.

SAMPLES OF SHRUBS SHALL BE PROVIDED TO OWNER/ARCHITECT 1-20 DAYS PRIOR TO ANY PLANTING COMMENCEMENT. IT TO BE RETAILED UNLESS PRIOR APPROVAL FROM TULSA ROADHOUSE.

CONTRACTOR TO PROVIDE SITE IRRIGATION SYSTEM PER PERMITS ONLY. IRRIGATION FOR THIS AREA TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.

IN AREAS OF THE SITE WHERE THERE IS NO IRRIGATION SYSTEM, THE CONTRACTOR WILL BE REQUIRED TO HAND WATER ALL PLANT MATERIAL FOR THE DURATION OF AN ENTIRE GROWING SEASON UNTIL PLANT MATERIAL IS ESTABLISHED.

#### IRRIGATION NOTE

Drip System Run Cycles:

ESTABLISHMENT AND SUMMER:  
1 HOUR-DAYS A WEEK  
SPRING:  
1 HOUR-3 DAYS A WEEK  
FALL:  
1 HOUR-3 DAYS A WEEK

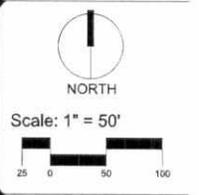
growing better  
**Up Heads**  
LANDSCAPE CONTRACTORS  
www.headsuplandscape.com

P.O. Box 10597  
Albuquerque, NM 87164  
505.898.9815  
505.898.2105 (fax)  
design@hulic.com



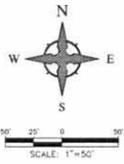
Date: 08.06.2015  
Revisions:  
09.28.15  
Drawn by: E.C.G.  
Reviewed by: EP

**Atrisco Plaza Shopping Center**  
Central Ave W & Atrisco Dr SW  
Albuquerque, New Mexico



Sheet Title:  
**Landscape Plan**

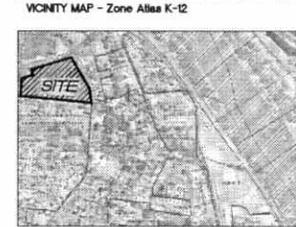
Sheet Number:  
**LS-02**



**CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE APPROVED UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO LOCATE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**LEGEND**

- FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PAVT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- TO27.8 PROPOSED TOP OF GRATE ELEVATION
- 0.0 EXISTING CONTOUR
- 0.0 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIIDGE LINE



FFM MAP 35001C0333H  
 Per FFM Map 35001C0333H, dated August 16, 2012, the site is located in the 0.25 Chance Annual Floodplain with Average Depth of less than 1 foot.

**DRAINAGE MANAGEMENT PLAN**

**INTRODUCTION**

The purpose of this submittal is to provide a final drainage management plan for the Redevelopment of West Central/Atrisco, located at the SW of Central Ave SW and Atrisco Dr SW in Albuquerque, NM. The site contains approximately 11.02 acres. We were unable to locate an existing Drainage Study for the site; however, the site is currently 100% developed and the site is currently 47-98.6% impervious.

**EXISTING HYDROLOGIC CONDITIONS**

The site is currently developed and drains via an underground storm drain system which outlets to an existing 36" storm drain in the alley to the east of the site. The parking lot currently surface drains to several Type "D" inlets as shown on the Grading Plan. The roof of the existing main retail building (the old Kmart) drains to downspouts which are connected to a storm drain system on the south side of the building. This roof drain connects to the main site storm sewer system located at the southwest corner of the site. There is a small off-site drainage area that flows onto the site from the existing Long John Silver's site as shown within Basins "A-4" and "A-5". Per the Calculations table this sheet, the total existing flow leaving the site in the storm drain system is 47.76 cfs during the 100-yr Storm Event. This includes Basin "C-1", which is a small area that drains to Central Ave. We calculate that approximately 96.6% of the site is currently impervious.

