



**Environmental
Planning
Commission**

**Agenda Number: 03
Project Number: 1006973
Case #: 16EPC-40006
March 10, 2016**

Staff Report

Agent	Joshua Skarsgard
Applicant	Century Bank
Request	Amend Site Dev. Plan for Building Permit
Legal Description	Tract 1, Paradise Plaza
Location	NE corner of Unser Blvd and McMahon Blvd
Size	.89 acres
Existing Zoning	SU-1 for C-1 uses including package liquor sales incidental to a pharmacy
Proposed Zoning	same

Staff Recommendation

APPROVAL/ of 16EPC-40006 based on the Findings beginning on Page 9, and subject to the Conditions of Approval beginning on Page 11.

Staff Planner

Maggie Gould, Planner

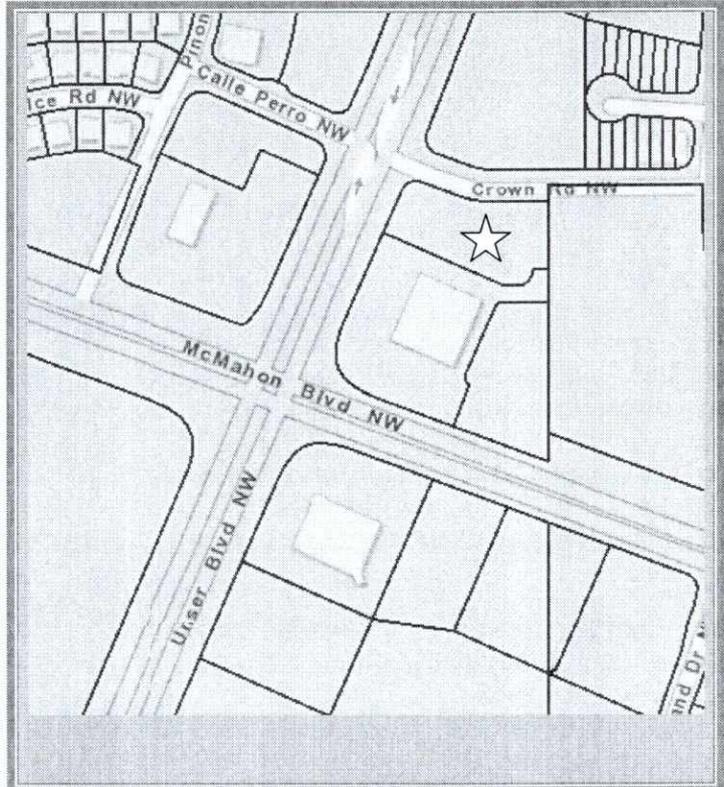
Summary of Analysis

This is a request to amend an existing approved Site Development Plan for Building Permit to allow the development of a 6,889 square foot retail building instead of a 5,000 square foot bank building with drive through lanes. The request is generally consistent with the applicable plans and policies.

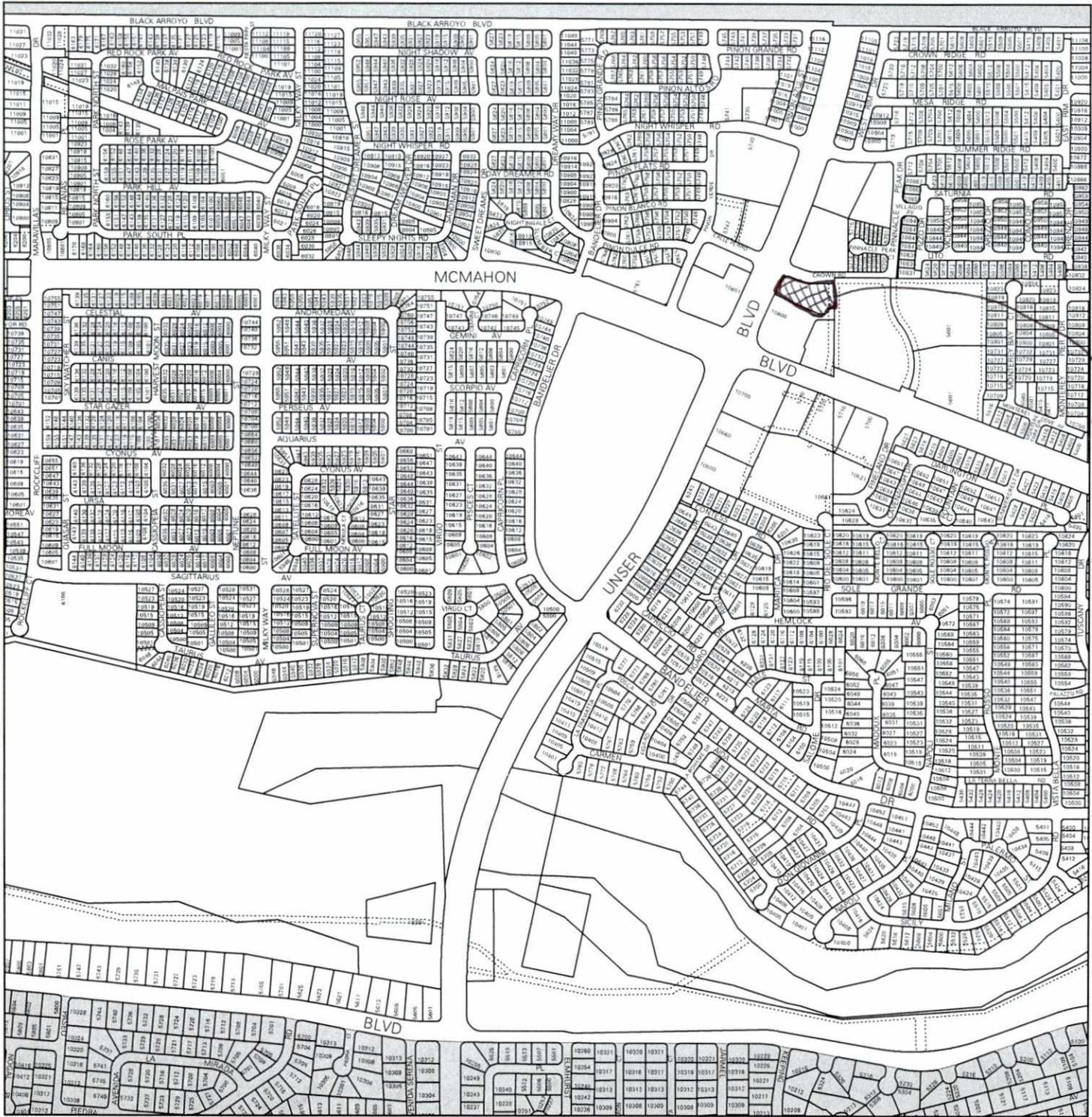
The Tuscan Neighborhood Association, Villa De Villaggio Home Owner's Association and the Westside Coalition of Neighborhood Associations were notified by the applicant of the request via certified mail. The City notified property owners within 100 feet of the subject site.

The staff has not received any comments from the public as of this writing.

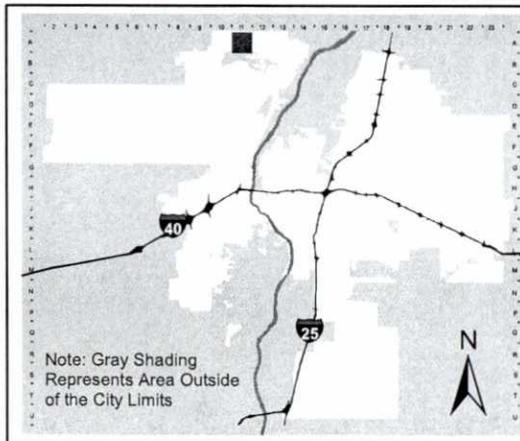
There is no known opposition to the request and staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 02/01/2016 to 02/12/2016
Agency comments used in the preparation of this report begin on Page 13.



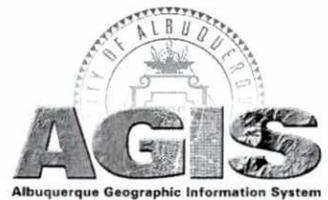
For more current information and details visit: www.cabq.gov/gis



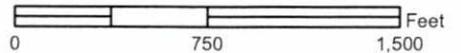
Address Map Page:

