



**Environmental  
Planning  
Commission**

**Agenda Number: 03  
Project Number: 1006602  
Case Number: 17EPC- 40012,40013  
Hearing Date: June 8, 2017**

**Staff Report**

<b>Agent</b>	Wooten Engineering
<b>Applicant</b>	Paseo 2010, LLC
<b>Request</b>	<b>Amendment to Site Development Plan for Building Permit and Site Development plan for Subdivision</b>
<b>Legal Description</b>	Parcel A, B and C Ventura Plaza
<b>Location</b>	Ventura St, NE, between Paseo del Norte Blvd. and Palomas Ave. NE
<b>Size</b>	6 acres
<b>Existing Zoning</b>	SU-2/C-1
<b>Proposed Zoning</b>	Same

**Staff Recommendation**

**APPROVAL of 17EPC- 40012, Amend Site Development plan for Subdivision based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 13.**

**APPROVAL of 17EPC- 40013, Site Development plan for Building Permit, based on the Findings beginning on Page 13 and subject to the Conditions of Approval beginning on Page 16.**

**Staff Planner  
Maggie Gould, Planner**

**Summary of Analysis**

The applicant proposes to amend the originally approved Site Development Plan for Subdivision to subdivide parcel A into two tracts and amend the originally approved Site Development Plan for Building Permit to develop a new, approximately 4,900 square foot building to house an automotive repair facility on proposed parcel A-1, this would replace the previously approved 7,400 square foot retail building.

The Heritage Hills and Vineyard Estates Neighborhood Associations, Heritage East Association of residents and the District 4 Coalition of Neighborhoods were notified. A facilitated meeting was not recommended or requested. Staff received one phone call regarding the request; no support for opposition to the request was expressed. Staff has not received any other comments as of this writing.

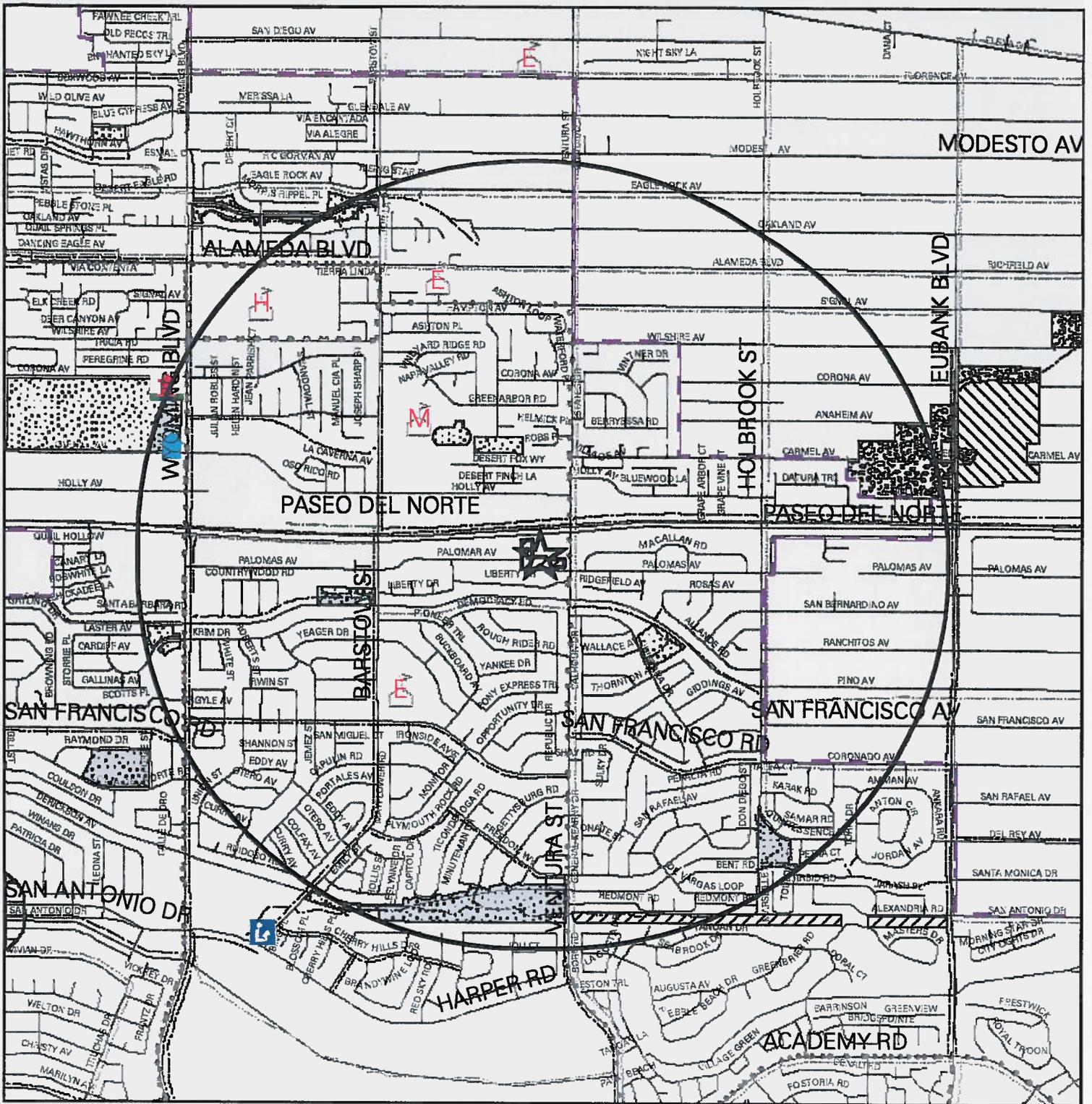
There is no known opposition to the request and staff is recommending approval with minor conditions.

**Map**





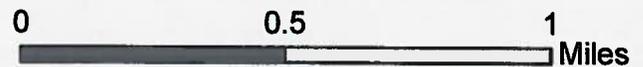
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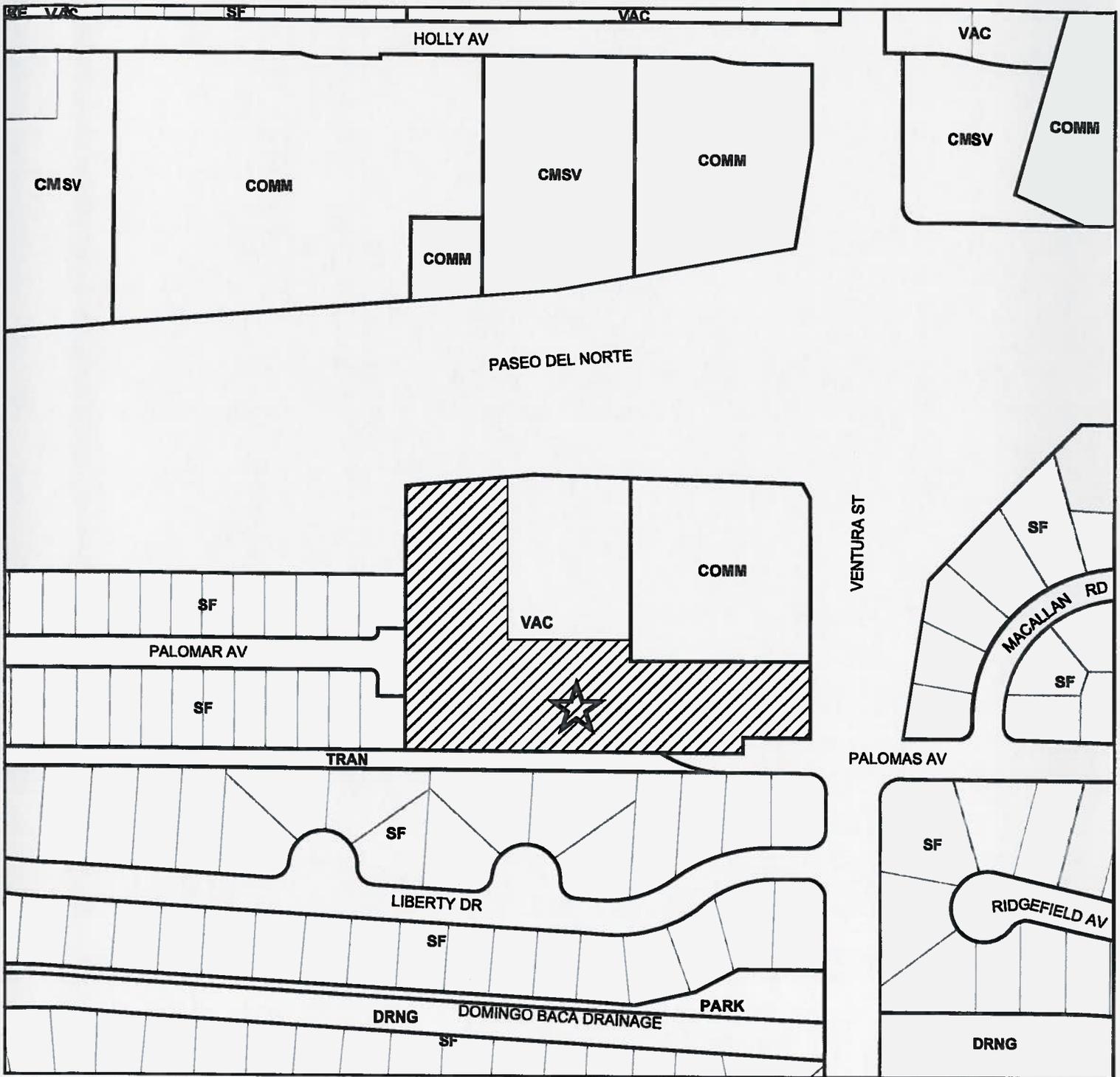
## Public Facilities Map with One-Mile Buffer

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

Project Number: 1006602







## LAND USE MAP

Note: Grey shading indicates County.

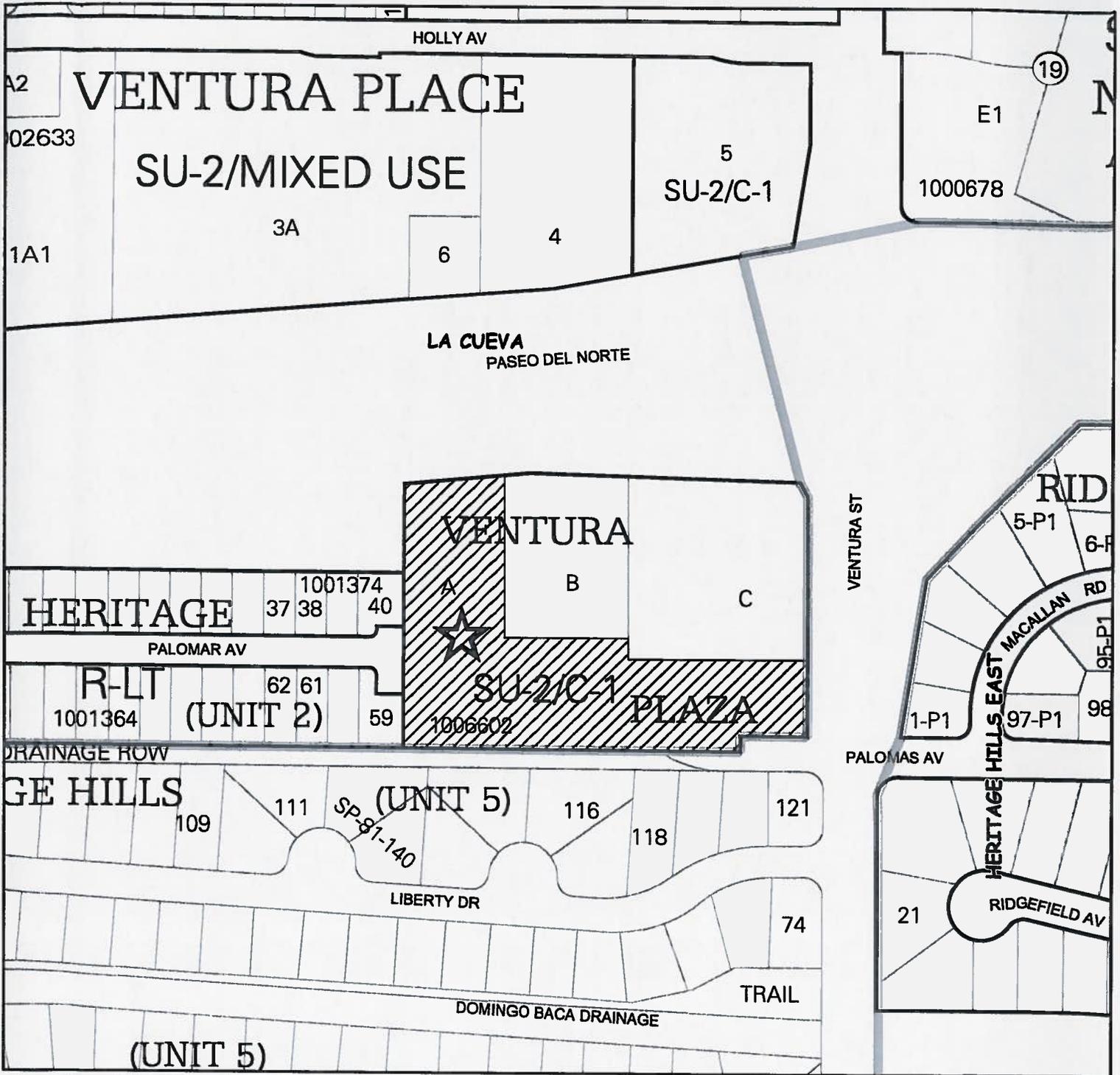
### KEY to Land Use Abbreviations

- 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



1 inch = 200 feet

Project Number:  
**1006602**  
 Hearing Date:  
**06/8/2017**  
 Zone Map Page: D-20  
 Additional Case Numbers:  
**17EPC-40012 & 40013**



### ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

**Project Number:**

**1006602**

**Hearing Date:**

**06/8/2017**

**Zone Map Page: D-20**

**Additional Case Numbers:**

**17EPC-40012 & 40013**

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**I. INTRODUCTION**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-2/C-1	Area of Consistency, La Cueva Sector Development Plan	Vacant
<b>North</b>	SU-2 Mixed Use, SU-2/C-1(north of Paseo del Norte)	same	Commercial
<b>South</b>	R-1	same	Single Family Residential
<b>East</b>	R-D	same	Single Family Residential
<b>West</b>	R-LT	same	Single Family Residential

**B. Proposal**

This a request to amend the existing Site Development for Subdivision and Site Development Plan for Building Permit for parcels A, B and C of the Ventura Plaza subdivision, approved by the EPC in 2007. The original Site Development Plan for Subdivision divided the three parcels into their existing configuration. The Site Development Plan for Subdivision does not have design standards, but showed site layout.

The Site Development Plan for Building Permit showed an approximately 15,000 square foot pharmacy on Parcel C, a 5,400 square foot credit union a parcel B and two retail buildings on parcel A, one 7,480 square feet on the northwest portion of the site and one 13,500 square feet on the southern portion of the site.

The applicant proposes to divide parcel A in to two parcels, A-1 containing .86 acres and A-2 containing 2.42 acres. The applicant proposes a new, approximately 4,900 square foot building to house an automotive repair facility on proposed parcel A-1, this would replace the previously approved 7,400 square foot retail building. Future development on parcel A-2 would also be reviewed by the EPC. The proposed changes only apply to parcel A, the parcel controlled by the applicant.

**C. EPC Role**

The La Cueva Sector Development Plan requires EPC approval for Site Development Plans. Because the EPC was the approval body for the original Site Development Plan

for Subdivision and the Site Development Plan for Building Permit, the EPC is the body that needs to approve the amendments.

The case is a quasi-judicial matter.

***D. History/Background***

The subject site's zoning changed with adoption the by the La Cueva Sector Development Plan in 2000. In 2007 the EPC approved the Site Development Plan for Subdivision and Site Development Plan for Building Permit that the applicant proposes to amend.

***E. Context***

The area is developed with single family residential and commercial, office and institutional uses. To the north, across Paseo del Norte Blvd. NE, is a shopping center, to the south, west and east are the single-family homes . The proposed use is allowed under the current zoning and will not have a negative impact on the area because the proposed building is located away from the existing residential development.

***F. Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Paseo del Norte as a Limited-Access Principal arterial.

The LRRS designates Ventura Street as a Minor Arterial.

***G. Comprehensive Plan Corridor Designation***

The Comprehensive Plan designates Paseo del Norte as a Commuter Corridor intended for long-distance vehicle trip with higher speeds and traffic volumes than other corridors. Development along these corridors can be auto oriented with access control to reduce traffic impacts and maintain vehicle flow.

***H. Trails/Bikeways***

Paseo del Norte a multi-use path along the north side. A bike lane is proposed on Ventura Street.

***I. Transit***

The route 2 Eubank regular service stops on Ventura Street adjacent to the site. There is no service along Paseo del Norte.