**PROPOSED HYDROLOGIC CONDITIONS**

In redeveloping this site, we are trying to use as much of the existing pavement as possible while increasing the pervious areas in order to reduce runoff volumes from the site. The drainage patterns remain the same as the Pre-Developed condition; however, we have added some water harvesting ponds in key areas in order to capture the first flush from the site.

Without accounting for the detention/retention in the proposed Water Harvesting ponds, the total runoff from the site (excluding Basin "C-1") is 46.03 cfs during the 100-yr Storm Event. This is a 1.73 cfs reduction below Pre-Developed condition.

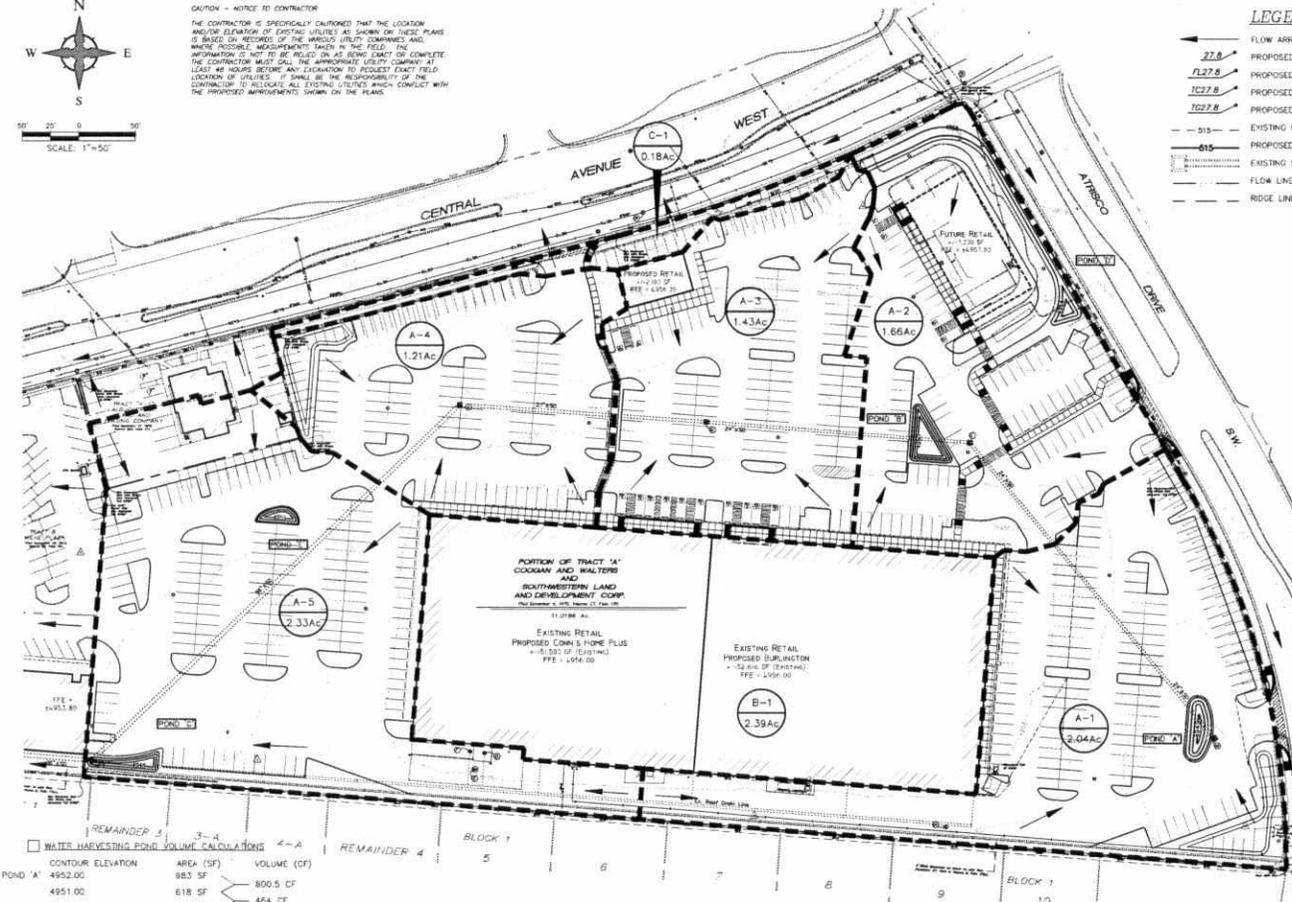
In addition, per the Calculations Table this sheet there is a reduction of the 100-yr, 24-hr Volume of 5,827 CF. Adding this volume reduction to the Water Harvesting Pond volume provided (12,170 CF) gives us a total volume reduction of 17,997 CF.