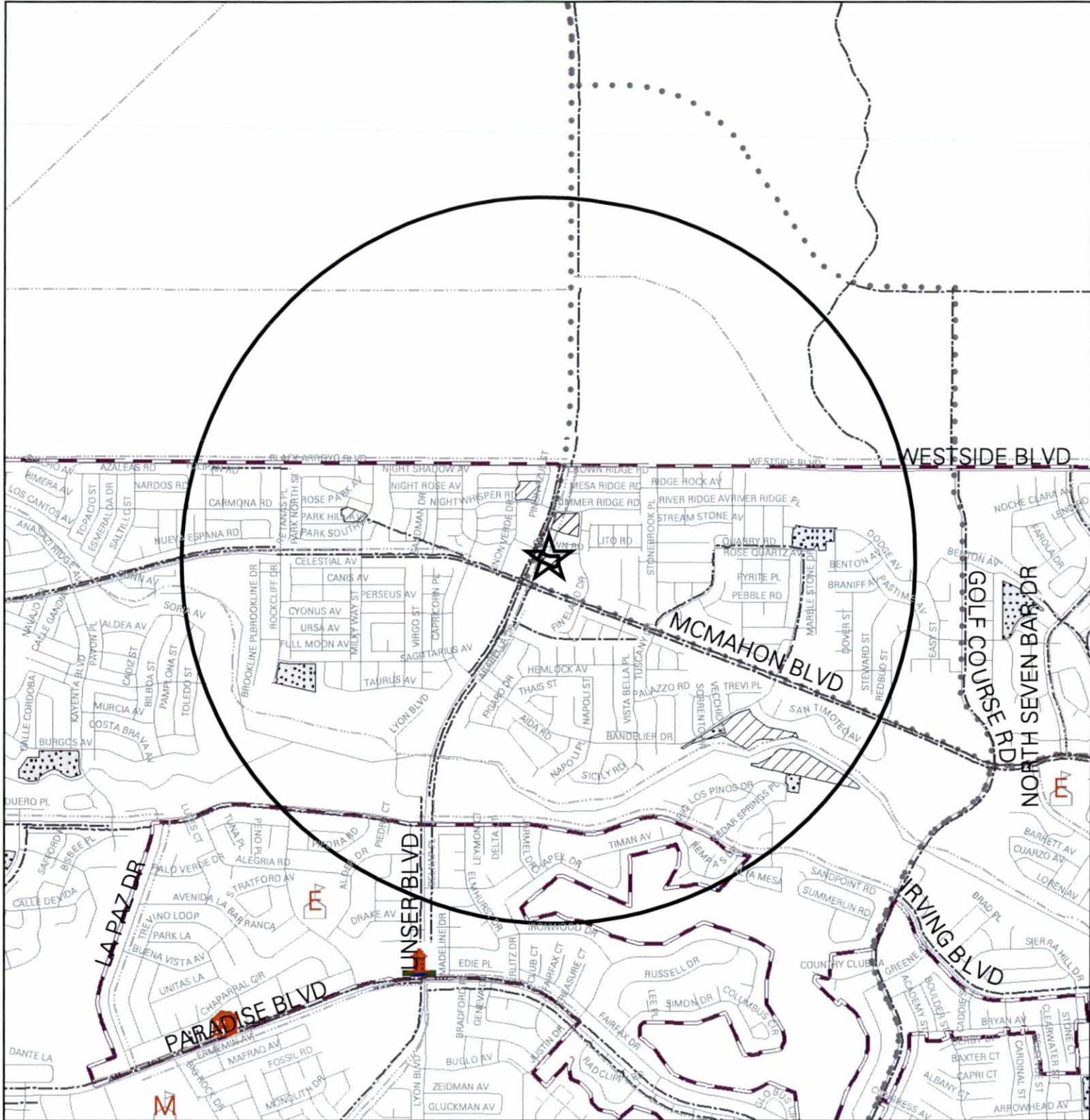
A-11-Z

Map Amended through:
9/1/2014



These addresses are for informational purposes only and are not intended for address verification.



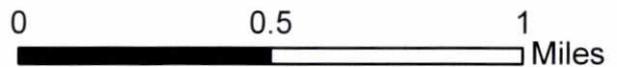


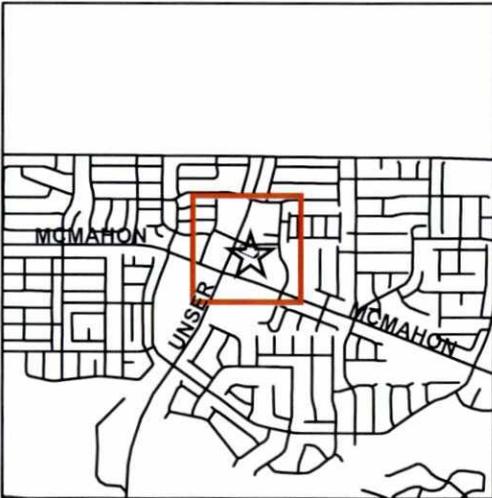
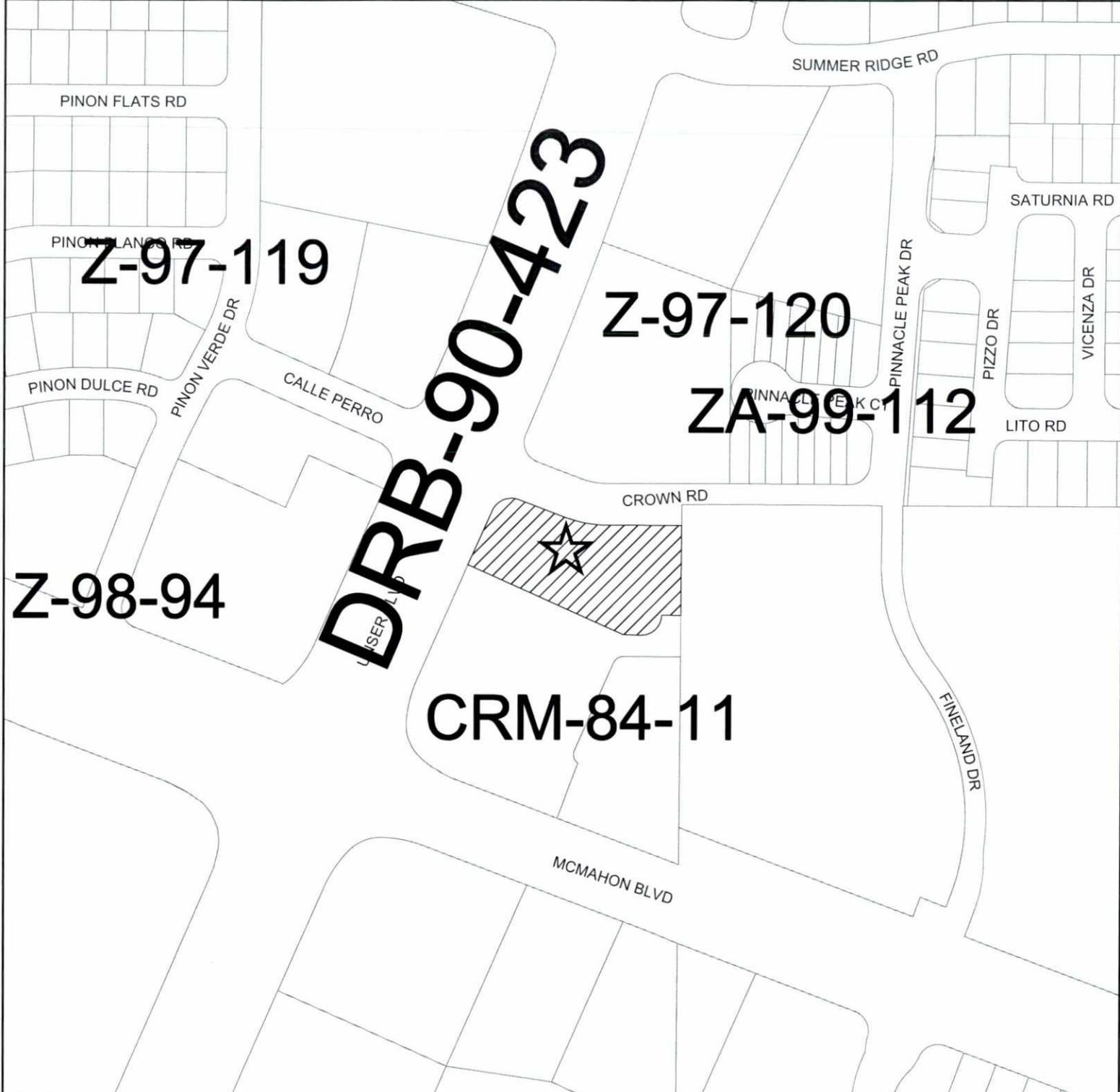
Public Facilities Map with One-Mile Buffer



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

Project Number: 1006973





HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
1006973
Hearing Date:
03/10/2016
Zone Map Page: A-11
Additional Case Numbers:
16EPC-40006



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

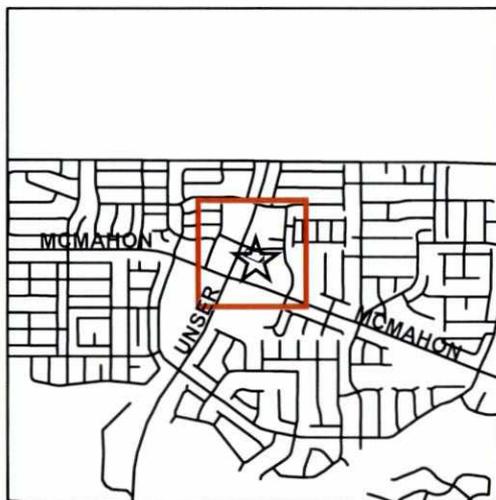


1 inch = 200 feet

Project Number:
1006973

Hearing Date:
03/10/2016

Zone Map Page: A-11
Additional Case Numbers:
16EPC-40006



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 uses with Additions	Established Urban, WSSP,	Vacant
North	SU-1 for Mixed uses	same	Vacant
South	SU-1 for C-1 uses with Additions	same	Commercial
East	SU-1 for C-1 uses	same	Vacant
West	SU-1 for C-1 uses	same	Commercial

II. INTRODUCTION

Proposal

The applicant proposes to amend the existing approved Site Development Plan for Building Permit to allow the development of a 6,889 square foot retail building instead of a 5,000 square foot bank building with drive through lanes. The proposed space will house an auto parts store.

EPC Role

The subject site is zoned SU-1 for C-1 uses including package liquor sales incidental to a pharmacy and has a previously approved Site Development Plan for Building Permit. The EPC is the approval body for SU-1 zones. This project exceeds what could be approved administratively. The case is a quasi-judicial matter.

History/Background

The EPC approved a Site Development Plan for Building Permit for the subject site and the two adjacent tracts in 2008 (07 EPC 40093). A bank with drive up window was proposed for the subject site, a Walgreens for the tract to the south and an unspecified retail use building for the tract to the east. The request included a Zone Map amendment to allow the sale of package liquor incidental to a pharmacy use occupying not less than 14,000 square feet.

The bank chose not to locate on the site and the applicant now proposes a new use.

Context

The area is developed with a mixture of commercial uses on the corners of McMahon Boulevard and Unser Boulevard which are surrounded by with single family residential developments.

The proposed use (commercial/retail) is consistent with the surrounding commercial uses.
The site layout provides vehicle and access to the adjacent retail pads , tracts 2 and 3.

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 Long Range Roadway System designates Unser Blvd and McMahan Blvd as a Principal Arterials.

Comprehensive Plan Corridor Designation

Unser Boulevard is an Express Corridor. McMahan is an Enhanced Transit Corridor.

Trails/Bikeways

McMahan and Unser contain developed Bike lanes; Unser Blvd. contains a paved multi use trail to the east side of the road.

Transit

The route 155 Coors Blvd. stops along McMahan Blvd, about 350 feet to the south of the subject site.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 for C-1 uses including package liquor sales incidental to a pharmacy. The applicant is not proposing any changes to the zoning. The existing zone allows permissive and conditional uses in the C-1 zone and the sale of alcohol for off premise consumption in conjunction with a pharmacy. The retail use is allowed permissively under the C-1 zone and therefore is allowed under the zoning on the subject site.