***J. Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

## II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

### A. Albuquerque Comprehensive Zoning Code

The subject site is SU-2 /C-1 in the La Cueva Sector Development Plan ( LCSDP)

For sites zoned SU-2/C-1, the LCSDP references the C-1 (neighborhood commercial) zone of the Zoning Code (LCSDP, p. 29, see attachment). Permissive and conditional uses are as provided in the Zoning Code, except Alcohol sales for off-premise consumption is permissive provided it is an ancillary use within a grocery store. Site Plans sites are subject to the site development regulations in Zoning Code §14-16-3-10 (Landscape Regulations) and §14-16-3-11 (site development plan approval requirements) (p. 29).

The C-1 Neighborhood Commercial zone (Zoning Code §14-16-2-16) “zone provides sites suitable for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.” The request must comply with the requirements of the design regulations of the La Cueva Sector Development Plan and the requirements of the C-1 zone with the exceptions as noted.

The proposed use, automobile repairing is allowed under the existing zoning ( 14-16-2-16-(A)(10)(a), provided that the use is in a completely enclosed building and is at least 20 feet from a residential zone. The Site plan shows that proposed building is enclosed and is approximately 100 feet from residential zone.

Because the site is zoned SU-2/C-1, rather than C-1, it does not meet the requirements of a shopping center site.

### B. Definitions

There no applicable definitions

### C. Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of single family neighborhoods. Revitalization and development should be at a scale and density similar to immediately surrounding development in order to reinforce existing character of established neighborhoods. Applicable policies include:

#### ***Goal 4.1 Character:***

***Enhance, protect, and preserve distinct communities.***

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

*The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development. The request furthers the goal Policy 4.1.2 Identity and Design.*

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

*The proposed auto repair business will be located along the Paseo del Norte Commuter Corridor, an appropriate location for auto oriented development. The request furthers Policy 5.1.12 Commuter Corridors.*

**Goal 5.2 Complete Communities**

*Foster communities where residents can live, work, learn, shop, and play together.*

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*The request furthers the goal and policy Policy 5.2.1 Land Uses by adding a neighborhood service in close proximity to the existing residential development.*

**Goal 5.6 City Development Areas**

*Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.*

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed is allowed under the existing zoning. The request furthers the goal and Policy 5.6.3 Areas of Consistency.

**D. La Cueva Sector Development Plan (Rank 3)**

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add clarifying language. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north. Exhibit 12 shows specific boundaries (see attachment).

The LCSDP contains goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area, as well as general Guiding Principles (p. 4) and Guiding Land Use Principles (p. 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (p. 31).

The following overarching Guiding Principles and Guiding Land Use Principles apply to the request: Compliance with the Design Regulations is evaluated in the SITE DEVELOPMENT PLAN FOR BUILDING PERMIT section of this report.

Relevant goals/policies include the following:

Land Use Goal 1.a: Traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods.

OVERARCHING GUIDING PRINCIPLES (P. 4):

Bullet 4: Land uses that are compatible with existing development.

The scale of development and the allowed uses are compatible with the existing development because proposed development will provide neighborhood services that may benefit the area. The adjacent parcels contain a credit union and pharmacy/ retail use. The area to the west and south of the site is single family residential. The request generally furthers Bullet 4.

GUIDING LAND USE PRINCIPLES (P. 25):

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal adds a service use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.

Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers Principle 8. A view analysis is required by the LCSDP for the site. The view analysis shows that the Sandia Mountains will still be visible from the neighborhood to the west.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such the clay roof tiles and the stone veneer, that many nearby buildings use.. The request furthers Principle 9.

Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are

prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone is subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

### ***III. SITE DEVELOPMENT PLAN FOR SUBDIVISION***

The original Site Development Plan for Subdivision divided the three existing parcels into their existing configuration. The Site Development Plan for Subdivision does not have design standards, but showed site layout. The applicant proposes to divide parcel A into two parcels, A-1 containing .86 acres and A-2 containing 2.42 acres.

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

#### ***A. Request***

The applicant proposes to develop a 4,896 square foot auto repair shop with associated parking area, outdoor area and landscaping. Section 14-16-3-11(B) of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

The La Cueva Sector Development Plan (LCSDP) contains design regulation that apply to the SU-2 zoned properties in the plan area. These regulations are noted in the plan with a section number and regulation number, for example 11R1 would be section 11, Views, regulation 1.

#### ***B. Site Plan Layout / Configuration***

The proposed building will be located at the eastern edge of the site, adjacent to the existing credit union and will be 21.5 feet in height. This places the building away from the residential uses to the west. The service bay doors face west, but are approximately 110 feet away from the residential area. Parking areas are shown to the west, between the building and the residential area and the north, facing Paseo del Norte.

#### ***C. Public Outdoor Space***

The LCSDP requires a 400 square foot plaza area (8R2 and 3), and 15 foot wide entry sidewalk (3R-4). The applicant proposes a 15 foot wide sidewalk along the northern side of the building, although this is not technically the front of the building, it meets the intent of LCSDP to have outdoor gathering space and a pedestrian connection to the adjacent lot. It would be difficult to develop the sidewalk along front of the building because of the service bays needed for the auto repair use. The applicant also proposes a

464 square foot patio across from the front entryway. This area will be accessible from the accessible parking spaces and will have a bench and trash can.

***D. Vehicular Access, Circulation and Parking***

The site takes access from Ventura street via a shared access easement across parcel C, and one full access on Parcel A. The zoning code § 14-16-3-1(A)(27), Off Street Parking Regulations, requires one parking space for each 200 square feet of net leasable space for retail and services uses. The applicant proposes 28 spaces, 25 would be required. Section 12R-3 allows the maximum parking to be the minimum required parking plus 10 percent, 28 spaces would be the allowed maximum.

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

The site has existing sidewalk along Paseo del Norte that stops just east of the site, the applicant will be required to extend this sidewalk. A sidewalk connection will be required from the building to the extended sidewalk. A bike lane is proposed along Ventura Avenue to the east of the site. A five space bike rack is proposed near the building entrance on the north side of the building. A 15 foot wide sidewalk along the north side of the proposed building will connect the proposed building to the sidewalk on the lot to the east.

***F. Walls/Fences***

There is an existing wall along western boundary, approximately 5 feet in height. No other walls are proposed.

***G. Lighting and Security***

Light poles will match existing development and will be dark bronze finish and 16 feet in height, (14R-6)

***H. Landscaping***

The landscaping plan shows a variety of plants that are generally successful in the area, with the exception of the Red Cedar and Blue Spruce. Staff has asked that these be removed or replaced. The landscaping meets the square footage and plant material requirements of the Zoning Code, 14-16-3-10 Landscaping.

***I. Grading, Drainage, Utility Plans***

The site slopes from southeast to northwest with a grade change of approximately four feet. Stormwater will be accommodated in a ponding area in the northwest corner of the site and in the existing drainage infrastructure.

***J. Architecture***

The buildings are well articulated on all sides with changes in color, material and plane. The LCSDP does not require a specific style. The LCSDP does require clearly defined entrances (5R-7), breaking up of building mass (5R-3) and coordination of details, colors and materials (5 R-2). The proposed building meets these standards. Also, the building be similar in color, material and roof line to the existing buildings to the east and be visually cohesive ( 5R-1).

The LCSDP also requires that primary building materials consist of tinted /textured masonry or stucco(9R-1), colors be non-reflective earth tones(9R2 and 3) and that trim colors blend with the building materials (9-R-4). The proposed building meets these standards.

***K. Signage***

Monument sign is allowed up to 8 feet in height and 50 square feet in size (page 37, 13R-4 ). The applicant proposes a sign 8 feet in height with a sign face of 36 square feet. This sign was previously proposed for the bank in the approved SPBP. The sign meets the requirements of the LCSDP. Building mounted signage will be approved administratively and must comply with the requirements of the LCSDP and the Zoning Code.

***V. AGENCY & NEIGHBORHOOD CONCERNS***

***A. Reviewing Agencies/Pre-Hearing Discussion***

The applicant updated the plan to address the comments from the Traffic Engineer regarding standard notes for parking lot configuration and sidewalks. The applicant is still discussing the sidewalk along Paseo del Norte and will provide the sidewalk and sidewalk connection if required by the DRB. The Traffic Engineer suggested that the building face east to minimize noise into the neighborhood; the applicant states that this will not be consistent with view preservation intent of the LCSDP. Without a view analysis staff cannot confirm the impact on views. However, the previous buildings were closer to the neighborhood.

The applicant addressed the ABCWUA comments regarding easements and has submitted an availability study.

***B. Neighborhood/Public***

The Heritage Hills and Vineyard Estates Neighborhood Associations, Heritage East Association of residents and the District 4 Coalition of Neighborhoods were notified. A facilitated meeting was not recommended or requested.

Staff received one phone call regarding the request; no support for opposition to the request was expressed. Staff received an additional phone asking for information about the project and expressing some concern about the service bay garage doors facing the residential development to the west, but did not oppose the project.

Staff has not has not received any other comments as of this writing.

## ***VI. CONCLUSION***

This a request to amend the existing Site Development for Subdivision and Site Development Plan for Building Permit for parcels A, B and C of the Ventura Plaza subdivision, approved by the EPC in 2007. The original Site Development Plan for Subdivision divided the three parcels into their existing configuration. The Site Development Plan for Building Permit showed an approximately 15, 000 square foot pharmacy on Parcel C, a 5,400 square foot credit union a parcel B and two retail buildings on parcel A, one 7,480 on the northwest portion of the site and one 13,500 on the southern portion of the site.

The applicant proposes to divided parcel A in to two parcels, A-1 containing .86 acres and A-2 containing 2.42 acres.

The applicant proposes a new, approximately 4,900 square foot building to house an automotive repair facility on proposed parcel A-1, this would replace the previously approved 7,400 square foot retail building.

There is no known opposition to the request and staff is recommending approval with minor conditions.

**VII. FINDINGS - 17 EPC-400112- June 8-Site Development Plan for Subdivision  
Amendment**

1. This is a request for an amendment to the Site Development Plan for Subdivision for Parcel A, B and C Ventura Plaza located on Paseo del Norte and Ventura Avenue NE and containing approximately 6 acres.
2. The applicant proposes to divide parcel A in to two parcels, A-1 containing .86 acres and A-2 containing 2.42 acres. Future development on parcel A-2 would also be reviewed by the EPC. The proposed changes only apply to parcel A, the parcel controlled by the applicant.
3. The EPC approved the existing Site Development Plan for Subdivision in 2007 ( 07 EPC-40024).
4. The proposed changes only apply to parcel A, the parcel controlled by the applicant.
5. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within an Area of Consistency as designated by the Comprehensive Plan. The following Comprehensive Plan policies are relevant to this request:
  - A. Goal 4.1 Character:  
Enhance, protect, and preserve distinct communities.  
  
Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.  
  
The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development. The request furthers the goal Policy 4.1.2 Identity and Design.
  - B. Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.  
  
The proposed auto repair business will be located along the Paseo del Norte Commuter Corridor, an appropriate location for auto oriented development. The request furthers Policy 5.1.12 Commuter Corridors.

C. Goal 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers the goal and policy Policy 5.2.1 Land Uses by adding a neighborhood service in close proximity to the existing residential development.

D. Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed is allowed under the existing zoning. The request furthers the goal and Policy 5.6.3 Areas of Consistency.

7. The subject site is within the boundaries of the La Cueva Sector Development Plan. The following policies are applicable to this request:

A. OVERARCHING GUIDING PRINCIPLES (P. 4):

Bullet 4: Land uses that are compatible with existing development.

The scale of development and the allowed uses are compatible with the existing development because proposed development will provide neighborhood services that may benefit the area. The adjacent parcels contain a credit union and pharmacy/ retail use. The areas to the west and south of the site are developed with single family residential use. The request generally furthers Bullet 4.

B. GUIDING LAND USE PRINCIPLES (P. 25):

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal adds a service use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.

- C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers Principle 8. A view analysis is required by the LCSDP for the site. The view analysis shows that the Sandia Mountains will still be visible from the neighborhood to the west.

- D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such the clay roof tiles and the stone veneer, that many nearby buildings use.. The request furthers Principle 9.

- E. Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone is subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

8. The Heritage Hills and Vineyard Estates Neighborhood Associations, Heritage East Association of residents and the District 4 Coalition of Neighborhoods and property owners within 100 feet of the site were notified. A facilitated meeting was not recommended or requested.
9. Staff received one phone call asking for information about the request; no support for opposition to the request was expressed. Staff has not received any other comments as of this writing.

***VIII. RECOMMENDATION - 17 EPC 400112- June 8, 2017 Site Development Plan for Subdivision Amendment***

**APPROVAL of 17EPC-400112, a request for Site Development Plan for Subdivision Amendment, for Parcels A, B and C of the Ventura Plaza Subdivision based on the preceding Findings and subject to the following Conditions of Approval.**

***IX. CONDITIONS OF APPROVAL – 17 EPC 400112- June 8, 2017 Site Development Plan  
for Subdivision Amendment***

- A. 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.
- B. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- C. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

***X. FINDINGS - 17 EPC-400113- June 8, 2017, Site Development Plan for Building Permit  
Amendment***

- 1. This is a request for a the Site Development Plan for Building Permit for Parcel A, B and C Ventura Plaza located on Paseo del Norte and Ventura Avenue NE and containing approximately 6 acres
- 2. The applicant proposes to divide parcel A in to two parcels, A-1 containing .86 acres and A-2 containing 2.42 acres. The applicant proposes a new, approximately 4,900 square foot building to house an automotive repair facility on proposed parcel A-1, this would replace the previously approved 7,400 square foot retail building. Future development on parcel A-2 would also be reviewed by the EPC. The proposed changes only apply to parcel A, the parcel controlled by the applicant.
- 3. The EPC approved the existing Site Development Plan for Building Permit in 2007 ( 07 EPC-40025).
- 4. The proposed changes only apply to parcel A, the parcel controlled by the applicant.

5. The Albuquerque/Bernalillo County Comprehensive Plan, (Sector Plan/Master Plan, etc.) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
  
10. The subject site is within an Area of Consistency as designated by the Comprehensive Plan. The following Comprehensive Plan policies are relevant to this request:
  - A. Goal 4.1 Character:  
Enhance, protect, and preserve distinct communities.  
  
Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.  
  
The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development. The request furthers the goal Policy 4.1.2 Identity and Design.
  - B. Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.  
  
The proposed auto repair business will be located along the Paseo del Norte Commuter Corridor, an appropriate location for auto oriented development. The request furthers Policy 5.1.12 Commuter Corridors.
  - C. Goal 5.2 Complete Communities  
Foster communities where residents can live, work, learn, shop, and play together.  
  
Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.  
  
The request furthers the goal and policy Policy 5.2.1 Land Uses by adding a neighborhood service in close proximity to the existing residential development.
  - D. Goal 5.6 City Development Areas  
Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.  
  
Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.  
  
The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The

proposed is allowed under the existing zoning. The request furthers the goal and Policy 5.6.3 Areas of Consistency.

11. The subject site is within the boundaries of the La Cueva Sector Development Plan. The following policies are applicable to this request:

A. OVERARCHING GUIDING PRINCIPLES (P. 4):

Bullet 4: Land uses that are compatible with existing development.

The scale of development and the allowed uses are compatible with the existing development because proposed development will provide neighborhood services that may benefit the area. The adjacent parcels contain a credit union and pharmacy/ retail use. The areas to the west and south of the site are developed with single family residential use. The request generally furthers Bullet 4.

B. GUIDING LAND USE PRINCIPLES (P. 25):

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal adds a service use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.

- C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers Principle 8. A view analysis is required by the LCSDP for the site. The view analysis shows that the Sandia Mountains will still be visible from the neighborhood to the west.

- D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such the clay roof tiles and the stone veneer, that many nearby buildings use.. The request furthers Principle 9.

- E. Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone is subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

12. The Heritage Hills and Vineyard Estates Neighborhood Associations, Heritage East Association of residents and the District 4 Coalition of Neighborhoods and property owners within 100 feet of the site were notified. A facilitated meeting was not recommended or requested.
13. Staff received one phone call asking for information about the request; no support for opposition to the request was expressed. Staff has not has not received any other comments as of this writing.

***XI. RECOMMENDATION – 17 EPC 400113- June 8, 2017***

**APPROVAL/ of 17EPC-40013, a request for Site Development Plan for Building Permit Amendment, for Parcels A, B and C of the Ventura Plaza Subdivision based on the preceding Findings and subject to the following Conditions of Approval**

***XII. CONDITIONS OF APPROVAL – 17 EPC 400113- June 8, 2017-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. The applicant shall address conditions from the Traffic Engineer prior to final sign off by DRB. If the sidewalk along Paseo del Norte is required, the applicant will construct this sidewalk and provide a required connection to sidewalk from the subject site,

4. The applicant shall address any outstanding conditions from the ABCWUA prior to final sign off by DRB.
  
  5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
- 

***Maggie Gould  
Planner***

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

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

17EPC-40012, 17EPC-40013: No adverse comments

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

#### ***Long Range Planning***

- Add the comp plan language mentioned in their narrative
- Please show pedestrian connections on Ventura.