**FIRST FLUSH CALCULATIONS**

Per the First Flush Calculations on this sheet, the total First Flush volume required to be collected for the site is 8,795 CF. Since the roof of the existing large retail building is flowing directly into a storm drain system and cannot be routed through a landscape island, we have not taken the building roof area into account for the calculation. Per the Water Harvesting Pond Calculations table this sheet, we are collecting 12,170 CF of water from the site which is greater than that required.

**CONCLUSION**

This drainage management plan provides for grading and drainage elements which reduce the impact to downstream systems, are capable of safely passing the 100 year storm, and roll burden downstream systems, and meet city requirements. In addition, the proposed water harvesting ponds will treat stormwater runoff per the LDM. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Drainage Management Plan and Building Permit approval for both the Core's Home Plus and Burlington Coat Factory projects. Each project located on site will apply for a separate Building Permit.



**WATER HARVESTING POND VOLUME CALCULATIONS**

CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
POND 'A' 4952.00	983 SF	800.5 CF
4951.00	618 SF	464 CF
4950.00	310 SF	232 CF
4949.00	62 SF	46 CF
TOTAL	1,973 SF	1,542.5 CF
POND 'B' 4953.00	1,166 SF	899.5 CF
4952.00	882 SF	661.5 CF
4951.00	622 SF	466.5 CF
4950.00	400 SF	300 CF
TOTAL	3,070 SF	2,327.5 CF
POND 'C' 4951.00	676 SF	507 CF
4950.00	396 SF	297 CF
4949.00	140 SF	105 CF
TOTAL	1,212 SF	910 CF
POND 'D' 4955.00	1,844 SF	1,383 CF
4954.00	954 SF	715.5 CF
4953.00	263 SF	197.25 CF
4952.00	74 SF	55.5 CF
TOTAL	3,135 SF	2,351.25 CF
POND 'E' 4950.00	378 SF	283.5 CF
4950.00	220 SF	165 CF
4951.00	84 SF	63 CF
TOTAL	682 SF	511.5 CF
SUBTOTAL	6,170 SF	4,600 CF

**ADDITIONAL PONDS (LANDSCAPE ISLANDS)**  
 AVERAGE AREA PER LANDSCAPE ISLAND = 300 SF  
 AVERAGE DEPTH PER LANDSCAPE ISLAND = 6"  
 AVERAGE VOLUME PER LANDSCAPE ISLAND = 150 CF  
 TOTAL NUMBER OF ISLANDS = 40  
 TOTAL VOLUME = 6,000 CF

**GRAND TOTAL = 6,170 CF + 6,000 CF = 12,170 CF**

**IMPERVIOUS AREA CALCULATIONS**  
 IMPERVIOUS AREA = 43,301 SF  
 IMPERVIOUS AREA (EXCL. BLDGS) = 310,553 SF  
 MAIN RETAIL BUILDING AREA = 104,115 SF  
 TOTAL SITE AREA = 470,869 SF  
 % IMPERVIOUS = 96.56%

**PROPOSED SITE CONDITIONS**  
 IMPERVIOUS AREA = 43,301 SF  
 IMPERVIOUS AREA (EXCL. BLDGS) = 310,553 SF  
 MAIN RETAIL BUILDING AREA = 104,115 SF  
 TOTAL SITE AREA = 470,869 SF  
 % IMPERVIOUS = 96.39%

**TOTAL REDUCTION OF IMPERVIOUS AREA = 48,775 SF**

NOTE: THE MAIN RETAIL BUILDING IS TO BE EXCLUDED FROM THE FIRST FLUSH CALCULATIONS SINCE IT DRAINS TO A BELOW GRADE STORM DRAIN SYSTEM AND CANNOT BE CAPTURED IN THE LANDSCAPE AREAS.