The site is within the boundaries of the Unser Boulevard Design Overlay Zone and is subject to the signage regulations of that overlay zone.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “to create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers

variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Applicable policies include:

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy II.B.5d is furthered because the proposed development will provide a neighborhood serving retail in a building that is scaled to the area, (one story). Traffic is not routed through adjacent neighborhoods.

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

Policy II.B.5e is furthered because the site has access to a full range of urban services including water, electricity and roads. The site is designed to keep traffic out of the neighborhood and bike and pedestrian access is provided into the site.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy II.B.5i is furthered the proposed development will provide new employment and services for the area. The site is within walking distance of the nearby residential areas. The site design shows a large landscaped drainage area at the northeast corner of the site, this are will serve as a buffer to the residential development.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B.5j is furthered because the proposed development will occur in a neighborhood center and will be within walking and biking distance to residential development.

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

Policy II.B.5k is furthered because the proposed development is adjacent to Unser Boulevard, an arterial street. The site design shows significant landscaping between the site and neighborhood.

Economic Development

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy II.D.6a is furthered by the proposed development will add to the mix of commercial uses on the west side of the City where the jobs are needed to address the housing to jobs imbalance.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and has been amended several times. The WSSP provides a framework of strategic policies to manage future growth and development on Albuquerque's West Side. The WSSP encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP is based on a "Community Concept" and identifies 13 communities in the plan area. Each community identifies areas for low density and open spaces as well as nodes of higher density development to support services and transit. The subject site falls within the Seven Bar Community as described on page 54 of the Plan. The Seven Bar Ranch Community lies between the Calabacillas Arroyo and the County line and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. For planning purposes, this area is estimated to contain 2,400 acres. The McMahon /Unser intersection is a designated Neighborhood Center within the Seven Bar area of the WSSP.

Relevant goals/policies include the following:

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

Policy 1.5 is furthered by the request because the site has developed sidewalks along Crown Road and Unser Boulevard. Unser Boulevard contains a bike lane and there a paved multiuse trail along the east side of the boulevard.

Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.4 is furthered by this request because the proposed development will be a commercial use in close proximity to the single family residential uses in the area. There will be access into the site from the sidewalk along Crown Road, which connects to the neighborhood to the east.

Westside-McMahon Land Use and Transportation Guide (Enactment 117-1999)

In November 1999, the City Council adopted Enactment No. 117-1999 as an amendment to the WSSP. This Enactment incorporated the Westside-McMahon Land Use and Transportation Guide, which was synthesized into policies and a map and is contained in the Enactment. The concepts identified therein identify an arrangement of mixed land uses and “establish a desirable direction for promoting the opportunity for reduced automobile travel and encourage the use of transit, bicycle and pedestrian modes”. The subject site falls within the boundaries of Enactment No. 117-1999. The following policies apply:

Section 4(A): Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A.

Attachment A designates the subject site as mixed use. The proposed retail use is allowed by the underlying zoning.

Section 4(A)4: Mixed Use refers to a mixture of neighborhood and Village scale commercial, office, community service and other employment associated uses, and high density residential developments. Where designated mixed use areas involve multiple parcels, the mixture and distribution of uses should be achieved for the area as a whole and are not a goal for any single parcel.

The site is in the area shown as Mixed Use. The proposed development adds to the neighborhood scale commercial and employments uses in the area.

Section 4(G): Bicycle, trail and pedestrian facilities and linkages should be located as illustrated in Attachment A, and as follows:

6. Commercial and office developments should include designated pedestrian and bicycle facilities that link the developed site with the pedestrian and bicycle facilities on the adjacent arterial street system. Well lighted and landscaped pedestrian facilities connecting residential and commercial developments, should also connect to transit routes and major stop facilities.

The proposed site plan shows sidewalk along the edge of the site which connect to the sidewalk surrounding the proposed building. The site has access to the bike lane along Unser Boulevard and the paved pedestrian trail along Unser Boulevard.

Other Analysis

The proposed development does not contribute to the jobs to housing imbalance between the east and west sides of the City.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes to amend the existing Site Development for Building Permit to develop a retail building instead of the previously approved bank building with drive through lanes.

Section 14-16-3-11 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, West Side Strategic Plan, Unser Boulevard Design Overlay Zone, Westside-McMahon Land Use and Transportation Guide and the Zoning Code.

Site Plan Layout / Configuration

The proposed use is compatible with the existing commercial development in the area. However, the building design does not match the existing Walgreens or the previously approved bank and retail building on the site. The applicant has added stone wainscoting to match the Walgreens, but the proposed building is still split face block rather stucco finish and lacks the parapet articulation and roof elements of the previously approved buildings.

Staff recommends that the building design be altered to include additional architectural elements in the existing Walgreens and the previously approved bank and retail building.

The proposed building faces Unser Boulevard with parking distributed to the front and side of the building. The height varies from 16 feet to 20 feet 8 inches.

The building is set back 92 feet 11 inches from Unser Blvd., 106 feet 4 inches from the rear of the site, 27 feet 8 inches from the south property line and between 16 feet 9 inches and 35 feet from Crown Road. The required setbacks are 5 feet on the front and sides and 0 feet in the rear.

The dumpster is located behind the building, between the building and the drainage area. This location screens the dumpster from view from Unser Boulevard and Crown Road.

Public Outdoor Space

The site contains an 8 foot wide sidewalk in front of the store and a landscaped area located to the north of the store entrance. The landscape plan does not contain square footage so it is difficult to tell how large an area this is. No plaza or seating is provided or required.

Vehicular Access, Circulation and Parking

The site takes access from Crown Road and McMahon Boulevard. Parking is provided to the side and front of the building.

The required parking is provided pursuant to the C-1 zone at one space per 200 square feet of building. The proposed building is 6,889 square feet and would require 34 parking spaces. The applicant can take a 10% reduction because of proximity to a bus route which reduces the requirement to 31 spaces. Additionally, the site is zoned SU-1 and EPC has discretion over the parking requirements.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site has sidewalks along Crown Road and Unser Boulevard. Two bicycle parking spaces are provided in the landscaped area to the south of the main walkway. This meets the zoning code requirement. The site plan shows a pedestrian connection between the existing Walgreens and the proposed building.

Walls/Fences

No walls or fences are proposed. There appears to be a low retaining wall around the drainage area.

Lighting and Security

The Site Development Plan for Building Permit shows two parking lot light poles; no lighting details are included. The light poles cannot exceed 20 feet and must be full cut off style §14-16-3-9.

Landscaping

The landscaping plan shows landscaping along Unser Boulevard, Crown Road and in the drainage pond at the northeast corner of the site. The plant palette shows a mixture of low and medium water use plants that are generally well suited to the area.

In order to satisfy the comments from PNM, the applicant has added a tree species that does not exceed 25 feet in height along Unser Boulevard.

Grading, Drainage, Utility Plans

The site is relatively flat, sloping from west to east. Drainage is accommodated in the existing drainage pond in the northeast corner of the site. The DRB will review and approve a more detailed grading plan as part of the final approval process.

Architecture

The site plan shows a split face CMU block building with one window area. The original approved Site Development Plan for Building Permit showed buildings with a consistent architectural theme including pitched roof elements, raised parapets, a shaded portal, metal awnings, stacked stone accents, storefront windows and a tan stucco finish. The application states that the intent was to create a “retail center that is attractive and aesthetically coordinated”

The proposed building elevations do not contain the same architectural features as the existing Walgreens or the previously proposed bank building, Staff recommends that building design be altered to make it more consistent with the existing building on the site and the intent to have an aesthetically coordinated center.

Signage

The Unser Boulevard Design Overlay Zone allows a freestanding monument style sign of up to 12 feet in height and 75 square feet in size. Building mounted signs are allowed to cover up to 12% of the façade for facades under 2,500 square feet, for facades from 2,500 to 5,000 square feet up to 300 square feet of signage is allowed.

The proposed monument sign will be 9 feet 4 inches in height and have a sign face of 60 square feet. The proposed monument sign would be compliant with the overlay zone.

The building façade is approximately 1,709 square feet; 205 square feet of signage would be allowed. The applicant proposes a 2 foot 10 inch by 35 foot 6 inch sign, approximately 100

square feet and a 15 foot by 6 foot banner sign, approximately 90 square feet, on the front façade. The signs would be allowed under the Overlay Zone, but could not increase in size over the total allowed square footage.

No electronic signs would allowed on the building because it is within 660 feet of the Right of Way of Unser Boulevard, §14-16-3-5(C)(2)(d).

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant will need to coordinate with the ABCWUA regarding provision of service on the site.

In order to satisfy the comments from PNM, the applicant has added a tree species that does not exceed 25 feet in height along Unser Boulevard.

The applicant provided an updated plan set that includes the dimensions that were requested by Transportation.

The dumpster enclosure has been moved farther north to allow for more back up room in response to the comments from Solid Waste.

Neighborhood/Public

A facilitated meeting was not recommended or requested.

Staff has not received any comments from the public as of this writing.

V. CONCLUSION

This is a request to amend an existing approved Site Development Plan for Building Permit to allow the development of a 6,889 square foot retail building instead of a 5,000 square foot bank building with drive through lanes. The request is generally consistent with the applicable plans and policies.

Staff recommends that the elevations be revised to be more consistent with existing development on the site and should include stucco finish and the same roof and awning elements.

FINDINGS – 16 EPC- 40006- March 10, 2016- Amendment to Site Development Plan for Building Permit

1. This is a request for a amendment to a Site Development Plan for Building Permit (07-EPC-40093) for Tract 1 of the Paradise Plaza subdivision, located on Unser Boulevard between McMahon Boulevard NW and Crown Road NW and containing approximately 1 acre.
2. The applicant proposes to amend the existing approved Site Development Plan for Building Permit to develop a 6,889 square foot retail building instead of the previously approved 5,000 square foot bank with drive through lanes.
3. The EPC approved the existing zoning, Site Development Plan for Subdivision and Site Development Plan for Building Permit on January 17, 2008.
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Unser Boulevard Design Overlay Zone, Westside-McMahon Land Use and Transportation Guide and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The following policies are applicable to the request: Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy II.B.5d is furthered because the proposed development will provide a neighborhood serving retail in a building that is scaled to the area, (one story). Traffic is not routed through adjacent neighborhoods.