#### ***Metropolitan Redevelopment Agency***

### ***CITY ENGINEER***

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

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

3. Show all drive aisle widths and radii. Some dimensions are not shown.
4. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
5. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
6. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
7. Sidewalk must be built along the development's frontage on Paseo Del Norte. Please provide details referring to the appropriate City Standard drawing.

Design Suggestion:

Please consider a different site layout with the building facing East towards the mountains. This would help reduce noise overflow to the neighborhood and provide better pedestrian connectivity.

17EPC-40013 Site Development for Subdivision Amendment

- No objection to the request.

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

No comments.

**WATER UTILITY AUTHORITY**

**Utility Services**

1. 17EPC-40013 Site Development for Subdivision Amendment
  - a. No adverse comment
2. 17EPC-40012 Site Development Plan for Building Permit Amendment
  - a. Submit a request for an availability statement at the link below. The submittal shall include an approved Fire 1 Plan from the City Fire Marshal's office as well as a zone map. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
  - b. The proposed fire hydrant appears to be outside of the public water and sanitary sewer easement.
    - i. If the hydrant is to be public the hydrant will need to be within the designated public water easement
    - ii. If the hydrant is to be private the hydrant shall be painted safety orange and have, both, a public and private valve.
  - c. Please coordinate with the Water Authority Pretreatment Group for approval and inspection of the sand/oil separator. Point of contact: Senior Engineer Jane Rael 1.505.289.3439.
  - d. The proposed water meter for the site appears to be outside of the public water and sanitary sewer easement please ensure that this is not the case.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

Transit Corridor- Paseo Del Norte Express Corridor

Transit Route- There are no routes east-west on Paseo Del Norte

Current Service/Stops- There is no current service to this site and none is planned

Comments/Support/Requests- No comment

## **COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

17EPC-40012 Reviewed. No comment.

17EPC-40013 Reviewed. No comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

APS Case Comments: This will have no adverse impacts to the APS district.

**MID-REGION COUNCIL OF GOVERNMENTS**

No adverse comment

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

PNM has no comments based on information provided to date.



View of the subject site looking west toward the existing residential development.

View of the subject site looking north





Looking east toward the existing credit union

Looking south towards existing residential area



**HISTORY**



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

Date: November 16, 2007

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1006602**  
07EPC-40024 SITE DEVELOPMENT -  
SUBDIVISION  
07EPC-40025 SITE DEVELOPMENT -  
BUILDG PRMT

ALM LLC  
7515 Treviso NE  
Albuq. NM 87113

**LEGAL DESCRIPTION:** for all or a portion of lots 13-17, 18A, 19A, 20A, Block 31, Tract A, Unit A, NORTH ALBUQUERQUE ACRES, zoned SU-2 / C-1 located at the SW corner of Paseo del Norte Blvd. and Ventura St. NE, containing approximately 6 acres. (D-20)  
Catalina Lehner, Staff Planner

On November 15, 2007 the Environmental Planning Commission voted to approve Project 1006602/07EPC 40024, a Site Development Plan for Subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for a site development plan for subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.
2. The purpose of the site development plan for subdivision is to reconfigure the existing three parcels into the following: Parcel A (2.83 acres), Parcel B (1.0 acre), and Parcel C (1.61 acres). Parcel A will contain two strips of small shops and an office/retail building. Parcel B will be the credit union's site, and Parcel C will be the pharmacy's site. A site development plan for building permit (07EPC 40025) accompanies this request.
3. The subject site lies within the boundaries of the La Cueva Sector Development Plan (LCSDP) and requires EPC review and approval because it is a shopping center (over 5 acres in size).

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4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.
5. The request *partially furthers* the following Comprehensive Plan policies regarding urban land use/urban facilities and commercial development:
  - A. Policy II.B.5a-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.
  - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.
  - C. Policy II.B.5j-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the site plan layout does not promote pedestrian and bicycle usage to the extent that it should in a *de facto* neighborhood center.
  - D. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing, though an additional left turn lane has been added.
6. The request *partially furthers* the following Comprehensive Plan policies with respect to site layout/design and environmental conditions:
  - A. Policy II.B.5d- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. However, the intensity and design of the development generally respect existing conditions in the area.
  - B. Policy II.B.5l-design quality/innovation. Most buildings are designed appropriately for the Plan area, though the pharmacy continues to have some franchise architecture elements that would detract from the otherwise cohesive visual image.
  - C. Policy II.B.5m-site design/visual environment. The site design could adversely affect unique vistas. However, the general quality of the visual environment would be improved by a cohesively designed shopping center.
7. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request *furthers* Principles 2 and 9 and *partially furthers* Principles 5 and 8 . The development would provide a variety of retail uses to serve a growing population (Principle 2) and is generally designed to be appropriate for the Plan area (Principle 9). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8).
8. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:

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- A. Pedestrian Circulation 3R-1: Drive aisle crossings are needed to connect the public street sidewalks and improve pedestrian circulation and safety. There is no pedestrian gate for adjacent residents' use so access is not convenient.
  - B. Pedestrian Circulation 3R-2: The vehicle circulation system still conflicts with pedestrians near the proposed bank's drive-thru, though the island has been extended to help facilitate crossing.
9. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:
- A. Architectural Character, Non-Residential Buildings 5R-1: The pharmacy's architecture, though improved, still features franchise elements that the other buildings don't have. The pharmacy does not contribute to creating a cohesive visual image for this shopping center.
  - B. Architectural Character, Non-Residential Buildings 5R-4: The required recessions for façades greater than 100 ft. are not obvious from the Shops buildings or the office/retail building elevations. The southern elevation of the pharmacy does not comply.
  - C. Architectural Character, Non-Residential Buildings 5R-8: The pharmacy still has elements of generic franchise architecture, which is prohibited. The distinct tower element, multi-paned window and brick wainscot ensures that everyone knows this is a Walgreens.
10. The request *partially complies* with the following various design regulations in the La Cueva Sector Development Plan (LCSDP):
- A. Pedestrian Circulation 3R-6: The central location of the proposed credit union's drive-thru maximizes opportunities for vehicular/pedestrian conflict. The drive-thru is covered by a canopy as required.
  - B. Non-Residential Building Orientation 4R-2: The eastern façade of the proposed pharmacy building faces Ventura St. A small landscaping strip has been added, but it would better meet the intent of the Plan if it were up against the building.
  - C. Views 11R-1: Little information is provided in the View Analysis. Views into and out of the site are identified, but there is no explanation of how views will be protected. Therefore, the view analysis is of less value than it could be.
  - D. Signage 13R-1: The detail of the proposed building-mounted signs does not contain sufficient information for Staff to assess if all signage is consistent with the architectural style.
11. Though the submittal has improved, instances of non-compliance and partial compliance with the design regulations in the La Cueva Sector Development Plan (LCSDP) remain. Compliance with the LCSDP can be attained through the application of conditions of approval.
12. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines the required elements for a site development plan for subdivision. However, the site development plan for subdivision contains instances of non-compliance with the LCSDP and the Zoning Code, and some language that needs clarification.

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14. **Facilitated meetings were held in July and September 2007. Staff received several letters of input from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, views, uses, building height, franchise architecture, noise, parking, security and grading and drainage. Neighbors favor compliance with the LCSDP design standards. Some do not want any more pharmacies, and several do not want pedestrian access to the adjacent cul-de-sac.**
15. **Some of the neighbors have expressed concern regarding pedestrian connectivity from the commercial center to Palomar Avenue, located to the west of the subject site.**

**CONDITIONS:**

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 final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.**
3. **The site development plan for subdivision shall be replatted at the DRB to subdivide the subject site into Parcel A, Parcel B and Parcel C as specified on the site development plan for subdivision.**
4. **The language in the site development plan for subdivision narrative shall be revised to reflect the following:**
  - A. **The fact that the credit union and the pharmacy each have drive-thru service windows.**
  - B. **All setbacks shall comply with the LCSDP and the Zoning Code.**
  - C. **Architectural elements over 26 feet tall are permitted pursuant to the LCSDP and the Zoning Code.**
5. **Drive-thru uses shall be limited to a total of two, which are the pharmacy and the credit union.**
6. **A note shall be added on site development plan for subdivision to indicate that shared parking shall be permitted in this shopping center.**

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7. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.

8. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

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

- A. If applicable, all the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - D. Right-turn in only will be permitted at Ventura site drive if queuing requirements are met, truck turning can be accommodated within the right turn deceleration lane (not the through lanes) and the right turn out movement can be restricted by design. However, site drive, as shown on the site plan, will need to be re-designed for this condition (i.e. flat inside turning radius to accommodate trucks, narrowing site drive to approximately 20', providing the appropriate signing and striping, raised curbing (at site drive) extended along Ventura such that the drive will restrict the right turn out movement.
  - E. Provide revised truck circulation route information.
  - F. Provide revised trip assignments at site drives.
  - G. East site drive on Palomas to development to be located at least 50' from Ventura per DPM or queuing requirements as identified in the TIS (to be revised).
  - H. Provide right turn deceleration lane at Palomas (length per DPM or as recommended in TIS).
  - I. Provide physical separation between pharmacy drive-thru lane and drive aisle on westside of building. Provide appropriate directional signing and striping for drive-thru lane.
  - J. For bank: delete single lane entrance/exit point located at main bank drive-in lanes (i.e. westside of lanes), provide by-pass lane adjacent to drive-in lanes, delete 3 parking spaces adjacent to dumpster and enter/exit point between bank and pharmacy.
  - K. Verify dumpster locations with Solid Waste.
  - L. Provide cross access agreement between subdivided properties.
  - M. Site plan shall comply and be designed per DPM Standards.
  - N. Platting must be a concurrent DRB action.
-

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On November 15, 2007 the Environmental Planning Commission voted to approve Project 1006602/ of 07EPC40025, a Site Development Plan for Building Permit for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for building permit for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.
2. The applicant proposes to construct a shopping center consisting of a pharmacy and a credit union, both with drive-up service windows, and two suites of shops and one office/retail building. A site development plan for subdivision (07EPC 40024) accompanies this request.
3. The subject site lies within the boundaries of the La Cueva Sector Development Plan (LCSDP) and requires EPC review and approval because it is a shopping center (over 5 acres in size).
4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.
5. The request *partially furthers* the following Comprehensive Plan policies regarding urban land use/urban facilities and commercial development:
  - A. Policy II.B.5a-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.
  - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.
  - C. Policy II.B.5j-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the site plan layout does not promote pedestrian and bicycle usage to the extent that it should in a *de facto* neighborhood center.
  - D. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing, though an additional left turn lane has been added.
6. The request *partially furthers* the following Comprehensive Plan policies with respect to site layout/design and environmental conditions:

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- A. Policy II.B.5d- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. However, the intensity and design of the development generally respect existing conditions in the area.
  - B. Policy II.B.5l-design quality/innovation. Most buildings are designed appropriately for the Plan area, though the pharmacy continues to have some franchise architecture elements that would detract from the otherwise cohesive visual image.
  - C. Policy II.B.5m-site design/visual environment. The site design could adversely affect unique vistas. However, the general quality of the visual environment would be improved by a cohesively designed shopping center.
7. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request *further*s Principles 2 and 9 and *partially further*s Principles 5 and 8 . The development would provide a variety of retail uses to serve a growing population (Principle 2) and is generally designed to be appropriate for the Plan area (Principle 9). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8).
8. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:
- A. Pedestrian Circulation 3R-1: Drive aisle crossings are needed to connect the public street sidewalks and improve pedestrian circulation and safety. There is no pedestrian gate for adjacent residents' use so access is not convenient.
  - B. Pedestrian Circulation 3R-2: The vehicle circulation system still conflicts with pedestrians near the proposed bank's drive-thru, though the island has been extended to help facilitate crossing.
9. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:
- A. Architectural Character, Non-Residential Buildings 5R-1: The pharmacy's architecture, though improved, still features franchise elements that the other buildings don't have. The pharmacy does not contribute to creating a cohesive visual image for this shopping center.
  - B. Architectural Character, Non-Residential Buildings 5R-4: The required recessions for façades greater than 100 ft. are not obvious from the Shops buildings or the office/retail building elevations. The southern elevation of the pharmacy does not comply.
  - C. Architectural Character, Non-Residential Buildings 5R-8: The pharmacy still has elements of generic franchise architecture, which is prohibited. The distinct tower element, multi-paned window and brick wainscot ensures that everyone knows this is a Walgreens.
10. The request *partially complies* with the following various design regulations in the La Cueva Sector Development Plan (LCSDP):

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- A. Pedestrian Circulation 3R-6: The central location of the proposed credit union's drive-thru maximizes opportunities for vehicular/pedestrian conflict. The drive-thru is covered by a canopy as required.
  - B. Non-Residential Building Orientation 4R-2: The eastern façade of the proposed pharmacy building faces Ventura St. A small landscaping strip has been added, but it would better meet the intent of the Plan if it were up against the building.
  - C. Views 11R-1: Little information is provided in the View Analysis. Views into and out of the site are identified, but there is no explanation of how views will be protected. Therefore, the view analysis is of less value than it could be.
  - D. Signage 13R-1: The detail of the proposed building-mounted signs does not contain sufficient information for Staff to assess if all signage is consistent with the architectural style.
11. Though the submittal has improved, instances of non-compliance and partial compliance with the design regulations in the La Cueva Sector Development Plan (LCSDP) remain. Compliance with the LCSDP can be attained through the application of conditions of approval.
  12. The required Traffic Impact Study (TIS) has been completed. The development was estimated to generate 5,882 vehicle trip ends per day. Due to neighborhood concern, traffic on Ventura St. was recounted while school was in session. Updated results indicate moderately higher traffic volumes, which can be dealt with provided the mitigation recommendations in the TIS are followed.
  13. An Air Quality Impact Analysis (AQIA), a study of CO levels at a given intersection, was required. Zoning Code §14-16-3-14 remains in place despite Federal approval of the Limited Maintenance Plan for Carbon Monoxide (2006-2016), which contains no local CO emission budgets to which transportation projects must conform. AQIA results indicate that the proposed development will not cause or contribute to air quality exceedences.
  14. Facilitated meetings were held in July and September 2007. Staff received several letters of input from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, views, uses, building height, franchise architecture, noise, parking, security and grading and drainage. Neighbors favor compliance with the LCSDP design standards. Some do not want any more pharmacies, and several do not want pedestrian access to the adjacent cul-de-sac.
  15. Some of the neighbors have expressed concern regarding pedestrian connectivity from the commercial center to Palomar Avenue, located to the west of the subject site.

**CONDITIONS:**

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 final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.
4. Vehicular Access and Circulation:
  - A. A note shall be added to explanation how the textured concrete area at the northern Ventura St. entrance is intended to function.
  - B. The curb along Ventura St. shall be specified as full-height curb as requested by Transportation Staff.
  - C. The northern Ventura St. entrance shall be striped as requested by Transportation Staff.
  - D. The signage on the northern and southern sides of the northern Ventura St. entrance shall read "No Exit" as requested by Transportation Staff.
5. Parking-general:
  - A. Pursuant to Zoning Code 14-16-3-1, motorcycle parking shall be located in an area that is visible from the entrance of the building and shall be designated by its own conspicuously posted upright sign.
  - B. The symbol "MC" shall be used on the site development plan to indicate motorcycle parking.
  - C. Shared parking shall be allowed.
6. Parking-calculations:
  - A. A note shall be added to indicate that handicap parking is included in the parking totals for standard spaces, but that motorcycle spaces are provided in addition to the parking totals for standard spaces.
  - B. The parking calculations shall be revised based on the following: handicap parking is included in the parking totals for standard spaces and motorcycle spaces are provided in addition to the parking totals for standard spaces.

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7. Pedestrian/Bicycle Circulation:

Drive aisle crossings shall be provided across both of the entrances on Ventura St. (LCSDP Design Regulation 3R-1).

8. Public Outdoor Space/Pedestrianism:

- A. The plaza area shall include at least two planting strips instead of individual tree wells.
- B. The plaza area shall have seating and provision of shade that covers a minimum 30% of each area.
- C. The plaza shall have a minimum depth of at least 30 feet on a portion of the plaza (LCSDP Design Regulation 8R-3).
- D. At least two tables with chairs, with umbrellas for shading, shall be added to the smaller plaza area in the subject site's southwestern corner.

9. Walls/Fences/Screening:

- A. A note shall be added to indicate that chain link fencing, barbed wire and concertina wire shall be prohibited.
- B. Long expanses of unbroken walls shall be prohibited (LCSDP Design Regulation 10R-3).
- C. Pursuant to Zoning Code §14-16-3-19 and LCSDP Design Regulation 10R-3, variation in color and/or a cap are required on the screen wall.
- D. The color(s) of the screen wall shall be specified.

10. Landscaping-plants:

- A. The landscape buffers to the west and to the south shall consist primarily of evergreen trees (not shrubs) pursuant to Zoning Code §14-16-3-10(E)(4).
- B. Landscaping in parking lot islands shall be at grade.
- C. The trees on the plaza area shall be planted in a continuous landscaping strip rather than individual tree wells.