**FIRST FLUSH CALCULATION**  
 TOTAL IMPERVIOUS AREA (LESS MAIN RETAIL BLDG) = 310,553 SF  
 FIRST FLUSH = 310,553 x 0.347 / 12 = **8,795 CF**

**Existing West Central/Atrisco Drainage Calculations**

This table is based on the CGM DPM Section 8.2.2, Table 1

BASIN	Area (SQ FT)	Land Treatment Percentages					C/D/S	C/S/D	W/F	W/S/D	W/F/S	W/S/D	C/D/S
		A	B	C	D	S							
A-1	8983	2.04	0.0%	0.0%	3.4%	96.6%	4.32	8.79	1.84	14308	17762	25726	
A-2	72473	1.66	0.0%	0.0%	3.4%	96.6%	4.32	8.79	1.84	17696	14630	21937	
A-3	62687	1.43	0.0%	0.0%	3.4%	96.6%	4.32	8.79	1.84	10069	12077	16104	
A-4	52730	1.21	0.0%	0.0%	3.4%	96.6%	4.32	8.79	1.84	8714	10213	15306	
A-5	121524	2.39	0.0%	0.0%	3.4%	96.6%	4.32	10.92	1.84	14385	17654	24461	
B-1	104116	2.39	0.0%	0.0%	3.4%	96.6%	4.32	10.92	1.84	14803	20156	30213	
C-1	7960	0.18	0.0%	0.0%	3.4%	96.6%	4.32	8.79	1.84	1285	1547	2310	
TOTAL	489808	11.25					49.57			79060	94634	142125	

**Proposed West Central/Atrisco Drainage Calculations**

This table is based on the CGM DPM Section 8.2.2, Table 1

BASIN	Area (SQ FT)	Land Treatment Percentages					C/D/S	C/S/D	W/F	W/S/D	W/F/S	W/S/D	C/D/S
		A	B	C	D	S							
A-1	8983	2.04	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	13594	16196	23277	
A-2	72473	1.66	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	11057	13168	18435	
A-3	62337	1.43	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	8539	10338	16726	
A-4	60758	1.21	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	8046	9686	14444	
A-5	101524	2.33	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	15553	18446	27218	
B-1	104116	2.39	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	15619	18517	27413	
C-1	7960	0.18	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	1217	1448	2134	
TOTAL	489808	11.25					48.78			74888	89607	131331	