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

Policy II.B.5e is furthered because the site has access to a full range of urban services including water, electricity and roads. The site is designed to keep traffic out of the neighborhood and bike and pedestrian access is provided into the site.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy II.B.5i is furthered the proposed development will provide new employment and services for the area. The site is within walking distance of the nearby residential areas. The site design shows a large landscaped drainage area at the northeast corner of the site, this are will serve as a buffer to the residential development.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B.5j is furthered because the proposed development will occur in a neighborhood center and will be within walking and biking distance to residential development.

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

Policy II.B.5k is furthered because the proposed development is adjacent to Unser Boulevard, an arterial street. The site design shows significant landscaping between the site and neighborhood.

Economic Development

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy II.D.6a is furthered by the proposed development will add to the mix of commercial uses on the west side of the City where the jobs are needed to address the housing to jobs imbalance.

6. The subject site is within the boundaries of the West Side Strategic Plan: Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

Policy 1.5 is furthered by the request because the site has developed sidewalks along Crown Road and Unser Boulevard. Unser Boulevard contains a bike lane and there a paved multiuse trail along the east side of the boulevard.

Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.4 is furthered by this request because the proposed development will be a commercial use in close proximity to the single family residential uses in the area. There will be access into the site from the sidewalk along Crown Road, which connects to the neighborhood to the east.

7. The proposed development allowed by the amendment is consistent with the Westside-McMahon Land Use and Transportation Guide.
8. The proposed use will not add to the jobs to housing imbalance between the east and west sides of the City.
9. The Tuscany Neighborhood Association, Villa De Villagio Home Owner's Association and the Westside Coalition of Neighborhood Associations were notified by the applicant of the request via certified mail. The City notified property owners within 100 feet of the subject site.
10. The staff has not received any comments from the public as of this writing.

RECOMMENDATION - case 16 EPC-40006- March 10,2016

APPROVAL of 16EPC-40006, a request for Site Development Plan for Building Permit, for Tract 1 of the Paradise Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16 EPC 40006 March 10, 2016-Site Development Plan for Building Permit

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 will address all transportation comments prior to DRB submittal.
 4. The elevations shall be altered so that they reflect the same architectural details as the existing building and previously approved buildings on the site, including stucco finish and additional roof and awning details.
 5. The landscaping plan shall show the square footage of each bed so that compliance with the zoning code can be determined.
 6. Lighting details showing height, type of fixture and location shall be added to site plan.
 7. A note shall be added to site plan stating that signage shall comply with the Unser Boulevard Design Overlay Zone.
 8. 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***

Notice of Decision cc list:

Joshua Skarsgard	8220 San Pedro NE, suite 200	ABQ NM	87113
Century Bank	8220 San Pedro NE, suite 200	ABQ NM	87113

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT ***Zoning Enforcement***

Office of Neighborhood Coordination

Tuscany NA (R)

Villa De Villagio HOA

Westside Coalition of NA's

2/10/16 – Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 1/27/16 - siw

Long Range Planning

No Comment

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

The following comments need to be addressed prior to DRB:

- Clarify the extents of the current phase. Please clarify what is existing and what is proposed.
- Identify the right of way width, medians, curb cuts, and street widths on Unser Blvd. and Crown Rd.
- Please identify and dimension all existing sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
- Identify all existing access easements and rights of way with dimensions.
- The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 20 ft. ADA parking spaces.
- "One Way" and "Do Not Enter" signs will be required at the one-way drive pad between the proposed building and the existing Walgreens building.

Label the compact parking spaces by placing the words “COMPACT” on the pavement of each space.

Hydrology Development

- Make sure cross-lot drainage easement are planned for Stormwater flows that are intended to flow across parcel lines

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

NMDOT

NMDOT has no comments

WATER UTILITY AUTHORITY

Utility Services

- . Is it known how the developed property is being served in regards to the water? The existing 6” public waterline (shown incorrectly as 8” on the proposed building permit) on the subject site seems to terminate onsite? Are there private water easements in place which benefit the property to the south?
 - b. Request an availability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
 - c. All removed water services shall be abandoned at the corporation stop as indicated on the utility plan.
 - d. The relocated hydrant shall be deemed private as indicated on the utility plan.
 - i. Based on the as-built, the existing 6” waterline which is used for connection to the new private fire hydrant runs north/south. The utility plan indicates that this line has bends to allow for an east/west run in which the hydrant is to connect to. It appears the hydrant is connecting to a private waterline and should be confirmed. Perhaps this is the waterline that is providing service to the southern property.
 - e. If the southern property is not utilizing the existing 6” waterline located onsite, there may be the potential to convert the existing line into a private fire line (with the hydrant). If water service is being provided by this 6” waterline to the south, verification of necessary easements must occur.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space Division has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

- It appears proposed tree variety landscaping and parking lot pole lights have the potential to conflict. Recommend removal of all tree variety plantings from areas immediately adjacent to pole lights. Once trees become mature they will reduce available illumination.
- All bush variety landscaping should not be placed in areas that could reduce natural surveillance to and from the parking lot.
- Consider the installation of a video surveillance system for the properties exterior. Cameras should be positioned to view all vehicle and pedestrian access points, parking lots, walkways, building approaches and maintenance areas. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

ANGLE ENCLOSURE AT 30 DEGREES OR SET BACK ENTIRE ENCLOSURE TO GIVE OPERATOR MORE BACK-UP SPACE.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing overhead distribution line is located along the western boundary of the subject property on the east side of Unser Blvd NW. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. On Sheet LS-01, Advanced Auto Landscape Plan, the proposed tree selections are not a compatible height with the existing overhead electric distribution facility along Unser Blvd. NW on the western boundary of the property. Shorter tree selections at mature height are necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

2

It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and to coordinate proposed sign location and height, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities. Contact:

Mike Moyer

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-3697

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

Conditions for Approval for Project #1007776 Zone Change, Site Development Plan for Subdivision and Site Development Plan for Building Permit (Expansion of senior living facility, Spectrum Palmilla Assisted Living, with 3 additional buildings located on Golf Course Rd NW) 16EPC-40004; 16EPC-40005