11. Landscaping-other:

- A. A note shall be added to indicate that the owner of the subject site shall maintain the landscaping in the southern landscape buffer.
- B. The landscaping narrative shall be updated to reflect that 80% coverage is being provided.

12. Building Height:

- A. Maximum building height shall be 26 feet as allowed in the underlying C-1 zoning (LCSDP p. 29).
- B. Tower elements shall not exceed 28 feet in height.

13. Architecture:

- A. The roof tile type and roof color for the pharmacy shall be the same as that used on the other buildings to avoid the prohibited franchise architecture (LCSDP Design Regulations 5R-1 and 5R-8).

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- B. The pharmacy shall have a stone wainscot that matches the wainscoting used on the other buildings to create cohesiveness in the shopping center (LCSDP Design Regulation 5R-1).
  - C. Façade recesses shall be incorporated into the design of the buildings (LCSDP Design Regulation 5R-4).
  - D. The characteristic franchise brick wainscot shall not be included on the pharmacy elevations (LCSDP Design Regulations 5R-8 and 5R-1).
  - E. The pink coral color shown on the Office/Retail building shall not be used (LCSDP Design Regulations 5R-1 and 9R-4).
  - F. The glass window element on the northeast corner tower element of the pharmacy building shall be eliminated.
14. **Signage:**
- A. Free-standing signs shall be limited to monument signs, the "No exit" signs and the handicap and motorcycle parking space signs.
  - B. All signage and sign cases shall be consistent with and complement the materials, color and architectural style of the buildings (LCSDP 13R-1).
  - C. Awnings with signage and/or logos shall be included in the allowance for building-mounted signage.
15. **Lighting:**
- A. Parking lot light poles shall not exceed 16 ft., high from top to grade (LCSDP 14R-6).
  - B. The type of finish for the light poles shall be specified on sheet AS4.
  - C. Pedestrian scale lighting shall be required to illuminate the plaza areas and any other gathering areas.
  - D. Pedestrian scale lighting shall not exceed 2 ft. in height.
  - E. Uplighting of any kind shall be prohibited.
16. **View Analysis:**
- A. An explanation of how views from within the site will be protected shall be provided (LCSDP Design Regulation 11R-1).
  - B. The vicinity map shall be reinstated on the View Analysis sheet.
17. **Minor "clean up" revisions:**
- A. Bollards shall be deleted from the keyed notes.
  - B. Keyed notes 23, 24 and 25 shall be reinstated.
  - C. The "Do not enter" sign shall be referred to as a "No exit" sign.
  - D. The location of the fire hydrants shall match the location depicted on the utility plan.
  - E. The parking calculation table shall indicate the subject site's correct zoning.
  - F. The light grey flat tile shall be specified as "concrete" as it is on the pharmacy elevations. The tower for the pharmacy shall be depicted in the same manner as the towers on the other buildings are depicted.

18. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:**  
Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
- A. If applicable, all the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - D. Right-turn in only will be permitted at Ventura site drive if queuing requirements are met, truck turning can be accommodated within the right turn deceleration lane (not the through lanes) and the right turn out movement can be restricted by design. However, site drive, as shown on the site plan, will need to be re-designed for this condition (i.e. flat inside turning radius to accommodate trucks, narrowing site drive to approximately 20', providing the appropriate signing and striping, raised curbing (at site drive) extended along Ventura such that the drive will restrict the right turn out movement.
  - E. Provide revised truck circulation route information.
  - F. Provide revised trip assignments at site drives.
  - G. East site drive on Palomas to development to be located at least 50' from Ventura per DPM or queuing requirements as identified in the TIS (to be revised).
  - H. Provide right turn deceleration lane at Palomas (length per DPM or as recommended in TIS).
  - I. Provide physical separation between pharmacy drive-thru lane and drive aisle on westside of building. Provide appropriate directional signing and striping for drive-thru lane.
  - J. For bank: delete single lane entrance/exit point located at main bank drive-in lanes (i.e. westside of lanes), provide by-pass lane adjacent to drive-in lanes, delete 3 parking spaces adjacent to dumpster and enter/exit point between bank and pharmacy.
  - K. Verify dumpster locations with Solid Waste.
  - L. Provide cross access agreement between subdivided properties.
  - M. Site plan shall comply and be designed per DPM Standards.
  - N. Platting must be a concurrent DRB action.
19. Pedestrian connectivity from the commercial site to Palomar Avenue shall be provided.

OFFICIAL NOTICE OF DECISION  
NOVEMBER 15, 2007  
PROJECT #1006602  
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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **NOVEMBER 30, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. 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.

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

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,

*CMarone*

*for*

Richard Dineen  
Planning Director

RD/CL/ac

- cc: George Rainhart Arch. & Assoc., Attn: John Stern, 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110  
Rebecca Thuma, Heritage East NA, 7815 Quinta NA Dr. NW, Albuquerque, NM 87109  
Dan Gear, Heritage East NA, 9120 Mabry Ave. NE, Albuquerque, NM 87109  
Hugh Killin, Heritage Hills, 8512 Capulin NE, Albuquerque, NM 87109  
Pat Roehm, Heritage Hills, 8913 Rough Rider NE, Albuquerque, NM 87109  
Diane Banach, 8808 Palomar Ave. NE, Albuquerque, NM 87109  
Elinor Bratton, 8701 Palomar Ave. NE, Albuquerque, NM 87109  
Joyce Deshler, 8839 Palomar Ave. NE, Albuquerque, NM 87109

**ZONING**

Please refer to the Comprehensive Zoning Code and the La Cueva Sector Development Plan for specific zone descriptions.

APPLICATION INFORMATION



**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)

- |                          |                               |  |
|--------------------------|-------------------------------|--|
| <b>S</b>                 | <b>Z</b>                      | <b>ZONING &amp; PLANNING</b>   |
| <input type="checkbox"/> | <input type="checkbox"/>      | Annexation   |
| <b>V</b>                 | <input type="checkbox"/>      | Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| <b>P</b>                 | <input type="checkbox"/>      | Adoption of Rank 2 or 3 Plan or similar  |
| <input type="checkbox"/> | <input type="checkbox"/>      | Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations              |
| <b>D</b>                 | <input type="checkbox"/>      | Street Name Change (Local & Collector)   |
| <b>L A</b>               | <b>APPEAL / PROTEST of...</b> |  |
| <input type="checkbox"/> | <input type="checkbox"/>      | 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): JEFFREY T. WOOTEN; WOOTEN ENGINEERING PHONE: 505-980-3560  
 ADDRESS: 1005 21<sup>ST</sup> ST SE, SUITE 13 FAX: N/A  
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: jeffwooten.pe@gmail.com  
 APPLICANT: PASEO 2010, LLC (CONTACT: TIM WITH) PHONE: 505-880-7092  
 ADDRESS: 527 LIVE OAK PLACE NE FAX: N/A  
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: tim.with@Colliers.com  
 Proprietary interest in site: OWNER OF PARCEL A List all owners: PASEO 2010 LLC, MOUNTAIN AMERICA FCU, CLARK

DESCRIPTION OF REQUEST: AMENDMENT TO SITE PLAN FOR SUBDIVISION & PERMITS BUILDING CO.  
SITE PLAN FOR BUILDING & PERMIT

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. PARCEL A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: PLAT OF PARCELS A, B, & C, VENTURA PLAZA  
 Existing Zoning: SU-2 for C-1 Uses Proposed zoning: NO CHANGE MRGCD Map No N/A  
 Zone Atlas page(s): D-20-2 UPC Code: 102006321548520595

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
1006602 (08DRB-70036), 1006642, 1000669

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.28  
 LOCATION OF PROPERTY BY STREETS: On or Near: VENTURA ST NE  
 Between: BASEO DEL NORTE BLVD NE and PALOMAS AVE NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 2/14/2017

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print Name) JEFFREY T. WOOTEN, P.E. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

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

Project # \_\_\_\_\_

Staff signature & Date \_\_\_\_\_

**FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 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) **24 copies**
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision Checklist
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 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) **24 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
  - Solid Waste Management Department signature on Site Plan
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study form with required signature
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
  - 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)
  - ~~N/A~~ 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**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.

**JEFFREY T. WOOTEN**  
 Applicant name (print)  
  
 Applicant signature / date  
 4/29/17



Form revised October 2007

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected      | _____ - _____ - _____    |
| <input type="checkbox"/> Case #s assigned    | _____ - _____ - _____    |
| <input type="checkbox"/> Related #s listed   | _____ - _____ - _____    |

\_\_\_\_\_ Planner signature / date  
 Project # \_\_\_\_\_

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: WOOTEN ENGINEERING DATE OF REQUEST: 3/27/17 ZONE ATLAS PAGE(S): D-20-Z

**CURRENT:**

ZONING SU-2 for C-1  
PARCEL SIZE (AC/SQ. FT.) 3.28 Acres

**LEGAL DESCRIPTION:**

LOT OR TRACT # Parcel A BLOCK # \_\_\_\_\_  
SUBDIVISION NAME VENTURA PLAZA

**REQUESTED CITY ACTION(S):**

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

**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: 1  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 3/27/17

(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: City of Albuquerque will need the trip generation recalculated for the site with the new use. Previous study was done by Terry Brown. "Walmart's Development (Paseo del Norte/Ventura St.)"

**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.**

[Signature]  
TRAFFIC ENGINEER

03-28-17  
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   /  /   TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED   /  /

**CURRENT CONDITIONS (ORIGINAL SITE PLAN FOR SUBDIVISION)**

<b>DEVELOPMENT</b>	<b>Total Area (SF)</b>	<b>ITE Trip Gen Use Code (9th Edition)</b>	<b>ITE PM Trip Gen Rate</b>	<b>PM Trips Generated</b>
Pharmacy with Drive-Through	14820	881	8.4/1,000SF	124.5
Office / Retail	7200	820	3.71/1,000SF	26.7
Credit Union with Drive-Through	5400	912	24.30/1,000SF	131.2
Shops A	7480	820	3.71/1,000SF	27.8
Shops B	13500	820	3.71/1,000SF	50.1
<b>TOTAL</b>				<b>360.3</b>

**PROPOSED CONDITIONS (PROPOSED SITE PLAN FOR SUBDIVISION)**

<b>DEVELOPMENT</b>	<b>Total Area (SF)</b>	<b>ITE Trip Gen Use Code (9th Edition)</b>	<b>ITE PM Trip Gen Rate</b>	<b>PM Trips Generated</b>
Pharmacy with Drive-Through	14820	881	8.4/1,000SF	124.5
Office / Retail	7200	820	3.71/1,000SF	26.7
Credit Union with Drive-Through	5400	912	24.30/1,000SF	131.2
Christian Brothers Automotive	4896	942	3.11/1,000SF	15.2
Shops B	13500	820	3.71/1,000SF	50.1
<b>TOTAL</b>				<b>347.7</b>



**Wooten Engineering**  
1005 21<sup>st</sup> St SE, Suite 13  
Rio Rancho, NM 87124  
505-980-3560  
jeffwooten.pe@gmail.com

March 22, 2017

Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Parcel A, Ventura Plaza; Zone Atlas Page D-20-Z

Dear Chairwoman Hudson:

The purpose of this letter is to authorize Wooten Engineering to act as agent on behalf of Paseo 2010, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

JABEEN VAGH

Print Name

Jabeen Vagh

Signature

Managing Member

Title

Date

3/22/16



**Wooten Engineering**  
1005 21<sup>st</sup> St SE, Suite 13  
Rio Rancho, NM 87124  
505-980-3560  
jeffwooten.pe@gmail.com

April 25, 2017

Ms. Karen Hudson  
Chair, Council District 8  
Environmental Planning Commission  
City of Albuquerque  
600 2nd Street NW, 3rd Floor  
Albuquerque, NM 87102

RE: Request for Amendment to the Site Plan for Subdivision and Site Plan for Building Permit;  
Prior Project Number 1006602, Prior Application Number 08DRB-70036  
8001 Ventura St NE; Tract A, Plat of Parcels A, B, and C, Ventura Plaza  
Proposed Christian Brothers Automotive Development

Dear Ms. Hudson:

Wooten Engineering, on behalf of Paseo 2010 LLC, hereby requests approval of the subject Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit. We are proposing to split the existing Parcel A into two parcels, Parcel A-1 (+/-0.86 acres) and Parcel A-2 (+/-2.42 acres). The Christian Brothers development is to be located on the proposed Parcel A-1 per the enclosed plans. The site is currently zoned SU-2 for C-1 Uses. Per the Comprehensive City Zoning Code (14-16-2-16), the following use is allowed: *“Automobile, bicycle and motorized bicycle (moped) repairing, but no body work. Repairing shall be done within a completely enclosed building at least 20’ from and residential zone.”* The proposed development will not be providing any automotive body work services and all general automotive repair work is to be completed entirely within the enclosed building. In addition, the new building is +/-105.5 feet from the residential zone to the west which exceeds the 20-foot buffer requirement. We are not requesting a zone change.

#### SITE INFORMATION

The proposed development on Parcel A-1 will consist of a new +/-4,896 square foot Automotive Repair building (9 Service Bays) for Christian Brothers Automotive. This building will replace the original 7,480 square foot Shops building as previously shown on the Site Plan for Subdivision. The remainder portion of Parcel A (Parcel A-2) will remain undeveloped and we are not requesting any changes to the Site Plan for Subdivision at this time.

#### TRAFFIC

The current approved site plan reflected a 7,480 SF Shops building whereas the proposed development for this portion of the property is for a 4,896 SF Automotive Repair shop. Due to the reduction in building area and a lower Trip Generation rate, we have calculated that there will be a reduction of traffic during the Peak PM period of 12.6 trips. The Trip Generation Calculations table has been included with our submittal.

## ARCHITECTURE

Per the new Building Elevations, the proposed building is will be in compliance with the La Cueva SDP and will complement the architecture as proposed for the development and as approved by the original Site Plan for Subdivision.

## VIEWS

Upon reviewing the current approved Site Plan, the Shops A building was located very close to the western property line which is adjacent to Lot 40 of the Heritage Hill North Unit II subdivision. The building was also sitting on top of a new retaining wall +/-5 feet above existing grades which would likely have a significant impact to the views of the Sandia Mountains from said Lot 40. In addition, the view exhibits provided on Sheet AS3 of the original approved submittal do not appear to be an accurate depiction of the actual view impact that would have been created. We have provided an updated exhibit showing a cross section of the view of the mountain for both the original approved Shops A building and the proposed Christian Brothers building. We believe that the proposed development will have much less impact to the neighbor's views than the prior approved plan.

## LANDSCAPING

Per the new Landscape Plan, the proposed landscaping for the Christian Brothers Development is in conformance with the previously approved plan and should be complementary to the adjacent Walgreen's and Credit Union developments.

We hereby request approval of both the Site Plan for Subdivision and Site Plan for Building Permit. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,

## WOOTEN ENGINEERING

A handwritten signature in black ink, appearing to read 'Jeffrey T. Wooten', with a long horizontal flourish extending to the right.

Jeffrey T. Wooten, P.E.  
Owner



**Wooten Engineering**

1005 21<sup>st</sup> Street SE, Suite 13  
Rio Rancho, NM 87124  
505-980-3560  
jeffwooten.pe@gmail.com

May 31, 2017

Ms. Maggie Gould  
Planner  
City of Albuquerque  
600 2nd St NW  
Albuquerque, NM 87102

**VIA E-Mail:** mgould@cabq.gov

RE: EPC 1006602; Amendment to Site Plan for Subdivision and Site Plan for Building Permit  
Revised Plans

Maggie,

We are in receipt of your comments dated May 5, 2017 as well as the Agency comments. The revised plans are included with this resubmittal and below are responses to the comments.

**General Application Questions**

- Per our discussion, we added a keyed map to the Site Plan, Sheet AS5.
- Yes, Tract A will be replatted into Tracts A-1 and A-2. The plat will be submitted concurrently with the Site Plan to DRB once we receive approval from the EPC.
- The View Analysis has been revised per our prior discussion.
- I previously emailed you a copy of the signed/sealed version of the Trip Generation which was prepared by my office.

**Neighborhood Notification**

- I visited the post office and they were able to print the confirmation sheets that you requested. I emailed them to you on May 17, 2017.

**Site Plan**

- The elevations have been relabeled per your request.
- The note regarding future signage has been added as requested.
- As you are aware, the sidewalk requirement is still up in the air with Transportation Development. We added the sidewalks as dashed on the site plan with keyed notes stating that they will be provided if required by the DRB.
- The 15' sidewalk is located on the north side of the building per our discussion.
- The plaza area has been added to the plan directly across from the main building entry. The plaza is 464 square feet and we have added a bench and trash can. The landscape plan also reflects a new shade tree and some other plants.

**Landscape Plan**

- The Red Cedar and Blue Spruce have been removed from the plan and replaced with other trees.