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



9/30/2015

**DRAINAGE MANAGEMENT PLAN**

PROJECT: WEST CENTRAL-ATRISCO  
 CLIENT: WEST CENTRAL ATRISCO  
 DESIGNER: JEFF MOOTEN  
 DATE: 9/30/2015

**Wooten Engineering**  
 1366 Reynosa Loop SE  
 Rio Rancho, NM 87124  
 Ph: 505.980.3560

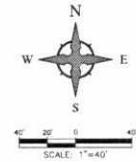
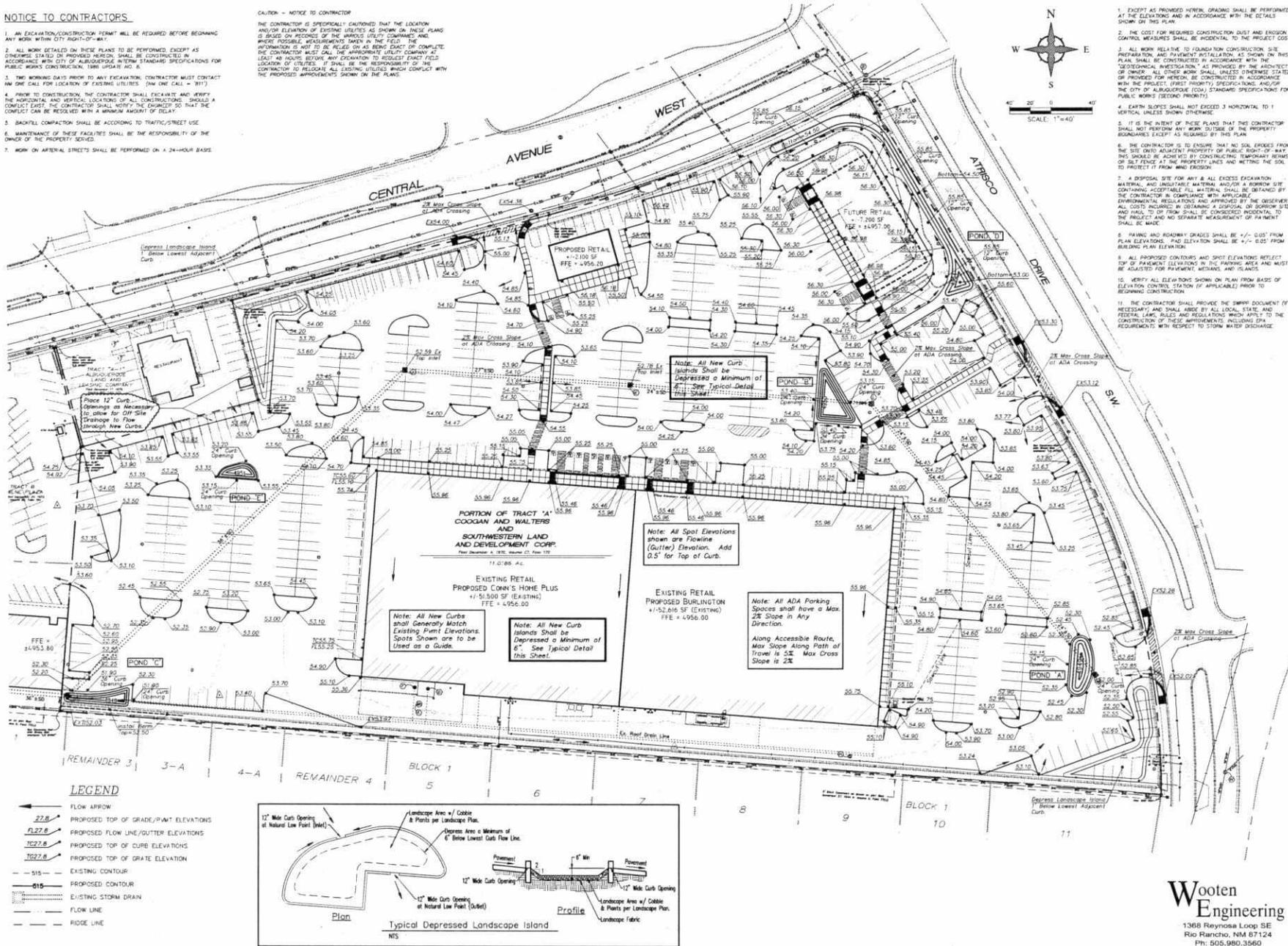
DATE: 9/22/15  
 SCALE: AS NOTED  
 SHEET: C1.2

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS IS TO BE PERFORMED EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON. SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1999, UNLESS NOTED.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT AND CALL FOR LOCATION OF EXISTING UTILITIES. (IN ONE CALL = 911)
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL RECONSTRUCT AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTING. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANY AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO RECHECK EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RECHECK ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



1. EXCEPT AS PROVIDED HEREON, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR MEASURING CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOGRAPHICAL INFORMATION, AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS AND/OR THE CITY OF ALBUQUERQUE (FOUR) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE NOTED.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THE PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE UNLESS ADJUSTED PROPERTIES OF PUBLIC RIGHT-OF-WAY THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS OR SLOTTED AT THE PROPERTY LINES AND HITTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNDESIRABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL, SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul to or from shall be considered INCIDENTAL TO THE PROJECT AND NOT SEPARATE MEASUREMENT OF PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAID ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED DRIVEWAYS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PAVING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE THE SIGNED DOCUMENT OF NECESSITY AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