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

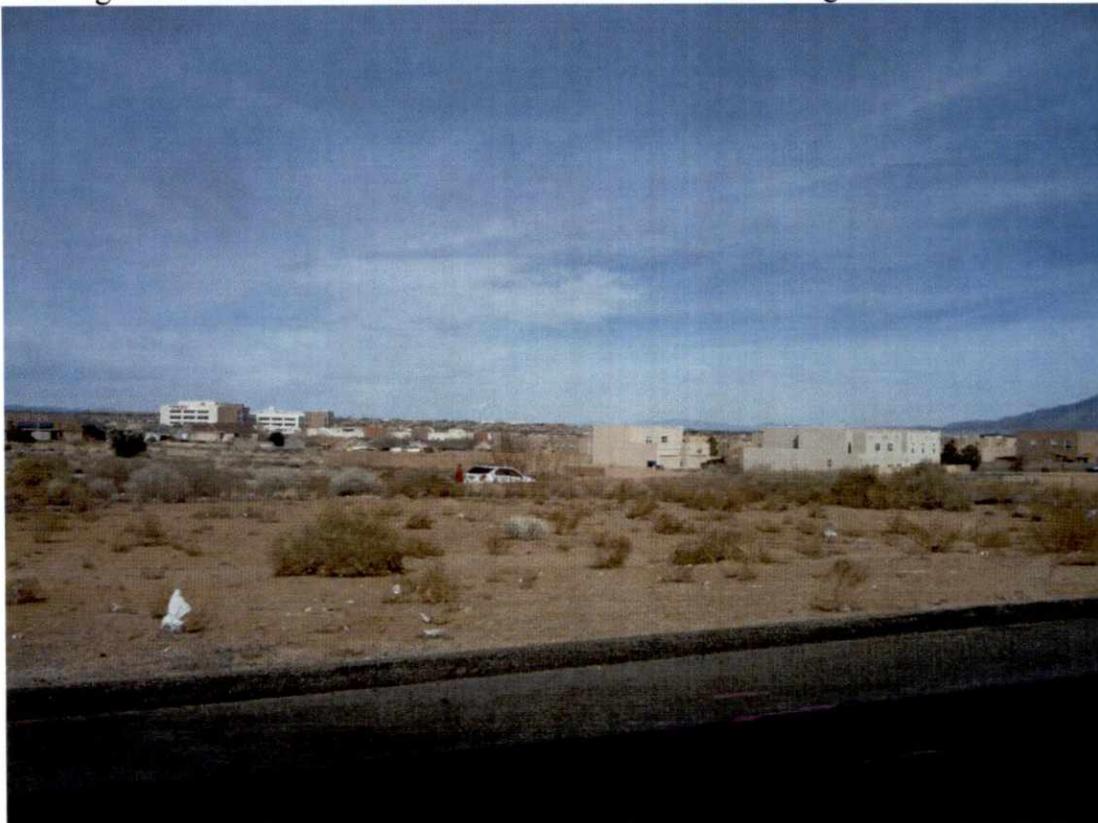
Mike Moyer

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

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



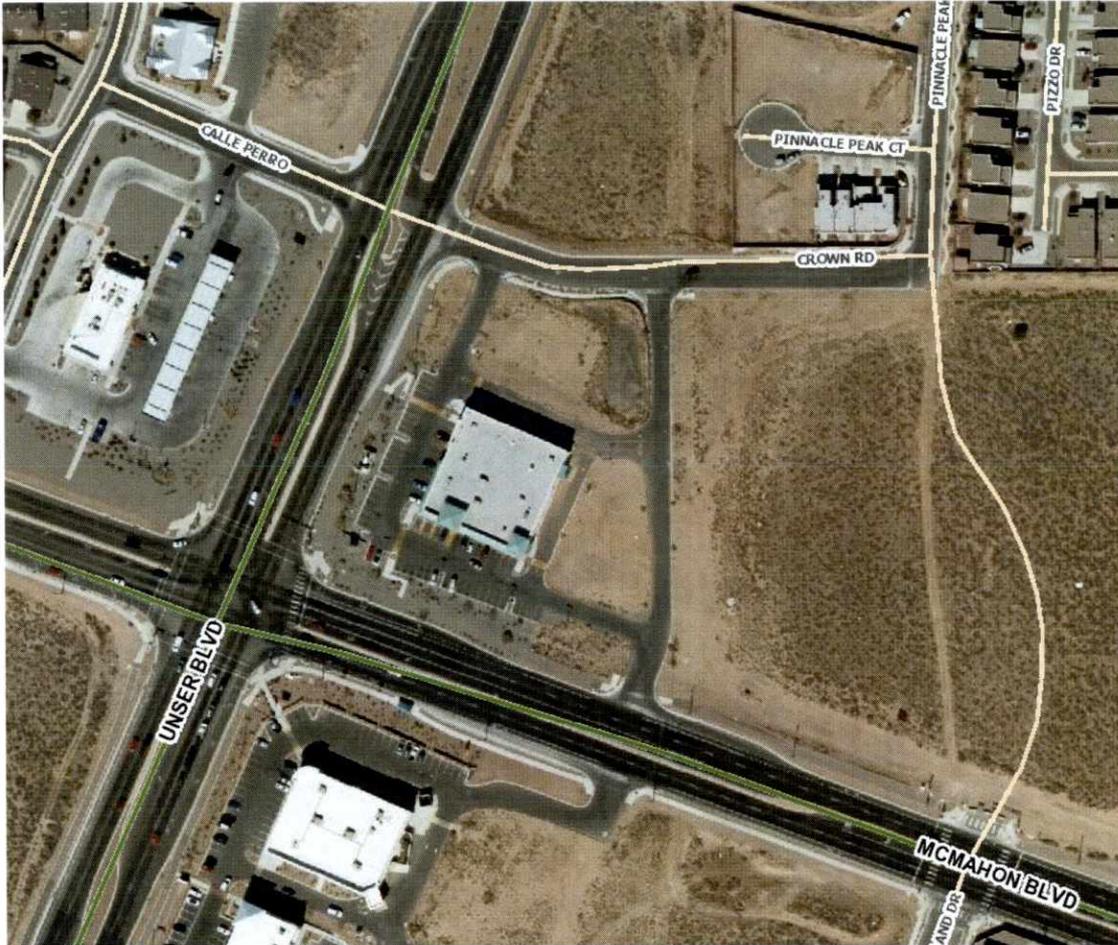
Looking east across the site towards the assisted living facility, the Walgreens is to the south.
Looking north from the drive aisle between the site and the Walgreens





Looking southwest across the site from the northeast corner towards Unser Boulevard.
Looking south across the site from Crown Road.





Aerial photo of the site
Existing Walgreens



HISTORY



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

Date: January 18, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1006973**
07EPC-40091 SITE DEVELOPMENT -
SUBDIVISION
07EPC-40093 SITE DEVELOPMENT -
BUILDG PRMT
07EPC-40096 AMNDT TO ZONE MAP (ZONE
CHG)

Midwest Phillips Edison & Company
11501 Northlake Dr.
Cincinnati, OH, 45249

LEGAL DESCRIPTION: for all or a portion of lot 19 A-1, PARADISE NORTH zoned SU-1 FOR C-1 USES to SU-1 for C-1 including package liquor sales incidental to a pharmacy use occupying not less than 14,000 square feet, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER RIDGE NW containing approximately 3.6 acres. (A-11) Randall Falkner, Staff Planner

On January 17, 2008 the Environmental Planning Commission voted to approve Project 1006973/ 07EPC 40096, a zone map amendment from SU-1 for C-1 Uses to SU-1 for C-1 Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 square feet, for Lot 19 A-1, Paradise North, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a zone map amendment for Lot 19 A-1, Paradise North Subdivision from SU-1 for C-1 Uses to SU-1 for C-1 Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 square feet, located on Unser Boulevard NW between McMahan Boulevard NW and Summer Ridge NW containing approximately 3.6 acres.

2. This request is accompanied with requests for a site plan for subdivision that subdivides the site into three parcels to accommodate each building, and a site plan for building permit to allow development of a 26,500 square foot retail center on approximately 3.6 acres.
3. The subject site lies within the boundaries of the West Side Strategic Plan, the Unser Boulevard Design Overlay Zone, and the Westside/McMahon Corridor Transportation and Land Use Guide.
4. Package liquor sales would not occur within 500 feet of a residential zone. The SU-1 for Mixed Uses in Village Center North (directly north of the site) is designated for commercial, office, and residential uses. Although there is a residential use in this tract, it is not the predominant use; hence it is not a residential zone. The Zoning Code defines a residential zone as one where the predominant use allowed in a subarea is residential.
5. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - A. Policy II.B.5d – The location and intensity of this request does respect existing neighborhood values and environmental conditions.
 - B. Policy II.B.5e – Although vacant, full urban services are available to the site, and the integrity of the existing neighborhood can be ensured.
 - C. Policy II.B.5i – The proposed project will provide employment and service uses to the neighborhood.
 - D. Policy II.B.5j – The new commercial development will be located in an existing commercially zoned area.
 - E. Policy II.B.5k – Land adjacent to arterial streets will be designed to minimize the harmful effects of additional traffic impacts.
6. The proposal generally supports Comprehensive Plan Activity Centers Goal (II.B.7), which helps to expand and strengthen bike and pedestrian trails.
7. The proposal supports Comprehensive Plan Air Quality Policies II.C.1d and II.C.1e by decreasing the distance that nearby residents will have to travel to obtain daily goods and/or services.
8. The proposal generally supports the Transportation and Transit Policy II.D.4g in the Comprehensive Plan by providing a balanced circulation system.
9. The proposal supports the Comprehensive Plan Economic Development Policies II.D.6b and II.D.6g by recruiting outside firms, improving the job to housing ratio, and by generating new jobs, taxes, and needed services.
10. The proposal complies with Section 4 (A) (4) of the Westside/McMahon Corridor Land Use and Transportation Guide which would help to implement some of the neighborhood and village scale commercial and office developments.

OFFICIAL NOTICE OF DECISION

JANUARY 17, 2008

PROJECT #1006973

PAGE 3 OF 12

11. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
 - A. The request generally furthers most applicable Comprehensive Plan policies and is consistent with the City's health, safety, and general welfare.
 - B. The applicant has shown that the proposed zone change will contribute to stability of land use and zoning and would be consistent with the surrounding zoning and land use. The request will facilitate commercial development in a neighborhood center and will not destabilize the land which is already zoned for commercial uses. The applicant has satisfactorily demonstrated why the change should be made.
 - C. The proposed zone change either furthers or partially furthers a preponderance of adopted elements in the Comprehensive Plan, WSSP, and the Westside/McMahon Corridor Land Use and Transportation Guide. The proposed request is not in significant conflict with adopted elements of the Comprehensive Plan or other plans which have been adopted by the City.
 - D. The applicant has demonstrated that a different use category is more advantageous to the local community because it will facilitate development of a Neighborhood Center that will provide a variety of day-to-day commercial uses and services for the surrounding residential areas. This development will help to improve the job to housing ratio in an area of the City which is predominantly residential, and will provide services which are close and convenient to the local neighborhood.
 - E. The requested zone change does not change the existing zoning, except to allow for packaged alcoholic beverage sales at larger sized pharmacies. The property is already designated for commercial uses as are the surrounding properties in the Neighborhood Center at the intersection of Unser and McMahon Boulevards. The proximity of the surrounding neighborhoods and the fact that two neighboring parcels also allow package liquor sales are a concern.
 - F. The proposed zone change requires no major or unprogrammed capital expenditures by the City in order to be developed.
 - G. An economic consideration, such as the sale of alcohol, is a factor in the zone change request; however, it is not the determining factor and the applicant does not rely on it for approval of the request.
 - H. The subject site's location on a major street is not used as a justification for the zone change request.
 - I. The request will not create a spot zone. The proposed subject site is directly across from other SU-1 for C-1 uses.
 - J. The request does not constitute a strip zone.
12. There is no known neighborhood or other opposition.

CONDITION:

1. The DRB shall sign-off on the accompanying site development plan for subdivision (07EPC 40091) and site development plan for building permit (07EPC 40093).
-

On January 17, 2008 the Environmental Planning Commission voted to approve Project 1006973/ 07EPC 40091, a site development plan for subdivision for Lot 19 A-1, Paradise North, based on the preceding Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision for Lot 19 A-1, Paradise North Subdivision, located on Unser Boulevard NW between McMahon Boulevard NW and Summer Ridge NW containing approximately 3.6 acres.
2. The purpose of this request is to construct three buildings, a Walgreens Pharmacy with package liquor sales, a drive-up bank, and a multi-tenant retail building for a total of 26,500 square feet.
3. The subject site lies within the boundaries of the West Side Strategic Plan, the Unser Boulevard Design Overlay Zone, and the Westside/McMahon Corridor Transportation and Land Use Guide.
4. The site development plan for subdivision is accompanied by a site development plan for building permit (07EPC 40093).
5. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - a. Policy II.B.5a – Adding commercial uses would increase land use variety by allowing a full range of urban land uses.
 - b. Policy II.B.5d – The location, intensity, and design of this request does respect existing neighborhood values and environmental conditions. The overall design of the development would respect existing neighborhood values by proper design that mitigates potential impacts on adjacent streets and by connections to the regional trail system and future developments in the neighborhood.
 - c. Policy II.B.5e – Although vacant, full urban services are available to the site, and the integrity of the existing neighborhood can be ensured with appropriate design.
 - d. Policy II.B.5i – The proposed project will provide employment and service uses to the neighborhood and the adverse effects will be mitigated by the landscaping and mitigation measures that are proposed on the property.
 - e. Policy II.B.5j – The new commercial development will be located in an existing commercially zoned area that will provide pedestrian and bicycle access within close proximity to the surrounding neighborhood.
 - f. Policy II.B.5k – Land adjacent to arterial streets will be designed to minimize the harmful effects of traffic, and the livability and safety of established residential neighborhoods will be protected through proper transportation planning.
6. The proposal generally supports Comprehensive Plan Activity Centers Goal (II.B.7), which helps to expand and strengthen bike and pedestrian trails and decrease auto travel needs.