**Other City of Albuquerque Agency Comments**

**Long Range Planning**

- The pedestrian connections to Ventura are shown on the original Site Plan for Subdivision.

## **Transportation Development**

1. We are aware that the DRB may require transportation facilities. We are still coordinating with Racquel Michel and Logan Patz.
2. The Site Plan will comply COA requirements, the DPM, and ADA criteria.
3. We have added dimensions to the plan as required.
4. The ADA route has been changed to 6' width.
5. We are still coordinating with Racquel Michel and Logan Patz as to whether or not the new sidewalks along Paseo Del Norte will be required.
6. Curbs or other acceptable barriers have been added.
7. We are still coordinating with Racquel Michel and Logan Patz as to whether or not the new sidewalks along Paseo Del Norte will be required.

Design Suggestion: We cannot rotate and move the building to the west side of the site because the Views for the neighbor would not be protected as required by the LCSDP.

## **ABCWUA**

1. Site Plan for Subdivision. No comment to address.
2. Site Plan for Building Permit
  - a. We submitted the Availability Request on April 10, 2017 and have not yet received a response.
  - b. The new fire hydrant is to be private. We added a note that the hydrant should be painted safety orange and added the second 'private' water valve.
  - c. We will coordinate the sand/oil separator with Jane Rael.
  - d. The existing water meter is indeed outside of the public easement. We have modified the utility plan to reflect the water meter to be relocated to inside the easement.

## **NMDOT**

- The NMDOT has requested that the original TIS be amended to reflect the new traffic counts; however, the Traffic Engineer that prepared the study (Terry O. Brown, P.E.) stated that the study is old and cannot be amended. He would need to prepare an entirely new report which would be cost prohibitive. We feel that since the traffic is actually being reduced when compared to the original approved site plan that the TIS should not be required. Terry Brown is still coordinating this issue with the NMDOT.

We believe we have addressed all planning and engineering related comments on the plans. Please feel free to call if you have any further questions or comments concerning the revised plans.

Respectfully submitted,

## **WOOTEN ENGINEERING**



Jeffrey T. Wooten, P.E.  
Owner

**NOTIFICATION & NEIGHBORHOOD INFORMATION**



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

**\*PLEASE NOTE:** The NA/HOA 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.

April 3, 2017

Jeff Wooten  
Wooten Engineering  
1005 21<sup>st</sup> St SE, Suite 13  
Rio Rancho, NM 87124  
(505) 980-3560  
Jeffwooten.pe@gmail.com

Dear Jeff:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed **[DRB Submittal]** project recorded as **[Tract A, Plat of Parcels A, B, and C, Ventura Plaza]** located on **[Ventura St NE between Paseo del Norte NE and Palomas Ave NE]** zone map **[D-20]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Sincerely,  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

## Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text:  
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at [ONC@cabq.gov](mailto:ONC@cabq.gov) or by phone at (505) 924-3914.  
A facilitated meeting request must be received by ONC by: **Monday July 3, 2017.**

## Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

.....  
(ONC use only)

Date Processed: **04/03/17** ONC Staff Initials: **VMQ**

# ATTACHMENT A

## **HERITAGE HILLS N.A. (HHL) "R"**

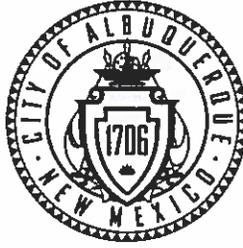
**\*Donna L. Nicholls**      *e-mail:* dlnicholls@yahoo.com  
8519 Palomar Ave. NE/87109 205-9177 (c)  
Christy Burton      *e-mail:* Christy\_burton@hotmail.com  
8709 Palomar Ave. NE/87109 823-4474 (h)  
**Website:** [www.hhna.us](http://www.hhna.us)      **NA E-mail:** [info@hhna.us](mailto:info@hhna.us)

## **HERITAGE EAST ASSOC. OF RESIDENTS (HER) "R"**

Karl Benedict      *e-mail:* kbene@unm.edu  
9415 DeVargas Loop NE/87109 837-1844 (h)  
Paul Jessen      *e-mail:* willpawl@msn.com  
9304 San Rafael Ave. NE/87109 821-6077 (h)  
**Website:** [www.hear-online.org](http://www.hear-online.org)      **NA E-mail:** [hear.president@gmail.com](mailto:hear.president@gmail.com)

## **VINEYARD ESTATES N.A. (VYE) "R"**

**\*Elizabeth Meek**      *e-mail:* djesmeek@comcast.net  
8302 Mendocino Dr. NE/87122 508-0806 (h)  
Tony Huffman      *e-mail:* thuffman663@comcast.net  
9712 Sand Verbena Trl. NE/87122-3667 259-9723 (c)  
**Website:** [www.venaabq.org](http://www.venaabq.org)



# Notification Inquiry Form

*Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.*

**Instructions:** Please fill out this form completely and include a zone atlas map that is marked to indicate where the subject site is located. Then, submit this form and your map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5<sup>th</sup> Floor, 600 2<sup>nd</sup> Street NW; or 2) Email it to [ONC@cabq.gov](mailto:ONC@cabq.gov).

**Developer Inquiry For:**

Cell Tower Submittal – Type: Select Tower Type

DRB Submittal

EPC Submittal

LUCC Submittal

ZHE Submittal *(need address & zone map only)*

AA Submittal

City Project Submittal

Liquor License Submittal

Other:

**Anticipated Advertised Public Hearing Date:** *(list here)*

Contact Name: Jeff Wooten

Company Name: Wooten Engineering

Address: 1005 21st Street SE, Suite 13

City: Rio Rancho

State: NM

Zip Code: 87124

Phone: 505-980-3560

Email: [jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)

**Legal Description Information:**

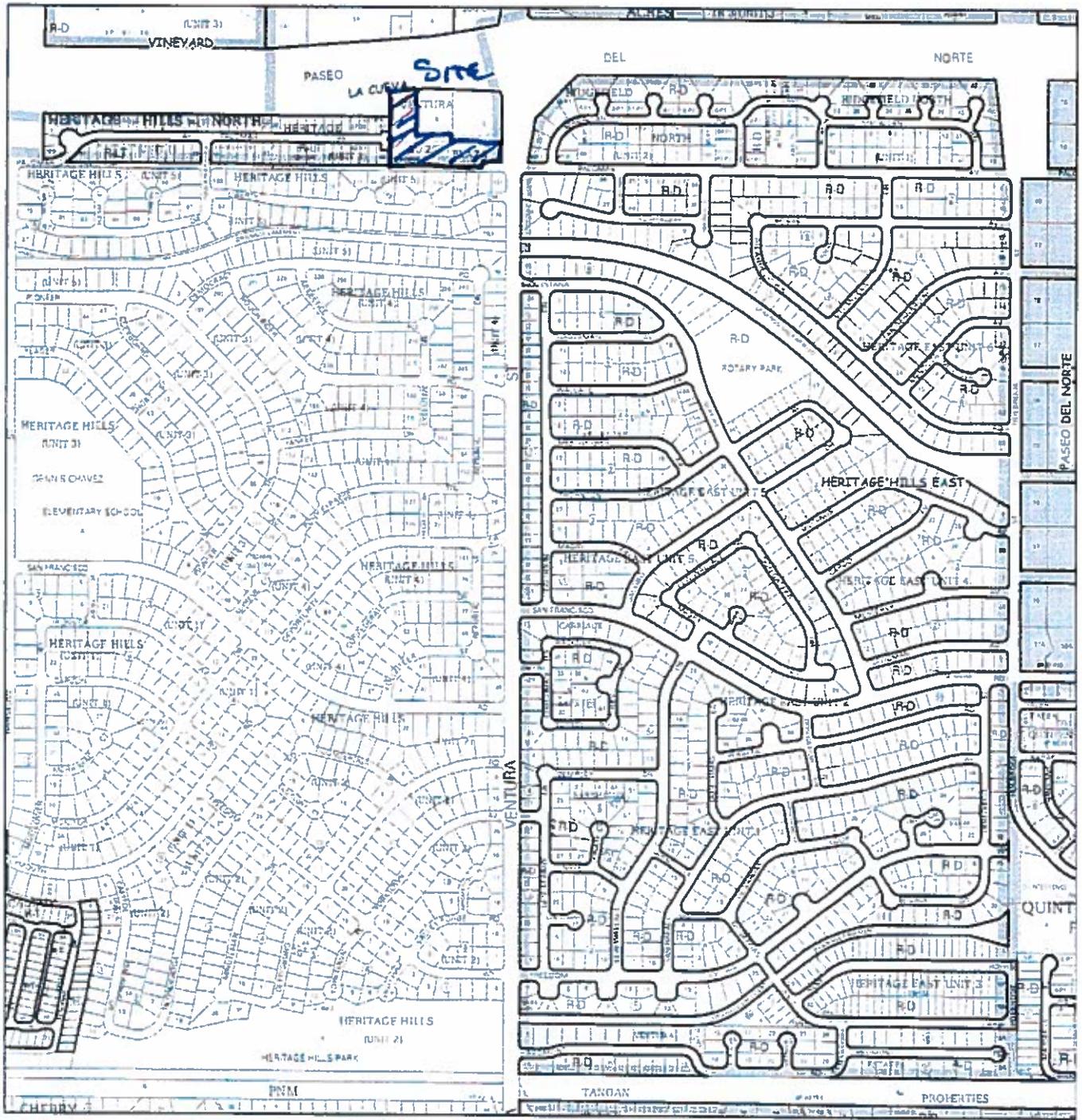
Describe the legal description of the subject site for this project:

Tract A, Plat of Parcels A, B, and C, Ventura Plaza

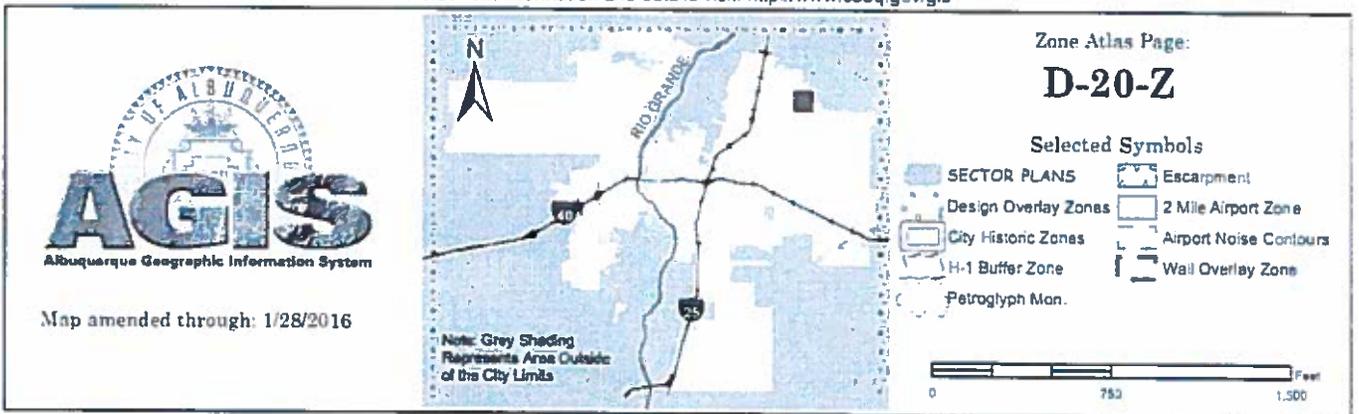
Located on/between *(street name or other identifying mark):*

8001 Ventura (Southwest Corner of Ventura and Paseo Del Norte)

This site is located on the following zone atlas page: D-20



For more current information and details visit: <http://www.cabq.gov/gis>



**From:** Gould, Maggie S.  
**To:** ["jeffwooten.pe@gmail.com"](mailto:jeffwooten.pe@gmail.com)  
**Cc:** [Dicome, Kym](#)  
**Subject:** EPC submittal Ventura and Paseo del Norte  
**Date:** Monday, May 01, 2017 12:47:00 PM

---

Hello Jeff,

I will be the planner for your EPC case for the June 2017 hearing.

I just talked to Vicente Quevedo with the Office Neighborhood Coordination and it looks like the District 4 Coalition of Neighborhood Association should have been notified.

Here is the contact information. Please send out the same information that was sent to the other Neighborhood Associations as soon as possible and send me copies of the receipts. I included Vicente's contact information in case you have questions about the notification process.

**DISTRICT 4 COALITION OF N.A.'S**

\***Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (c) 872-1900 (w),

e-mail: [michael@drpridham.com](mailto:michael@drpridham.com)

Tony Huffman, 9712 Sand Verbena Trl. NE/87122 823-2456 (h), 259-9723 (c),

e-mail: [thuffman663@comcast.net](mailto:thuffman663@comcast.net)

**Vicente M. Quevedo, MCRP**

[vquevedo@cabq.gov](mailto:vquevedo@cabq.gov)

Neighborhood Liaison, Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

[cabq.gov/neighborhoods](http://cabq.gov/neighborhoods)

I will review the rest of the submittal and get you initial comments by Friday, May 5<sup>th</sup>.

Please let me know if you have any questions.

Thank you,

*Maggie Gould, MCRP*

Planner

City of Albuquerque, Planning Department

600 Second St. NW

Albuquerque, NM 87102

505-924-3910

[mgould@cabq.gov](mailto:mgould@cabq.gov)

**SITE PLAN REDUCTIONS**



















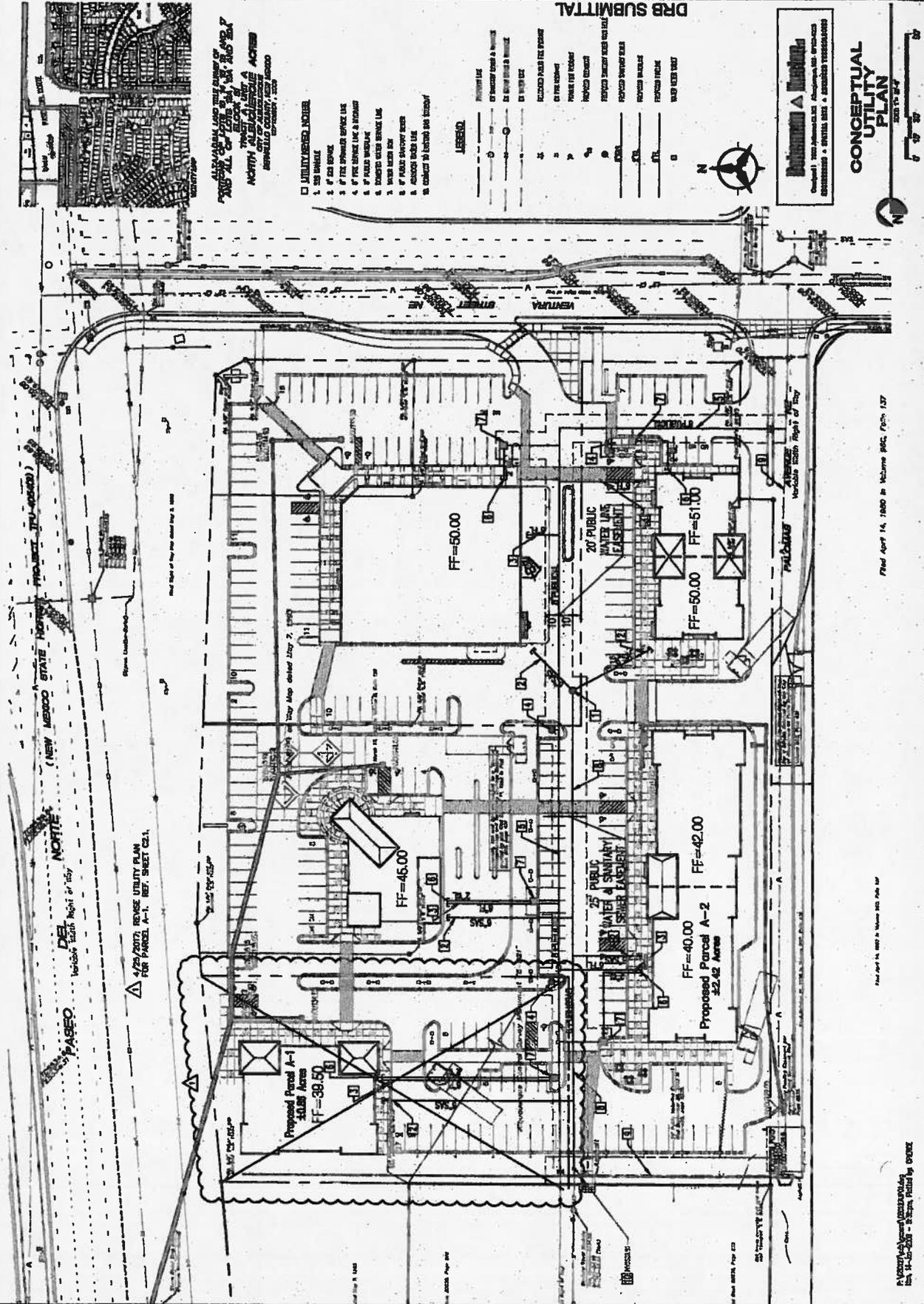


NO.	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
 228 SAN PEDRO NE, SUITE 2-8  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 834-9110 FAX (505) 837-8277

**CONCEPTUAL UTILITY PLAN**  
 PASO DEL NORTE & VENTURA  
 PROJECT NO. 14-1800

**CONCEPTUAL UTILITY PLAN**  
 PASO DEL NORTE & VENTURA  
 PROJECT NO. 14-1800



- UTILITY SYMBOLS**
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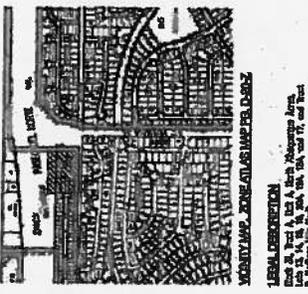


NO.	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
 2225 SAN PEDRO NE, SUITE 240  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 994-0110 FAX (505) 937-9877



**PASEO DEL NORTE & VENTURA**  
 DRAINAGE MANAGEMENT PLAN  
 SHEET NO. 102



**GENERAL DESCRIPTION**  
 This project is located at the intersection of Paseo del Norte and Ventura. The site is bounded by Paseo del Norte to the north, Ventura to the east, and the existing drainage easement to the south. The project consists of the construction of a stormwater detention basin and associated infrastructure.