REVISION	BY	DATE

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

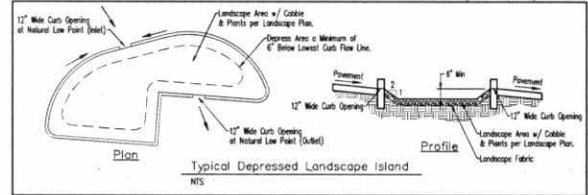


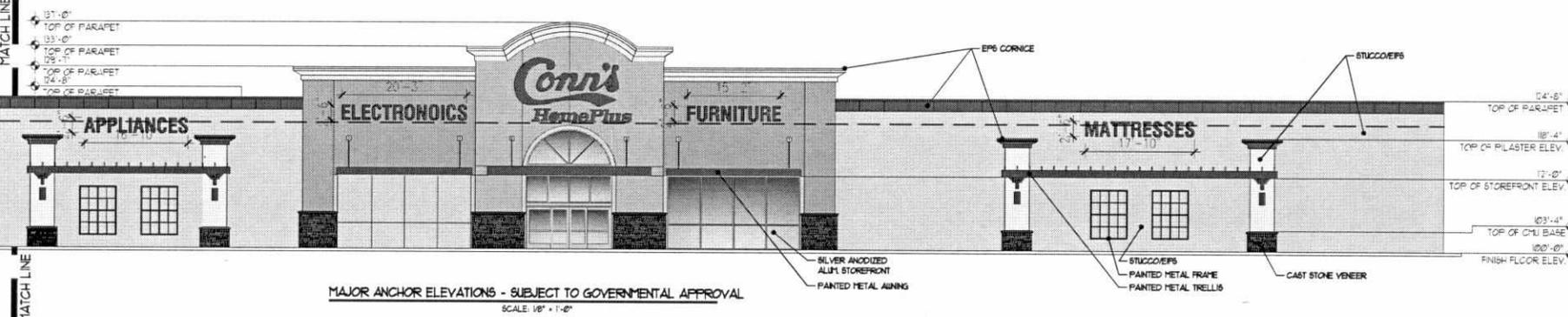
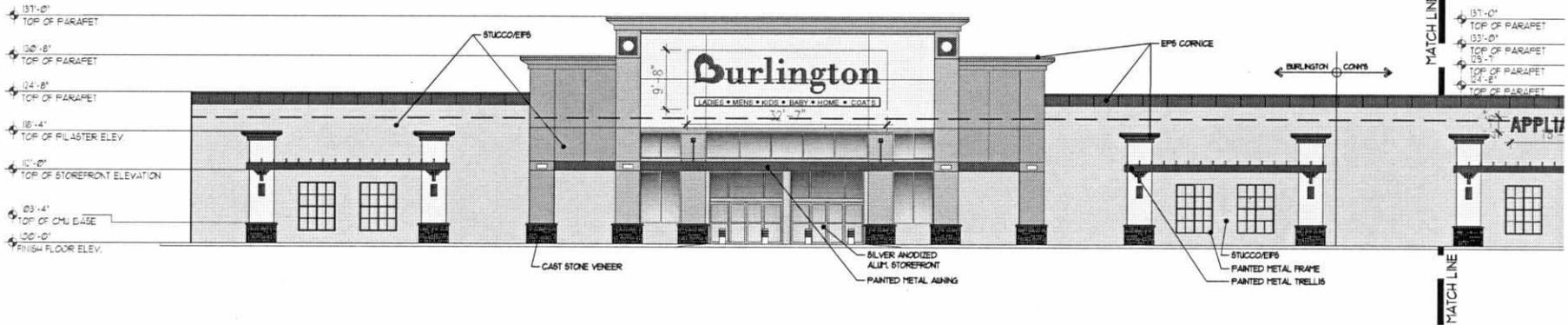
9/30/2015