7. The proposal generally supports Transportation and Transit Policy II.D.4g in the Comprehensive Plan by providing a balanced circulation system, and by a design that mitigates the potential conflict between pedestrians and vehicles by placing the drive-thrus on the east side of the proposed subject site and the sidewalks and bicycle trails on the west side of the proposed development.
8. The following West Side Strategic Plan (WSSP) policies support the proposal:
 - a. Policy 1.5 – The subject site provides pedestrian/bicycle access to key activity areas, such as the regional trail system and bike lane along McMahan, which connects to Coors Boulevard, Golf Course Road, and Paradise Boulevard. The parking lot has been carefully designed to provide pedestrian access between buildings on the subject site.
 - b. Policy 1.15 - Pedestrian and bicycle connections have been provided to adjacent neighborhoods, and there is outdoor seating for informal gatherings.
 - c. Policy 1.16 - Bicycle and pedestrian connections are provided on all four sides of the proposed subject site, which connects the local neighborhood to adjacent neighborhoods and to the larger communities of Albuquerque and Rio Rancho.
 - d. Policy 3.4 – The lowest density single-family residential development has not occurred in the McMahan/Unser Neighborhood Center, and the proposed subject site does have safe pedestrian and bicycle access to the surrounding residential developments.
 - e. Policy 4.10 – The design of the subject site supports bicycle and pedestrian travel and alternatives to the single occupant vehicle. Public transportation has been planned for the intersection of Unser and McMahan in the Westside/McMahan Corridor Land Use and Transportation Guide, and will one day be a reality at this location.
9. The proposal does not further Policy 1.8 of the WSSP, because it focuses primarily on arterial traffic, has long expanses of parking lots at street frontages, and the buildings turn their back on the closest neighborhoods to the north and northeast by facing south and west.
10. There is no known neighborhood or other opposition.

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

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

- a. 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. Site drives to be located and designed per TIS recommendations.
- e. Drive-thru lane adjacent to Walgreen's to be signed and striped as one-way only. Reduce lane width to 22'. Provide bump out at corner of building (exiting) that wraps around to 24' drive aisle giving proper visibility for exiting traffic.
- f. Provide some type of delineation at rear of Walgreen's building (north side) that clearly marks a 24' drive aisle. Align drive aisle perpendicular to proposed 30' access easement.
- g. At Wells Fargo Bank, delete proposed ATM and pass-by lanes (outside lanes as shown on site plan) and convert 5th drive-thru lane to an ATM and pass-by lane or as acceptable to the Traffic Engineer.
- h. Provide cross access agreements.
- i. Provide more information about truck circulation with turning templates.
- j. Site plan shall comply and be designed per DPM Standards.
- k. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
- l. Construction of the on-street bicycle lane along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.

On January 17, 2008 the Environmental Planning Commission voted to approve Project 1006973/ 07EPC 40093, a site development plan for building permit for Lot 19 A-1, Paradise North, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for building permit for Lot 19 A-1, Paradise North Subdivision, located on Unser Boulevard NW between McMahon Boulevard NW and Summer Ridge NW containing approximately 3.6 acres.
2. The purpose of this request is to construct three buildings, a Walgreens Pharmacy with package liquor sales, a drive-up bank, and a multi-tenant retail building for a total of 26,500 square feet.
3. The subject site lies within the boundaries of the West Side Strategic Plan, the Unser Boulevard Design Overlay Zone, and the Westside/McMahon Corridor Transportation and Land Use Guide.
4. The site development plan for building permit is accompanied by a site development plan for subdivision (07EPC 40091).
5. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
 - a. Policy II.B.5a – Adding commercial uses would increase land use variety by allowing a full range of urban land uses.
 - b. Policy II.B.5d – The location, intensity, and design of this request does respect existing neighborhood values and environmental conditions. The overall design of the development would respect existing neighborhood values by proper design that mitigates potential impacts on adjacent streets and by connections to the regional trail system and future developments in the neighborhood.
 - c. Policy II.B.5e – Although vacant, full urban services are available to the site, and the integrity of the existing neighborhood can be ensured with appropriate design.
 - d. Policy II.B.5i – The proposed project will provide employment and service uses to the neighborhood and that the adverse effects will be mitigated by the landscaping and mitigation measures that are proposed on the property.
 - e. Policy II.B.5j – The new commercial development will be located in an existing commercially zoned area that will provide pedestrian and bicycle access within close proximity to the surrounding neighborhood.
 - f. Policy II.B.5k – Land adjacent to arterial streets will be designed to minimize the harmful effects of traffic, and the livability and safety of established residential neighborhoods will be protected through proper transportation planning.
6. The Comprehensive Plan Activity Centers Goal (II.B.7) helps to support the proposal by expanding and strengthening bike and pedestrian trails and connections and decreasing auto travel needs.

7. The Comprehensive Plan Transportation and Transit Policy II.D.4g supports the proposal by providing a balanced circulation system, and by a design that mitigates the potential conflict between pedestrians and vehicles by placing the drive-thrus on the east side of the proposed subject site and the sidewalks and bicycle trails on the west side of the proposed development.
8. The following West Side Strategic Plan (WSSP) policies support the proposal:
 - a. Policy 1.5 – The subject site provides pedestrian/bicycle access to key activity areas, such as the regional trail system and bike lane along McMahan, which connects to Coors Boulevard, Golf Course Road, and Paradise Boulevard. The parking lot has been carefully designed to provide pedestrian access between buildings on the subject site.
 - b. Policy 1.15 - Pedestrian and bicycle connections have been provided to adjacent neighborhoods, and there is outdoor seating for informal gatherings.
 - c. Policy 1.16 - Bicycle and pedestrian connections are provided on all four sides of the proposed subject site, which connects the local neighborhood to adjacent neighborhoods and to the larger communities of Albuquerque and Rio Rancho.
 - d. Policy 3.4 – The lowest density single-family residential development has not occurred in the McMahan/Unser Neighborhood Center, and the proposed subject site does have safe pedestrian and bicycle access to the surrounding residential developments.
 - e. Policy 4.10 – The design of the subject site supports bicycle and pedestrian travel and alternatives to the single occupant vehicle. Public transportation has been planned for the intersection of Unser and McMahan in the Westside/McMahan Corridor Land Use and Transportation Guide, and will one day be a reality at this location.
9. The proposal does not further Policy 1.8 of the WSSP, because it focuses primarily on arterial traffic, has long expanses of parking lots at street frontages, and the buildings turn their back on the closest neighborhoods to the north and northeast by facing south and west. Conditions are recommended to further this policy.
10. There is no known neighborhood or other opposition.

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The proposed recycling bin must comply with all City recycling bin regulations in Section 14-16-3-15.
4. The Solid Waste Management Division (SWMD) will approve on condition that the applicant complies with all SWMD ordinances and requirements, and have required recycle area.
5. The heights of all the existing retaining walls need to be identified on the site development plan for building permit.
6. The height of the stemwall on the south and east side of the Walgreens needs to be identified on the grading and drainage plan.
7. Enhance the connection between Walgreens and the retail building so pedestrians can have better access to both buildings
8. Parking:
 - a. The applicant needs to provide justification as to why there are 133 parking spaces required, but only 121 spaces provided.
 - b. The two handicap spaces in front of the Wells Fargo building as well as the handicap aisle striping and ramp need to be moved north from their present location so that they are directly in front of the entrance on the west side of the building. The other handicap space for the Wells Fargo building needs to be moved from the far south side of the building to a space alongside where the other two handicap spaces are proposed to be located, directly in front of the entrance on the west side of the building.
 - c. All four motorcycle spaces need to be re-located to areas where they are visible from the entrance of the building on the site pursuant to the Zoning Code (Section 14-16-3-1-C2).
9. Sidewalks/Crosswalks:
 - a. The sidewalk along the west side of Walgreens shall be at least 10 feet wide, and shaded to improve the north-south pedestrian walkway and to connect the neighborhood to the retail stores and the Walgreens.
 - b. The sidewalk in front of the Walgreens needs to be widened at the southeast corner to provide better connectivity to the retail stores.
 - c. The crosswalk between the Wells Fargo bank and the Walgreens should be straightened out to improve connectivity and user-friendliness.
10. Landscaping
 - a. Because the Texas Honey Mesquite has invasive water-seeking roots, root barriers shall be provided adjacent to the utility easement where drainage, gas or sewer lines are in close proximity.

- b. Change the minimum size height of Austrian Pines at installation from a 6 foot high minimum to 10 foot high minimum pursuant to Section 14-16-3-10-F1.
11. Public Outdoor Space:
 - a. Site or architectural feature to connect Walgreens with the retail building shall be added.
12. Architecture:
 - a. The applicant needs to specify exactly what materials and colors are used on the manufactured stone veneer for the Wells Fargo building.
 - b. The monument sign for Wells Fargo must match the color of the building and the manufactured stone veneer found on the building. The materials and colors also need to be specified.
 - c. The exterior elevation sheet (7 of 8) needs to show the length of each building front.
 - d. The entry tower element on the pharmacy building shall be lowered in height by 2 feet.
13. Signage:
 - a. The three free-standing monument signs must be reduced in size to be in compliance with the Unser Boulevard Design Overlay Zone (75 square feet).
 - b. Square footage for each of the wall signs is needed for the Wells Fargo building. The Unser Boulevard Design Overlay Zone states that the size of the wall sign for a 5,000 sf building shall not exceed 300 sf.
 - c. Signage for the bank building shall conform to that as shown on the submitted color elevation drawings.
14. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

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

 - a. 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. Site drives to be located and designed per TIS recommendations.
 - e. Drive-thru lane adjacent to Walgreen's to be signed and striped as one-way only. Reduce lane width to 22'. Provide bump out at corner of building (exiting) that wraps around to 24' drive aisle giving proper visibility for exiting traffic.

- f. Provide some type of delineation at rear of Walgreen's building (north side) that clearly marks a 24' drive aisle. Align drive aisle perpendicular to proposed 30' access easement.
 - g. At Wells Fargo Bank, delete proposed ATM and pass-by lanes (outside lanes as shown on site plan) and convert 5th drive-thru lane to an ATM and pass-by lane or as acceptable to the Traffic Engineer.
 - h. Provide cross access agreements.
 - i. Provide more information about truck circulation with turning templates.
 - j. Site plan shall comply and be designed per DPM Standards.
 - k. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
 - l. Construction of the on-street bicycle lane along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
14. The applicant shall explore the possibility of using retained stormwater to irrigate on-site landscaping. This strategy shall be implemented unless the applicant can show technical and/or health and safety reasons that prevent it.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 1, 2008** 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.