**EXISTING AND PROPOSED INFRASTRUCTURE**  
 The existing infrastructure includes the existing drainage easement, existing stormwater pipes, and existing basins. The proposed infrastructure includes the new stormwater detention basin, new stormwater pipes, and new basins.

**Utility Conditions**  
 The site is located within the City of Albuquerque's utility service area. The site is not located within a flood plain.

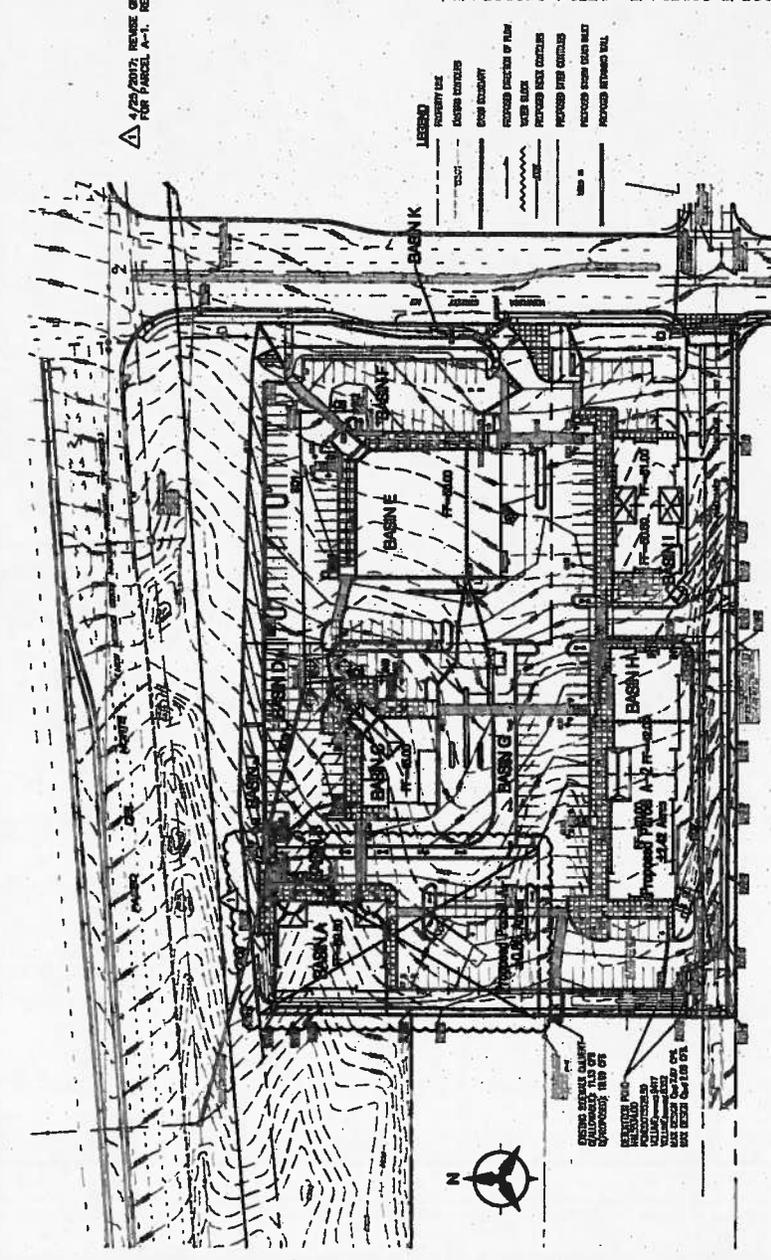
**Proposed Conditions**  
 The proposed conditions include the construction of a stormwater detention basin and associated infrastructure. The site is not located within a flood plain.

**DRB SUBMITTAL**  
 This plan is submitted for review and approval by the Drainage Review Board. The plan is submitted in accordance with the City of Albuquerque's Drainage Management Plan.

**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**  
 SHEET NO. 102

4.75' DIA. RIBBON CURB  
 FOR PARCEL #4, 102' SHEET C-1.

**LEGEND**  
 PROPERTY LINE  
 EXISTING STORMWATER PIPE  
 PROPOSED STORMWATER PIPE  
 EXISTING BASIN  
 PROPOSED BASIN  
 EXISTING EASEMENT  
 PROPOSED EASEMENT



**PROPOSED DETENTION BASIN PROPERTIES**  
 Proposed Detention Basins (Basins A through K)

Basin	Area (sq ft)	Volume (cu ft)	Peak Flow (cfs)	Retention Time (min)
BASIN A	10,000	100,000	100	10
BASIN B	15,000	150,000	150	15
BASIN C	20,000	200,000	200	20
BASIN D	25,000	250,000	250	25
BASIN E	30,000	300,000	300	30
BASIN F	35,000	350,000	350	35
BASIN G	40,000	400,000	400	40
BASIN H	45,000	450,000	450	45
BASIN I	50,000	500,000	500	50
BASIN J	55,000	550,000	550	55
BASIN K	60,000	600,000	600	60

**STORM DRAIN PIPE TABLE**  
 Storm Drain Pipes (Pipes 1 through 10)

Pipe ID	Material	Size (in)	Length (ft)	Flow (cfs)
PIPE 1	Concrete	18	100	100
PIPE 2	Concrete	24	150	150
PIPE 3	Concrete	30	200	200
PIPE 4	Concrete	36	250	250
PIPE 5	Concrete	42	300	300
PIPE 6	Concrete	48	350	350
PIPE 7	Concrete	54	400	400
PIPE 8	Concrete	60	450	450
PIPE 9	Concrete	66	500	500
PIPE 10	Concrete	72	550	550

**INLET TABLE**  
 Storm Drain Inlets (Inlets 1 through 10)

Inlet	Flow (cfs)	Retention Time (min)
INLET 1	100	10
INLET 2	150	15
INLET 3	200	20
INLET 4	250	25
INLET 5	300	30
INLET 6	350	35
INLET 7	400	40
INLET 8	450	45
INLET 9	500	50
INLET 10	550	55

TO DETENTION BASIN #1 AND #2  
 11.00 cfs to Detention Basins  
 2.00 cfs to Stormwater Easement

Proposed Conditions  
 11.00 cfs to Detention Basins  
 2.00 cfs to Stormwater Easement

Proposed Conditions  
 11.00 cfs to Detention Basins  
 2.00 cfs to Stormwater Easement

Prepared by: [Name]  
 Date: [Date]

REV	DATE	BY	REASON

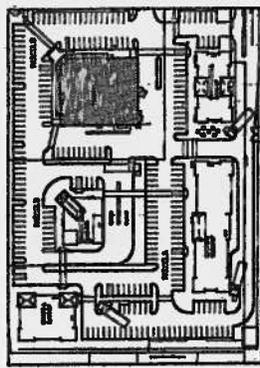

  
**GEORGE PANHUFF, ARCHITECT AND ASSOCIATES P.C.**  
 2225 SAN PABLO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110 FAX (505) 837-9877  
 PHONE (505) 841-9110

**PASEO DEL NORTE & VENTURA**  
 ARCHITECTS AND INTERIORS  
 1000 N. GARDEN AVENUE, SUITE 100  
 ALBUQUERQUE, NM 87102  
 TEL: 505-241-1111  
 FAX: 505-241-1112

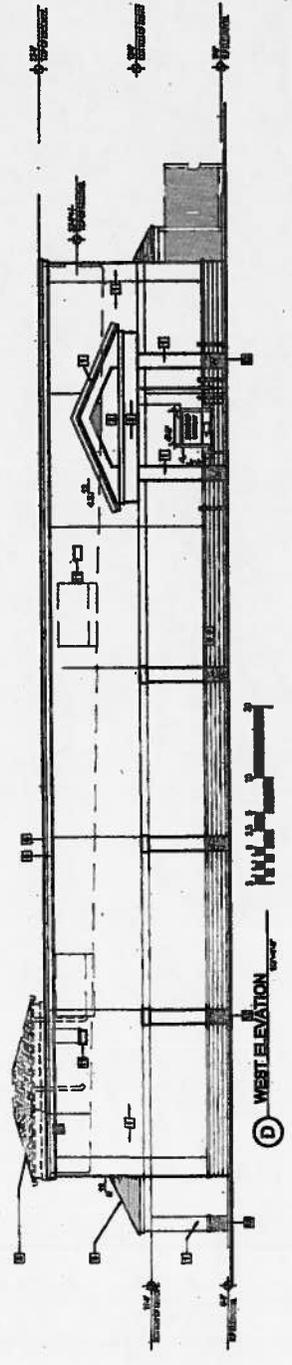
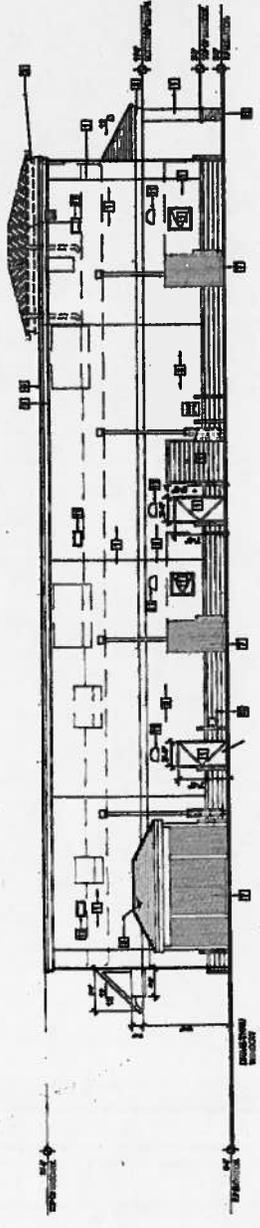
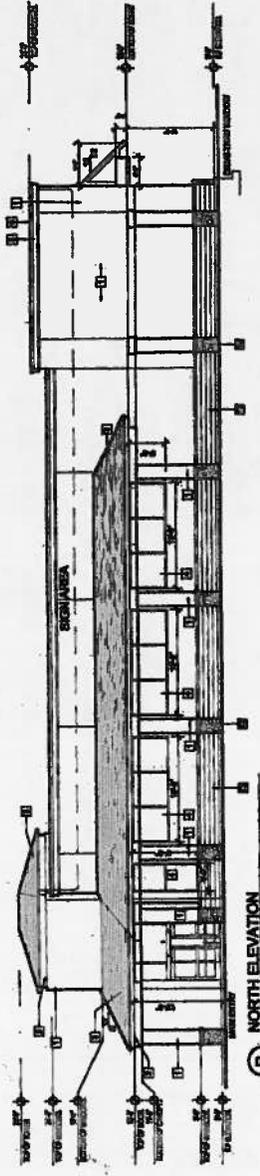
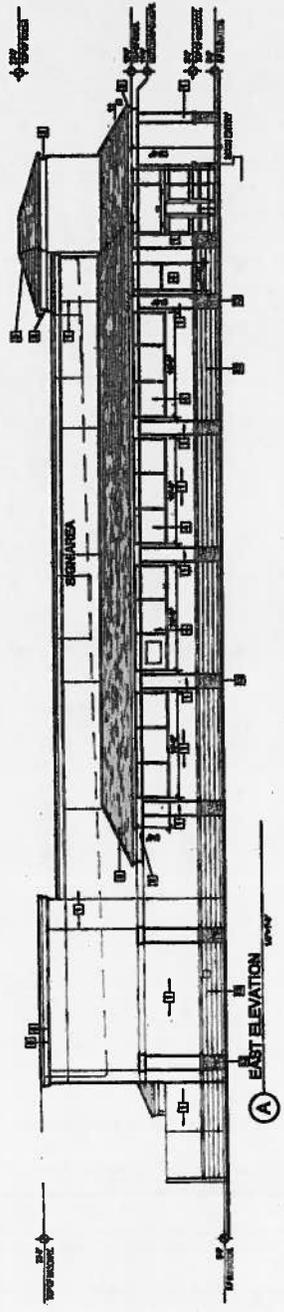
**ELEVATIONS PHARMACY**

SHEET NO. **A3.1**  
 DATE: 11/11/04  
 DRAWN BY: JAVIER  
 CHECKED BY: JAVIER

Keyed Color	Material Schedule	Common Names
(1) BRICK	BRICK WALL SYSTEM	BRICK WALL SYSTEM
(2) CONCRETE	CONCRETE WALL SYSTEM	CONCRETE WALL SYSTEM
(3) GLASS	GLASS CURTAIN WALL SYSTEM	GLASS CURTAIN WALL SYSTEM
(4) METAL PANEL	METAL PANEL SYSTEM	METAL PANEL SYSTEM
(5) STAINLESS STEEL	STAINLESS STEEL SYSTEM	STAINLESS STEEL SYSTEM
(6) ALUMINUM	ALUMINUM SYSTEM	ALUMINUM SYSTEM
(7) POLYURETHANE	POLYURETHANE SYSTEM	POLYURETHANE SYSTEM
(8) POLYURETHANE	POLYURETHANE SYSTEM	POLYURETHANE SYSTEM
(9) POLYURETHANE	POLYURETHANE SYSTEM	POLYURETHANE SYSTEM
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(20) POLYURETHANE	POLYURETHANE SYSTEM	POLYURETHANE SYSTEM



**NOTES:**  
 1. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.  
 2. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.  
 3. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.  
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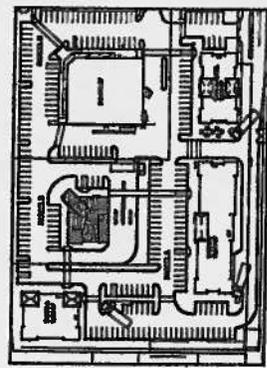
GEORGE RANWART, ARCHITECT AND ASSOCIATES P.C.  
 2328 SAN PEDRO NE, SUITE 2-8  
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 ARCHITECTS  
 1000 10TH AVENUE NE  
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 FAX (505) 763-1112

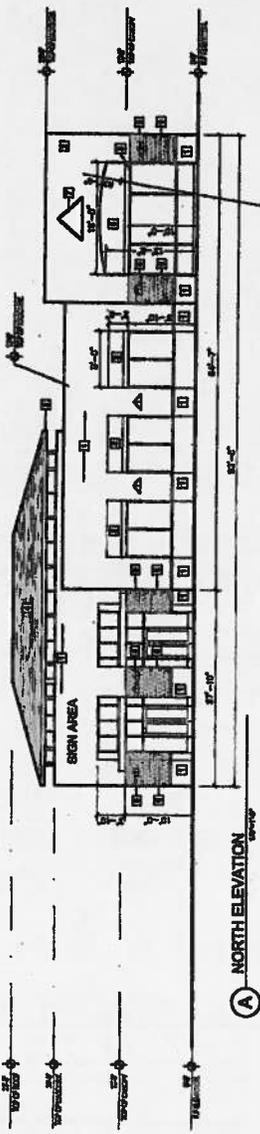
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 CHECKED BY: [Signature]

Keyed Color	Material Schedule	Common Name
[Color]	ALUMINUM CLADDING	ALUMINUM
[Color]	GLASS CURTAIN WALL	GLASS
[Color]	CONCRETE	CONCRETE
[Color]	PAINT	PAINT
[Color]	WOOD	WOOD
[Color]	ROOFING	ROOFING
[Color]	MECHANICAL	MECHANICAL
[Color]	ELECTRICAL	ELECTRICAL
[Color]	PLUMBING	PLUMBING
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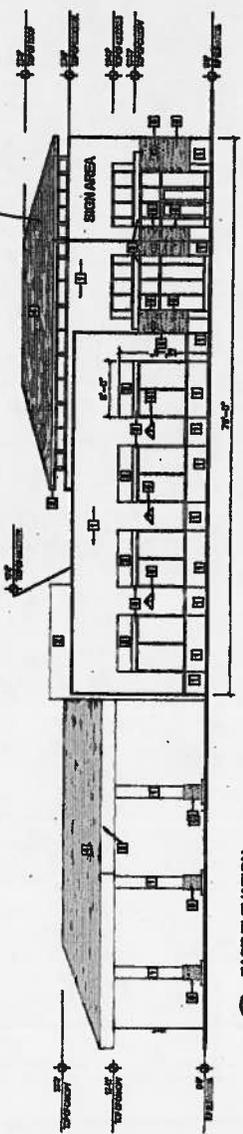
**NOTES:**  
 1. REFER TO ALL APPLICABLE SPECIFICATIONS AND SCHEDULES.  
 2. REFER TO ALL APPLICABLE CODES AND REGULATIONS.  
 3. REFER TO ALL APPLICABLE CONTRACT DOCUMENTS.  
 4. REFER TO ALL APPLICABLE FIELD NOTES AND SURVEY DATA.