DATE: 9/22/15  
 SCALE: AS SHOWN  
 DRAWN BY: JTB  
 CHECKED BY: JTB  
 PROJECT NO: 201033  
 SITE: WEST CENTRAL - ATRISCO  
 4228 CENTRAL AVE. SW  
 ALBUQUERQUE, NEW MEXICO  
 PREPARED BY: JEFF BOOTHBY  
 TITLE: GRADING PLAN

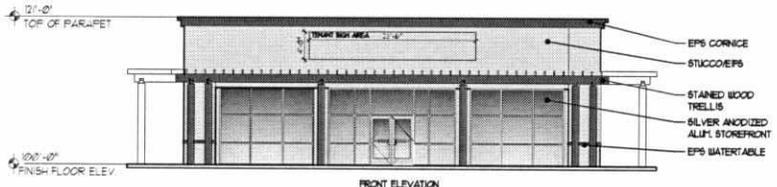
**Wooten Engineering**  
 1368 Reynosa Loop SE  
 Rio Rancho, NM 87124  
 Ph: 505.980.3360

- LEGEND**
- 27.8 FLOW ARROW
  - 27.8 PROPOSED TOP OF GRADE/PAV'T ELEVATIONS
  - 27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
  - 27.8 PROPOSED TOP OF CURB ELEVATIONS
  - 27.8 PROPOSED TOP OF GRATE ELEVATION
  - 515 EXISTING CONTOUR
  - 615 PROPOSED CONTOUR
  - 615 EXISTING STORM DRAIN
  - FLOW LINE
  - RIDGE LINE

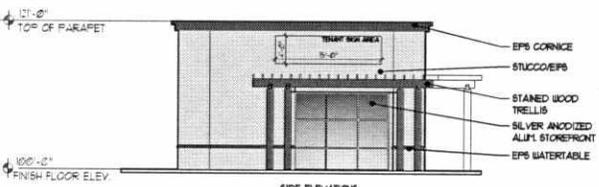




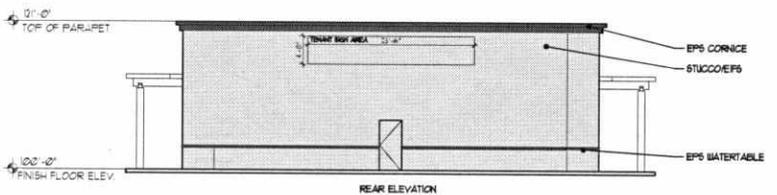
MAJOR ANCHOR ELEVATIONS - SUBJECT TO GOVERNMENTAL APPROVAL  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

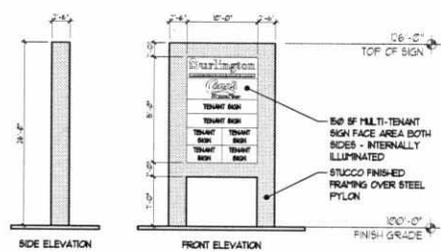


SIDE ELEVATIONS



REAR ELEVATION

PAD A RETAIL SHELL ELEVATIONS - SUBJECT TO GOVERNMENTAL APPROVAL  
SCALE: 1/8" = 1'-0"



PROPOSED PYLON SIGN ELEVATION  
SCALE: NTS

MATL. LEGEND:

- STUCCOERS: TRAVERTINE SW 1122
- STUCCOERS: PURE WHITE SW 1005
- STUCCOERS: CANOE SW 174
- STUCCOERS: SAFARI SW 16-51
- STUCCOERS: RUGGED BROWN SW 6-062
- PAINTED METAL: RED
- PAINTED METAL: IRON ORE SW 106-9
- CAST STONE: RUGGED BROWN SW 6-062

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT: WEST CENTRAL-ATRISCO  
 WEST CENTRAL AVE SW  
 ALBUQUERQUE NEW MEXICO

DESIGN CALVERT  
 JOB NO. K-AT

DRAWN BY: C-B  
 BUILDING & SIGN ELEVATIONS

DATE: 9/24/05  
 SCALE: AS NOTED

1  
 2  
 3  
 4  
 5