OFFICIAL NOTICE OF DECISION
JANUARY 17, 2008
PROJECT #1006973
PAGE 12 OF 12

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,

for 
Richard Dineen
Planning Director

RD/RF/ac

cc: Consensus Planning, Inc., 302 8th St. NW, Albuquerque, NM 87102
Tom Skopayko, Skies West Na, 10523 Taurus Ct. NW, Albuquerque, NM 87114
Dina Gilio, Skies West NA, 10656 Neptune NW, Albuquerque, NM 87114

ZONING

Please refer to the Zoning Code for specifics of
The SU-1 zone and the specific zone description requirements for the subject site

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

Major subdivision action

Minor subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

for Subdivision for Building Permit **AMENDMENT**

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

S Z ZONING & PLANNING

Annexation

V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P Adoption of Rank 2 or 3 Plan or similar

Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of..

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Joshua Skarsgard PHONE: 505-262-2323

ADDRESS: 8220 San Pedro Suite 500 FAX: 505-998-9080

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@retailSouthwest.com

APPLICANT: Century Bank PHONE: _____

ADDRESS: 8220 San Pedro NE Suite 200 FAX: _____

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Amended SDP for Building Permit approval

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. Tract 1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Paradise Plaza

Existing Zoning: SU-1 FOR Proposed zoning: _____ MRGCD Map No. _____

Zone Atlas page(s): A-11 0.1 UPC Code: 1-011-066

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.):
#1006973 - 07EPC-40091 Site Dev. Sub, 07EPC-40093 Site Dev. BP,

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? no

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .94

LOCATION OF PROPERTY BY STREETS: On or Near: NE corner of McMahon

Between: Unser and McMahon

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: _____

SIGNATURE

(Print Name) Joshua Skarsgard DATE 11/28/16

Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
07EPC-40006

Action S.F. Fees

ASBP _____ \$ 255.00

CMF _____ \$ 50.00

ADV _____ \$ 75.00

Hearing date March 10, 2016
1-28-16

Project # 1006973

Total
\$ 380.00

[Signature]
Staff signature & Date

NOT LESS THAN 14000 SF

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

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

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

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

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

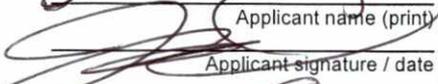
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

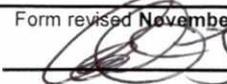
Agent
Joshua Skarsgard
 Applicant name (print)

 Applicant signature / date
 1/28/16



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

Application case numbers
16-EPC-40006

Form revised November 2010


 Planner signature / date
1-28-16
 Project #: 1006973

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

1/28/16

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
[other scales, if approved by staff]			
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 31 provided: 31
Handicapped spaces (included in required total) required: 2 provided: 2
Motorcycle spaces (in addition to required total) required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2 provided: 2
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements
- 7. Verification of adequate sight distance

CENTURYBANK

People • Relationships • Community

January 14, 2016

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87103

RE: Agency Authorization for Joshua J. Skarsgard to act as agent on behalf of Century Bank at the Planning Commission.

Dear City of Albuquerque Planning Department:

Please be advised the Joshua J. Skarsgard has been granted the express authority to represent Century Bank with respect to an application for Amended Site Development Plan for Building Permit for Tract 1, Paradise Plaza, Unser and McMahon. This grant of authority will continue until and unless Century Bank provides notice of termination.

Questions and communications should be directed to Mr. Skarsgard at:

Joshua J. Skarsgard
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113
Phone (505) 262-2323
Fax (505) 998-9099
josh@retailsouthwest.com

Thank you.

CENTURY BANK



By: Don K. Padgett
Its: President & CEO

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Joshua Skarsgard DATE OF REQUEST: 1/14/16 ZONE ATLAS PAGE(S): A-11-Z

CURRENT:

ZONING SU-1
PARCEL SIZE (AC/SQ. FT.) .94

LEGAL DESCRIPTION:

LOT OR TRACT # 1 BLOCK # _____
SUBDIVISION NAME Paradise 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: 6880 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE _____

DATE 1-17-16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND 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:

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

1-14-16
DATE

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

TIS -SUBMITTED / / _____ DATE _____
-FINALIZED / / TRAFFIC ENGINEER

NOTIFICATION &
NEIGHBORHOOD INFORMATION

(EPC SUBMITTAL) – TRACT 1 AND 3, OF PARADISE PLAZA, PROJECT SECITON 2.T.11N.R.2E., NMPM, TOWN OF ALAMEDA GRANT BETWEEN UNSER BOULEVARD NW AND McMAHON BOULEVARD NW zone map A-11 for Joshua Skarsgard, Retail Southwest Development.

TUSCANY N.A. "R"

***Harry Hendriksen** ✓

10592 Rio del Sol NW/87114 890-3481 (h)

Janelle Johnson ✓

P.O. Box 6270/87197 344-0822 (o)

VILLA DE VILLAGIO H.O.A.

***Marie Barron** ✓

5619 Saturnia Rd. NW/87114 272-6433 (w)

Jennifer Gallegos *e-mail: jenniferngallegos@hotmail.com* ✓

10840 Vicenza Dr. NW/87114 917-9570 (h)

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c) ✓

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

***President of NA/HOA/Coalition**

TYPICAL

January 27, 2016

Janelle Johnson
P.O. Box 6270
Albuquerque, New Mexico 87197

Dear Ms. Johnson:

This letter is to inform you that Mr. Joshua Skarsgard represents an applicant for an application for an Amended Site Development Plan Building Permit upon Tract 1 of Paradise Plaza ("Subject Site") that will be submitted to the City of Albuquerque ("City") on February 28, 2016 for a public hearing on March 10, 2016. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Amended Site Development Plan for Building Permit. The purpose of this letter is to inform you as to the facts surrounding the application and to invite you to contact us if you have any questions. The Subject Site is legally described as:

Parcel 1

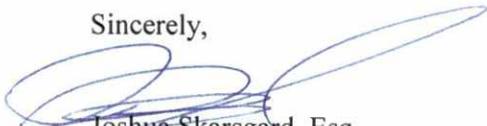
Tract numbered One (1) of the Plat of tracts 1, 2, 3, and 4 OF PARADISE PLAZA, projected Section 2, T. 11N, R. 2 E., N.M.P.M., Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 7, 2009 in Plat Book 2009C, page 170 as Document No. 2009132927.

The Subject Site is **0.89acres** located on Unser Blvd. NW and McMahon Blvd. NW. The Applicant is requesting approval on an Amended Site Development Plan for Building Permit for the purpose of developing the land for a 6,889 square foot Advance Auto – auto parts retail store (see the attached Amended Site Development Plan for Building Permit for an illustration of the request). A Site Development Plan for Building Permit was previously approved by the City for a 5,000 square foot bank location.

The complete application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review the application or to speak to the planner reviewing this application, please contact the City of Albuquerque Planning Division at 924-3860. If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

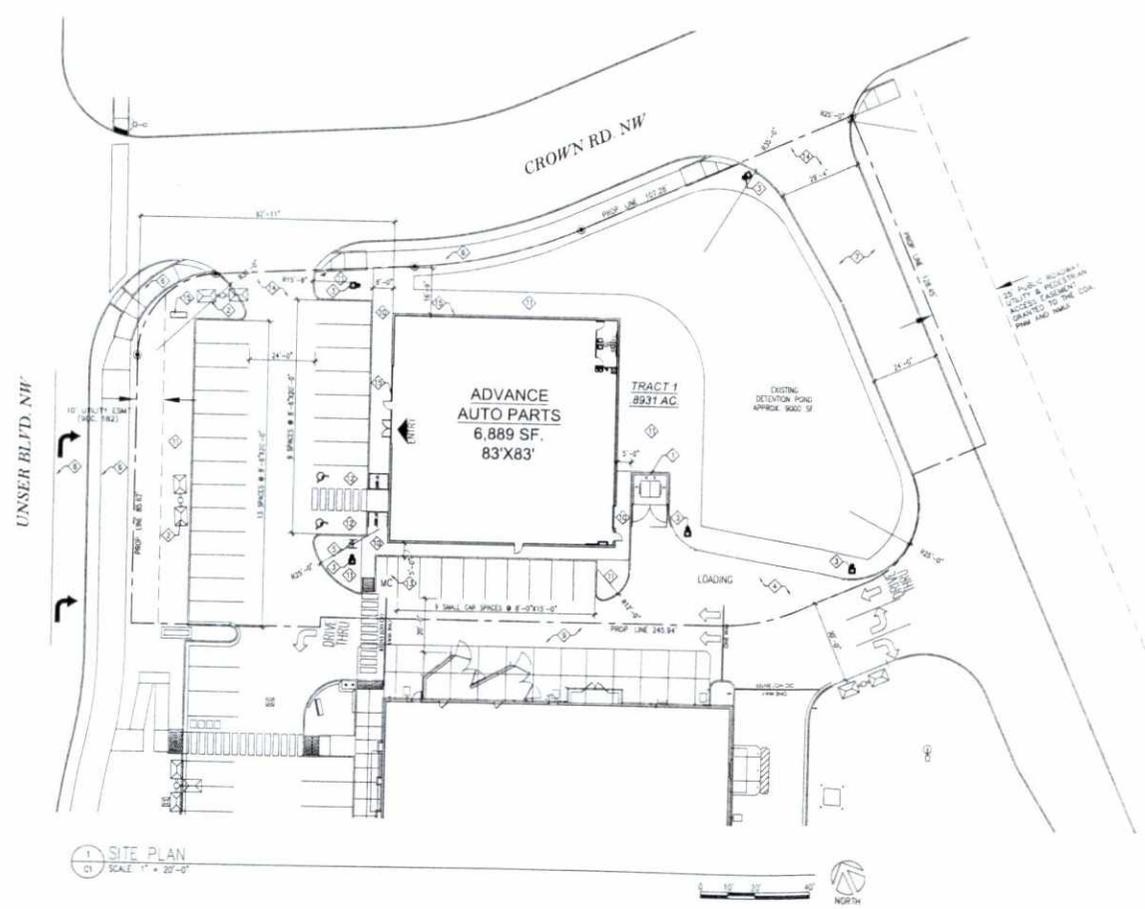
Joshua Skarsgard
Retail Southwest Development, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,



Joshua Skarsgard, Esq.