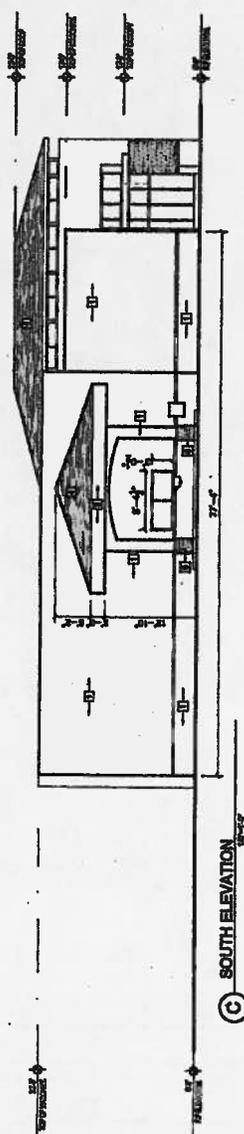
**(E) KEY PLAN**



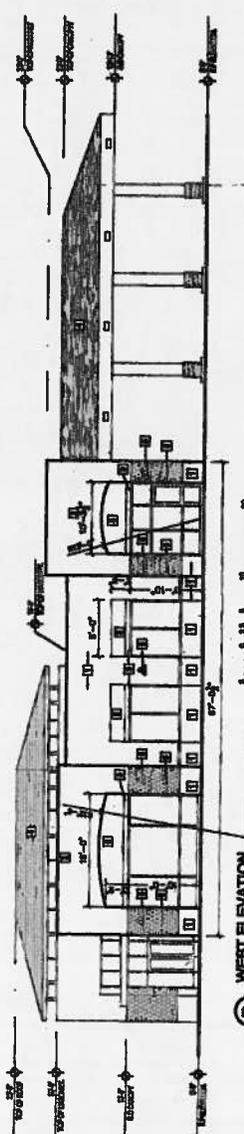
**(A) NORTH ELEVATION**



**(B) EAST ELEVATION**



**(C) SOUTH ELEVATION**



**(D) WEST ELEVATION**



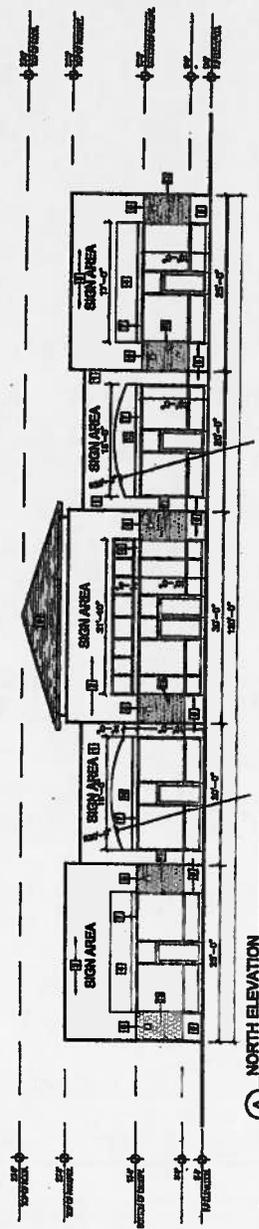


REVISION	DATE	BY

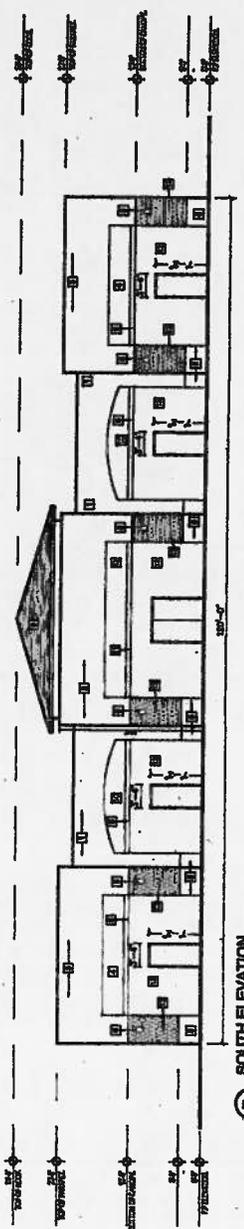

  
 GEORGE HANNAWAY, ARCHITECT AND ASSOCIATES P.C.  
 2325 SAN PEDRO, SUITE 2-5  
 BERKELEY, NEW BRUNSWICK 07003  
 PHONE (908) 844-9110 FAX (908) 837-9871

PASO DEL NORTE & VENTURA  
 PROJECT NO. 001  
 SHEET NO. 101  
 ELEVATIONS OFFICE/RETAIL

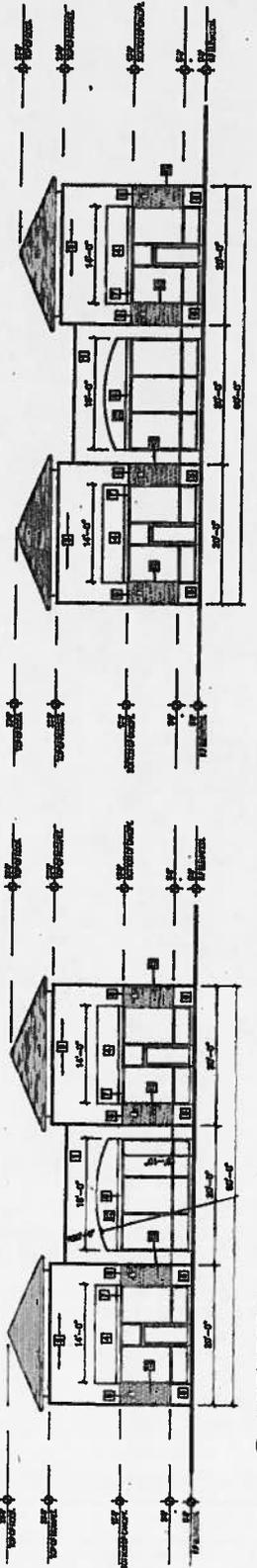
Job Number  
 A3.4  
 Date  
 10/1/88



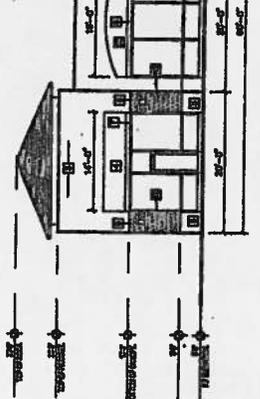
**A** NORTH ELEVATION



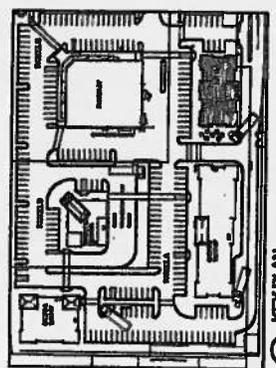
**B** SOUTH ELEVATION



**C** WEST ELEVATION



**D** EAST ELEVATION



**E** KEY PLAN

**NOTES:**  
 1. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 4. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 5. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.

Keyed Color	Material Schedule	Common Name
(1) BRICK	BRICK	BRICK
(2) BRICK	BRICK	BRICK
(3) BRICK	BRICK	BRICK
(4) BRICK	BRICK	BRICK
(5) BRICK	BRICK	BRICK
(6) BRICK	BRICK	BRICK
(7) BRICK	BRICK	BRICK
(8) BRICK	BRICK	BRICK
(9) BRICK	BRICK	BRICK
(10) BRICK	BRICK	BRICK
(11) BRICK	BRICK	BRICK
(12) BRICK	BRICK	BRICK
(13) BRICK	BRICK	BRICK
(14) BRICK	BRICK	BRICK
(15) BRICK	BRICK	BRICK
(16) BRICK	BRICK	BRICK
(17) BRICK	BRICK	BRICK
(18) BRICK	BRICK	BRICK
(19) BRICK	BRICK	BRICK
(20) BRICK	BRICK	BRICK
(21) BRICK	BRICK	BRICK
(22) BRICK	BRICK	BRICK
(23) BRICK	BRICK	BRICK
(24) BRICK	BRICK	BRICK
(25) BRICK	BRICK	BRICK
(26) BRICK	BRICK	BRICK
(27) BRICK	BRICK	BRICK
(28) BRICK	BRICK	BRICK
(29) BRICK	BRICK	BRICK
(30) BRICK	BRICK	BRICK
(31) BRICK	BRICK	BRICK
(32) BRICK	BRICK	BRICK
(33) BRICK	BRICK	BRICK
(34) BRICK	BRICK	BRICK
(35) BRICK	BRICK	BRICK
(36) BRICK	BRICK	BRICK
(37) BRICK	BRICK	BRICK
(38) BRICK	BRICK	BRICK
(39) BRICK	BRICK	BRICK
(40) BRICK	BRICK	BRICK
(41) BRICK	BRICK	BRICK
(42) BRICK	BRICK	BRICK
(43) BRICK	BRICK	BRICK
(44) BRICK	BRICK	BRICK
(45) BRICK	BRICK	BRICK
(46) BRICK	BRICK	BRICK
(47) BRICK	BRICK	BRICK
(48) BRICK	BRICK	BRICK
(49) BRICK	BRICK	BRICK
(50) BRICK	BRICK	BRICK





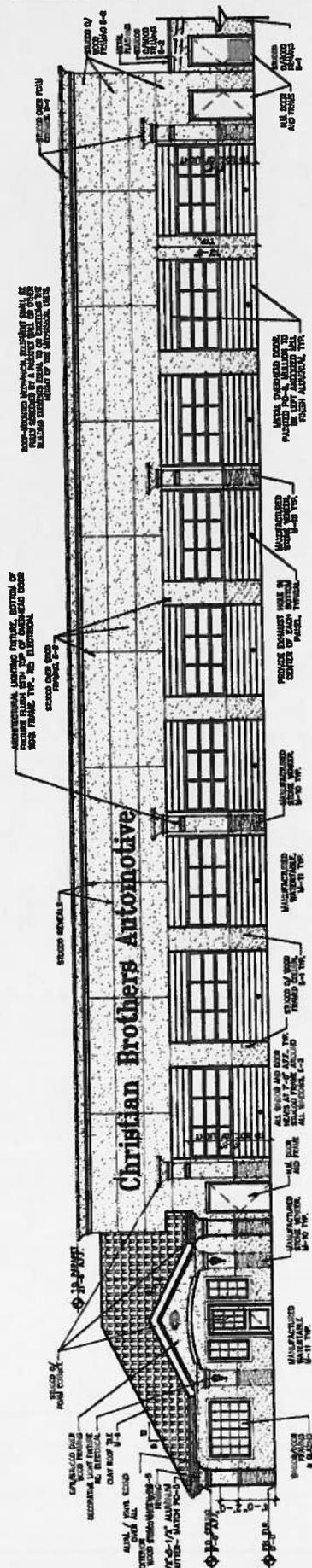
**Christian Brothers Automotive**  
 8001 Ventura Pl. NE  
 Albuquerque, NM 87109



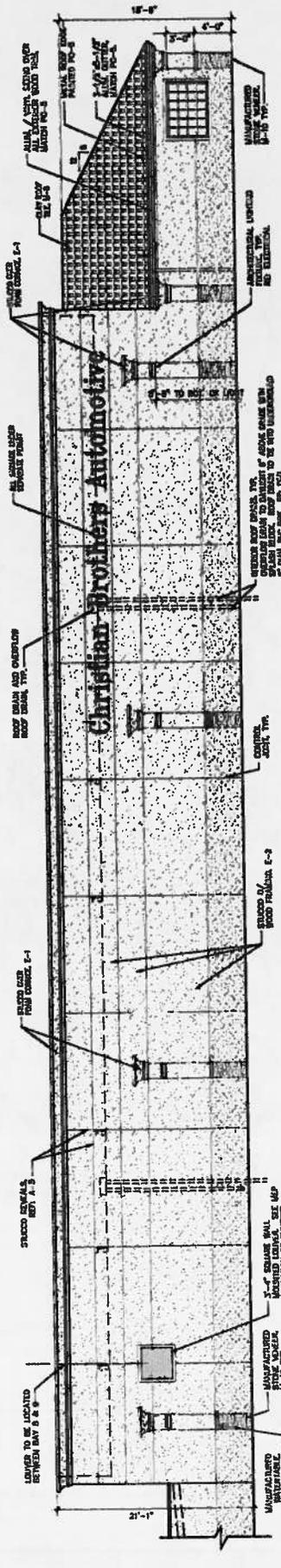
**Revisions**  
 1. 01/15/11  
 2. 02/01/11  
 3. 02/01/11

Project No. 11-003  
 Drawn By: [Name]  
 Date: 02/01/11  
 Scale: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**  
 A-4  
 1/8" = 1'-0"



**② FRONT ELEVATION**  
 SIZE 3/8" x 1 1/4"



**① BACK ELEVATION**  
 SIZE 3/8" x 1 1/4"

NO.	DESCRIPTION
1	BACK ELEVATION
2	FRONT ELEVATION
3	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
4	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
5	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
6	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
7	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
8	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
9	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
10	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
11	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
12	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
13	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
14	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
15	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
16	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
17	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
18	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
19	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
20	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
21	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
22	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
23	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
24	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
25	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
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29	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
30	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
31	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
32	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
33	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
34	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
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39	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
40	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
41	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
42	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
43	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
44	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
45	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
46	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
47	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
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49	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
50	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
51	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
52	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
53	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
54	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
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68	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
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73	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
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79	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
80	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
81	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
82	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
83	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
84	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
85	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
86	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
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88	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
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91	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
92	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
93	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
94	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
95	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
96	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
97	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
98	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
99	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"
100	MANUFACTURED BRICK, 4-8" x 8-1/2" x 16-1/2"

**TYPICAL NOTES**  
 FOR ALL ELEVATIONS

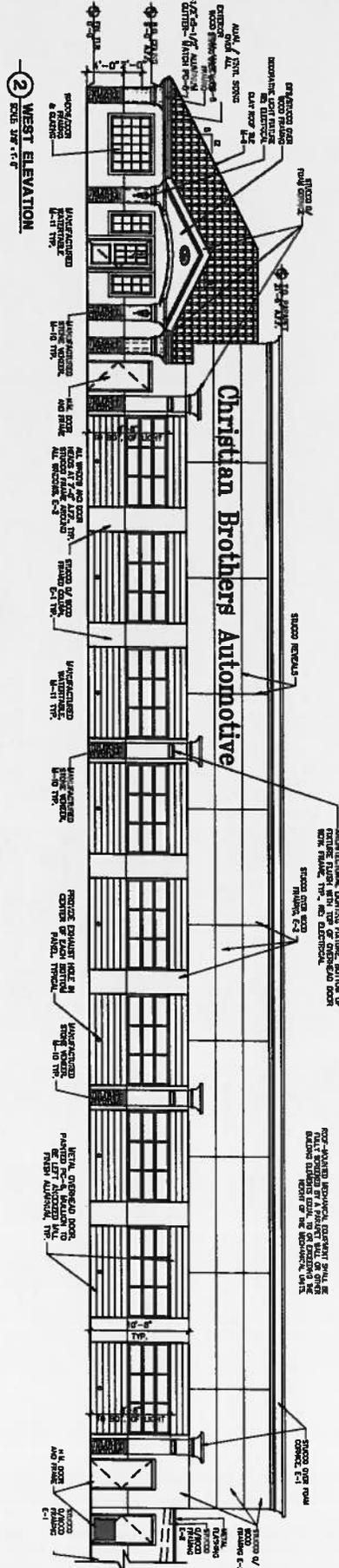
1. ALL MASONRY SURFACES ARE TO BE BRICKED WITH INTERLOCKING BRICKS, MANUFACTURED BY [Name], IN THE COLOR OF [Name].
2. ALL ROOFS TO BE CLAY TILE WITH CONCRETE ROOF TRUSSES OR CHANGING COLOR [Name].
3. ALL DOORS TO BE BRICKED OVERHEAD PANEL.
4. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL, TYPICAL OF ALL ELEVATIONS.

1. ALL MASONRY SURFACES ARE TO BE BRICKED WITH INTERLOCKING BRICKS, MANUFACTURED BY [Name], IN THE COLOR OF [Name].

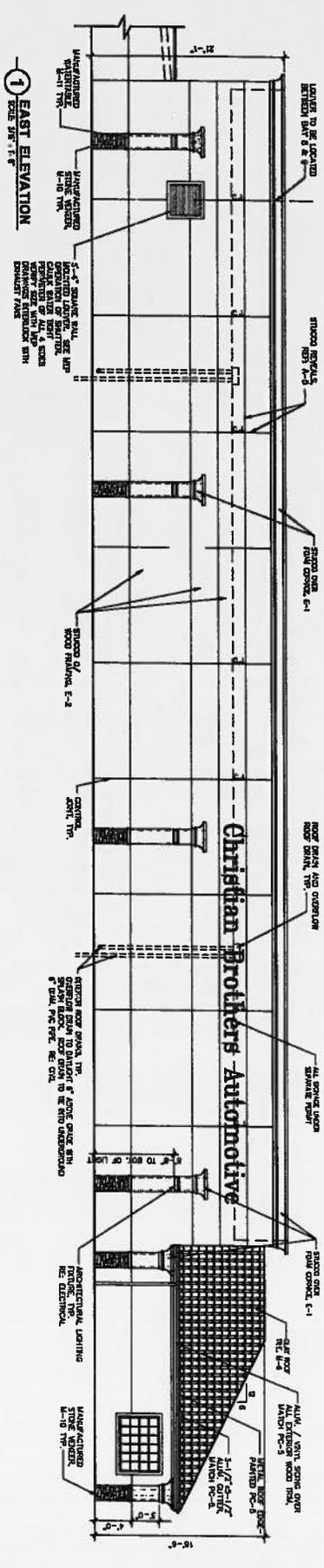


## UPDATED SITE PLAN REDUCTIONS





2 WEST ELEVATION  
SCALE 1/8" = 1'-0"



1 EAST ELEVATION  
SCALE 1/8" = 1'-0"

NO	REVISION	DATE
1	AS SHOWN	11-15-54
2	AS SHOWN	11-15-54
3	AS SHOWN	11-15-54
4	AS SHOWN	11-15-54
5	AS SHOWN	11-15-54
6	AS SHOWN	11-15-54
7	AS SHOWN	11-15-54
8	AS SHOWN	11-15-54
9	AS SHOWN	11-15-54
10	AS SHOWN	11-15-54

**TYPICAL NOTES**

1. ALL WORK TO BE DONE TO BE SPECIFIED WITH MANUFACTURING SPECIFICATIONS, APPROVED MATERIALS, AND METHODS.
2. ALL WORK TO BE DONE TO BE SPECIFIED WITH MANUFACTURING SPECIFICATIONS, APPROVED MATERIALS, AND METHODS.
3. ALL WORK TO BE DONE TO BE SPECIFIED WITH MANUFACTURING SPECIFICATIONS, APPROVED MATERIALS, AND METHODS.
4. ALL WORK TO BE DONE TO BE SPECIFIED WITH MANUFACTURING SPECIFICATIONS, APPROVED MATERIALS, AND METHODS.

**FOR ALL ELEVATIONS**

1. ALL WORK TO BE DONE TO BE SPECIFIED WITH MANUFACTURING SPECIFICATIONS, APPROVED MATERIALS, AND METHODS.

2. ALL WORK TO BE DONE TO BE SPECIFIED WITH MANUFACTURING SPECIFICATIONS, APPROVED MATERIALS, AND METHODS.

Christian Brothers Automotive  
8001 Ventura St. NE  
Albuquerque, NM 87109

STEWART ARCHITECTURE, P.L.L.C.  
300  
300

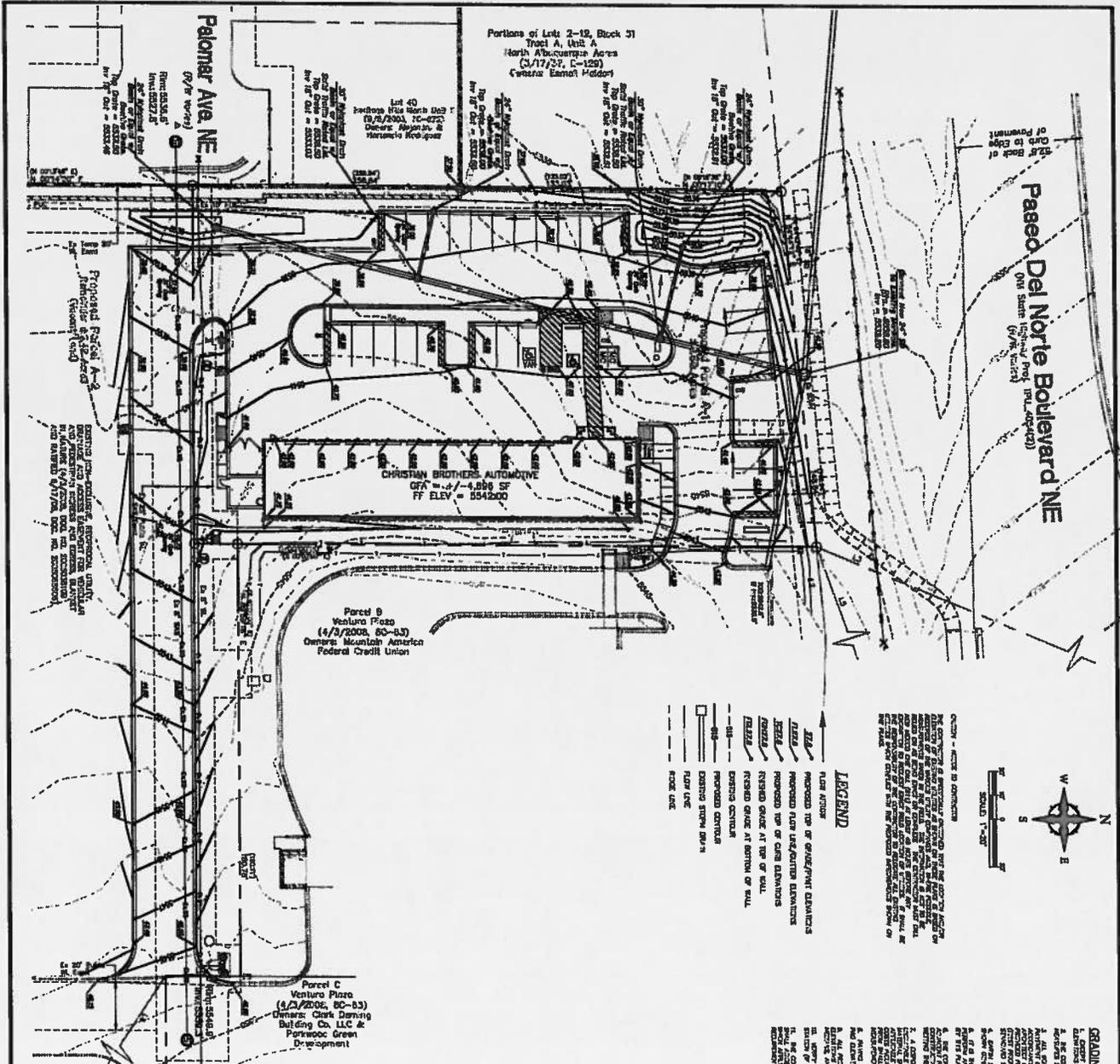
Christian Brothers Automotive  
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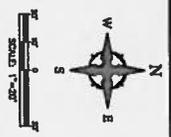
STEWART ARCHITECTURE, P.L.L.C.  
300  
300







**Pasedo Del Norte Boulevard NE**  
 (N.M. State Highway 443)  
 (N.M. Section 4)



- LEGEND**
- PROPOSED TOP OF GRADE/PART EXISTING FLOOR FINISH
  - PROPOSED FLOOR FINISH/ELEVATION
  - PROPOSED TOP OF CURB EXISTING
  - PROPOSED GRADE AT TOP OF HILL
  - PROPOSED GRADE AT BOTTOM OF HILL
  - PROPOSED CURBLINE
  - EXISTING STORM SEWER
  - EXISTING UTILITY
  - EXISTING FLOOR FINISH

**NOTES - SEE EXISTING**

THE EXISTING GRADE AND PROPOSED GRADE ARE SHOWN ON THIS PLAN. THE PROPOSED GRADE IS BASED ON THE ASSUMPTION THAT THE EXISTING GRADE IS AS SHOWN ON THIS PLAN. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.

**GRADING NOTES**

1. THE EXISTING GRADE IS SHOWN ON THIS PLAN.
2. THE PROPOSED GRADE IS SHOWN ON THIS PLAN.
3. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.
4. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.
5. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.
6. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.
7. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.
8. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.
9. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.
10. THE PROPOSED GRADE IS SUBJECT TO CHANGE BASED ON THE RESULTS OF A DETAILED SURVEY AND GRADING STUDY.

**GRAVITY MANAGEMENT PLAN**

The purpose of this plan is to provide a detailed gravity flow and collection system for the site. The plan shows the location of all storm sewers, manholes, and catch basins. The plan also shows the location of all sanitary sewers, manholes, and catch basins. The plan is based on the assumption that the existing gravity flow and collection system is as shown on this plan. The plan is subject to change based on the results of a detailed survey and gravity management study.



**FIELD SURVEY**  
 Aerial photograph of the site area, showing the project location. The photograph was taken on 5/28/2017. The photograph is subject to change based on the results of a detailed survey and field study.

**WE**  
**Wooten Engineering**  
 1005 21st St SE, Suite 13  
 Rio Rancho, N.M. 87124  
 Phone: (505) 998-3560

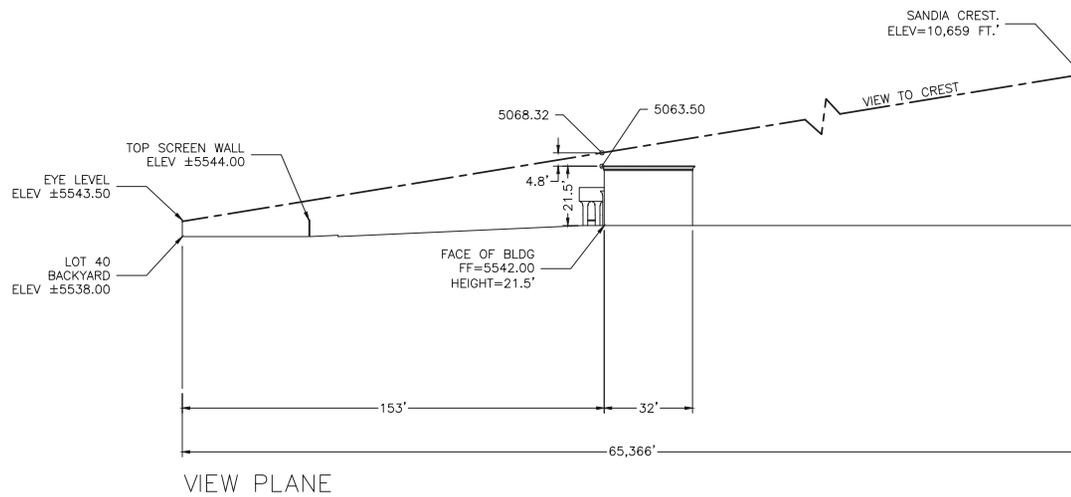


**Christian Brothers Automotive**  
 8001 Ventura St. NE  
 Albuquerque, NM 87109

**Christian Brothers Automotive**  
 1775 Kay Street, SW  
 Broken, TX 77801

Project No.	2018045
Client	Christian Brothers Automotive
Date	04/28/17
Sheet Title	CONCEPTUAL GRADING AND DRAINAGE MANAGEMENT PLAN
Revision No.	C1.1
Revision Description	5/28/2017





300  
 Stewart + Reinders  
 architecture, PLLC  
 5450 E. High Street, Suite 200  
 Phoenix, Arizona 85054  
 P: 480.515.5123  
 www.sr300.com

Christian Brothers  
 Automotive  
 8001 Ventura St. NE  
 Albuquerque, NM 87109



5/30/2017  
 Date

Revisions

04/25/17 - EPC Site Plan

Project No. 2016045

Drawn By: J Wooten

Date: 04/25/17

Sheet Title:

VIEW ANALYSIS

Drawing No.

AS6

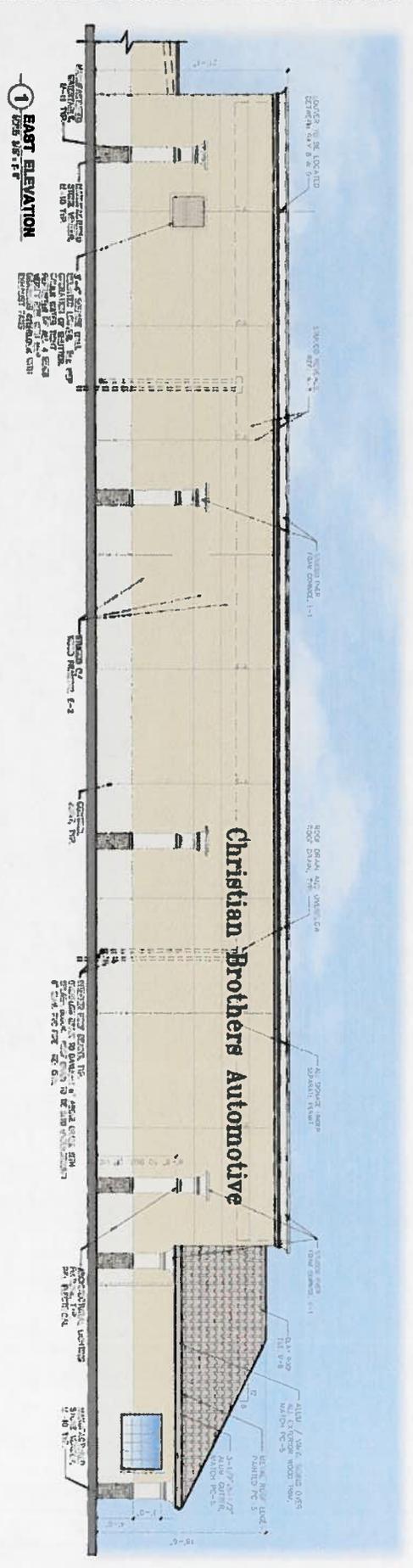
9LHN-CBAC-1216-01

**WE** Wooten Engineering  
 1005 21st St SE, Suite 13  
 Rio Rancho, N.M. 87124  
 Phone: (505) 980-3560





**2 WEST ELEVATION**  
 SCALE 3/8" = 1'-0"



**1 EAST ELEVATION**  
 SCALE 3/8" = 1'-0"

101	FINISH CONCRETE	CONCRETE
102	FINISH BRICK	BRICK
103	FINISH STUCCO	STUCCO
104	FINISH GYP. BOARD	GYP. BOARD
105	FINISH PAINT	PAINT
106	FINISH GLASS	GLASS
107	FINISH METAL	METAL
108	FINISH WOOD	WOOD
109	FINISH ROOFING	ROOFING
110	FINISH FLOORING	FLOORING

111	FINISH EXTERIOR WALL	EXTERIOR WALL
112	FINISH INTERIOR WALL	INTERIOR WALL
113	FINISH CEILING	CEILING
114	FINISH FLOOR	FLOOR
115	FINISH ROOF	ROOF
116	FINISH DOOR	DOOR
117	FINISH WINDOW	WINDOW
118	FINISH SIGN	SIGN
119	FINISH LIGHT	LIGHT
120	FINISH VENT	VENT

**TYPICAL NOTES**

1. ALL MATERIAL SPECIFICATIONS ARE TO BE SPECIFIED TO MATCH THE COLOR OF THE WALL UNLESS NOTED TO THE CONTRARY.
2. ALL ROOFING TO BE DONE BY THE CONTRACTOR.
3. ALL EXTERIOR WALLS TO BE FINISHED TO MATCH THE COLOR OF THE WALL UNLESS NOTED TO THE CONTRARY.
4. ALL SIGNAGE TO BE DONE BY THE CONTRACTOR.

**FOR ALL ELEVATIONS**

1. ALL MATERIAL SPECIFICATIONS ARE TO BE SPECIFIED TO MATCH THE COLOR OF THE WALL UNLESS NOTED TO THE CONTRARY.
2. ALL ROOFING TO BE DONE BY THE CONTRACTOR.
3. ALL EXTERIOR WALLS TO BE FINISHED TO MATCH THE COLOR OF THE WALL UNLESS NOTED TO THE CONTRARY.
4. ALL SIGNAGE TO BE DONE BY THE CONTRACTOR.

**Christian Brothers Automotive**  
 8001 Ventura St. NE  
 Albuquerque, NM 87109

Project No.	17-003				
Drawn By	DR				
Date	05/20/17				
Sheet Title	EXTERIOR ELEVATIONS				
Drawing No.	A-4				
Revisions	<table border="1" style="width: 100%;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION		
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