Sent at 11x17



1 SITE PLAN
SCALE 1" = 20'-0"

SITE GENERAL NOTES:
 1. THE PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
 2. WALGREEN SITE TO SOUTH SHOWN FOR REFERENCE ONLY.

SITE ARCHITECTURAL KEY NOTES:

- ◇ DAMPSTER ENCLOSURE SEE DETAIL 6/14
- ◇ EXISTING SITE LIGHTING
- ◇ NEW SITE LIGHTING
- ◇ NEW LOADING CURB APPROX. 1400SF
- ◇ NEW BIKE RACK
- ◇ EXISTING PEDESTRIAN/BIKE PATH
- ◇ EXISTING ACCESS DRIVE
- ◇ EXISTING RIGHT-IN SIGNAL LANE
- ◇ EXISTING SHARED ONE-WAY DRIVE
- ◇ NEW SIDEWALK
- ◇ LANDSCAPE AREA
- ◇ (2) DESIGNATED ADA PARKING SPACES @ 8'-4"X20'-0" W/ 8' WIDE VAN ACCESS ISLE. PROVIDE ADA CURB RAMP AT SIDEWALK
- ◇ (2) DESIGNATED MOTORCYCLE PARKING SPACES @ 4'-0"X8'-0"
- ◇ EXISTING CURBOUT & DRIVE
- ◇ PROPOSED BLDG SIGN LOCATION

SITE DATA

SITE AREA	
TOTAL LOT SQ. FT.	= 38,103 SF / CONST. AREA = 38,103 SF
TOTAL LOT ACRES	= 8831 ACRES / CONST. AREA = 8831 ACRES
BUILDING	6,889 SF 17% OF TOTAL AREA
PAVEMENT	11,460 SF 29% OF TOTAL AREA
GREEN/OPEN SPACE	20,554 SF 54% OF TOTAL AREA

BUILDING SETBACKS	
FRONT	5' MIN. 32'-11" FT.
REAR	0' 106'-4" FT.
SIDE	5' MIN. 16'-0" FT.
SIDE	5' MIN. 27'-0" FT.

* FRONT & SIDE SETBACKS TO BE 10' MIN FROM SHOOTING ALLEY OR SIDEWALK, REQUIREMENT MET

MAXIMUM BUILDING HEIGHT
26 FT.

PARKING
 1 FROM 2000 @ 8889 SF = 14 SPACES
 * W/10% PARKING REDUCTION FOR PROXIMITY TO BUS ROUTE
 = 31 SPACES REQ'D
TOTAL PROVIDED = 31 SPACES
 * PROJECT LOCATED CLOSE TO ON-TRAVEL ROUTE @ UNDER SIGNAL

HANDICAP PARKING 2 SPACES REQ'D, 2 PROVIDED
MOTORCYCLE PARKING 2 SPACES REQ'D, 2 PROVIDED
BICYCLE PARKING 2 SPACES REQ'D, 2 PROVIDED



Advance Auto Parts
STORE #

REV.	DATE	DESCRIPTION
1	11/17/17	ISSUED FOR PERMITS

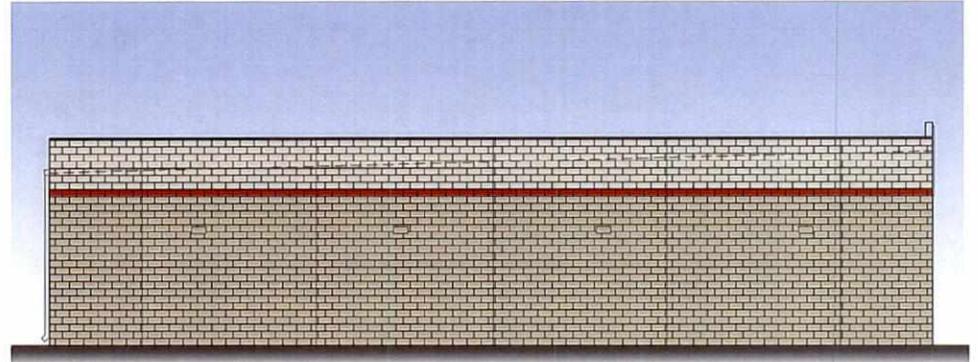
66ARCHITECT, LLC
 Chris Wilsey, Architect
 chris.wilsey@gmail.com
 505 280-0043

SITE PLAN

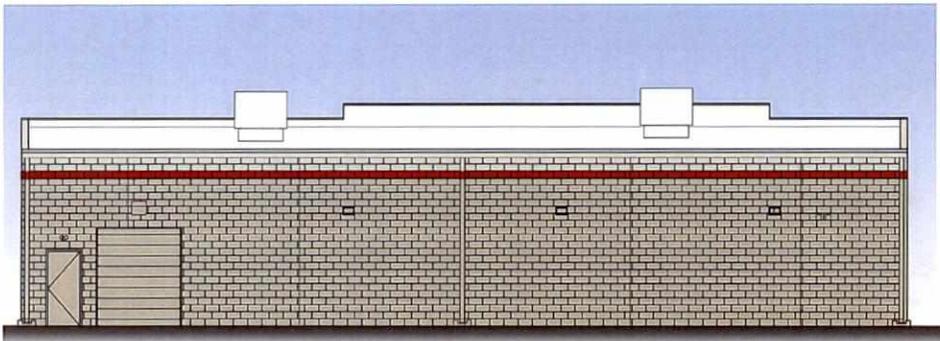
C1



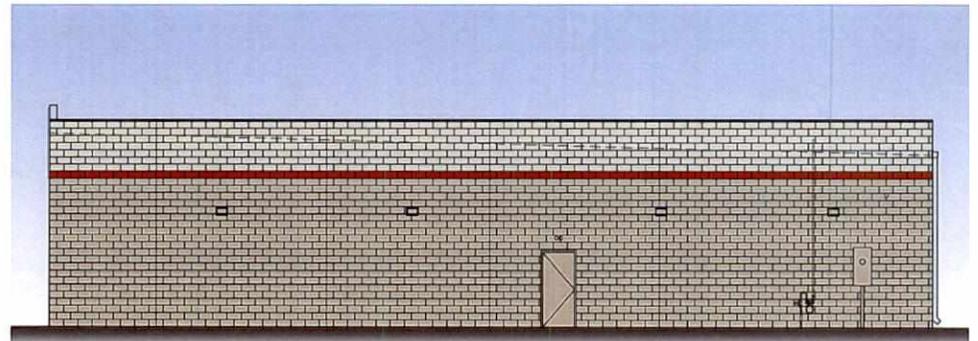
1 WEST ELEVATION
A6 SCALE: N.T.S.



3 NORTH ELEVATION
A6 SCALE: N.T.S.



2 EAST ELEVATION
A6 SCALE: N.T.S.



4 SOUTH ELEVATION
A6 SCALE: N.T.S.

ADVANCE AUTO PARTS

UNSER BLVD. / MCMAHON BLVD.

7015 1730 0000 1767 3985

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.49
Total Postage and Fees	\$ 6.74

Sent To **Harry Hendriksen**
Street and Apt. No., or PO Box No.
10592 Rio Del Sole Ct
City, State, ZIP+4®
Alb. Nm 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1730 0000 1767 3978

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

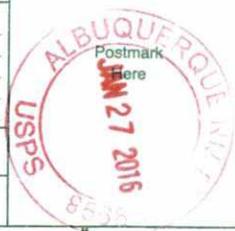
OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.49
Total Postage and Fees	\$ 6.74

Sent To **Gerald C. Worrall**
Street and Apt. No., or PO Box No.
1039 Pinatubo Pl NW
City, State, ZIP+4®
Alb. Nm 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1730 0000 1767 3954

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.49
Total Postage and Fees	\$ 6.74

Sent To **Marie Barron**
Street and Apt. No., or PO Box No.
5199 Saturnia Rd NW
City, State, ZIP+4®
Alb. Nm 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1730 0000 1767 3961

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.49
Total Postage and Fees	\$ 6.74

Sent To **Jennifer Gallegos**
Street and Apt. No., or PO Box No.
10840 Vicenza Dr NW
City, State, ZIP+4®
Alb. Nm 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1730 0000 1767 3930

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

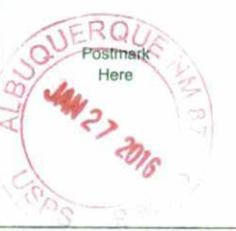
OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.49
Total Postage and Fees	\$ 6.74

Sent To **Harry Hendriksen**
Street and Apt. No., or PO Box No.
10592 Rio del Sol NW
City, State, ZIP+4®
Alb Nm 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1730 0000 1767 3947

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.49
Total Postage and Fees	\$ 6.74

Sent To **Janelle Johnson**
Street and Apt. No., or PO Box No.
PO Box 4270
City, State, ZIP+4®
Alb Nm 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SITE PLAN REDUCTIONS

SITE GENERAL NOTES:

- 1. THE PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
- 2. WALGREEN SITE TO SOUTH SHOWN FOR REFERENCE ONLY.

SITE ARCHITECTURAL KEY NOTES:

- ◇ DUMPSTER ENCLOSURE. SEE DETAIL 8/16
- ◇ EXISTING SITE LIGHTING
- ◇ NEW SITE LIGHTING
- ◇ NEW LOADING ZONE. APPROX. 1400SF
- ◇ NEW BIKE RACK
- ◇ EXISTING PEDESTRIAN/BIKE PATH
- ◇ EXISTING ACCESS DRIVE
- ◇ EXISTING RIGHT-IN EXCEL LANE
- ◇ EXISTING SHARED ONE-WAY DRIVE
- ◇ NEW SIDEWALK
- ◇ LANDSCAPE AREA
- ◇ (1) DESIGNATED ADA PARKING SPACES @ 8'-4"X20'-0". W/ 8' WIDE VAN ACCESS ISLE. PROVIDE ADA CURB RAMP AT SIDEWALK
- ◇ (2) DESIGNATED MOTORCYCLE PARKING SPACES @ 4'-0"X6'-0"
- ◇ EXISTING CURB CUT & DRIVE
- ◇ PROPOSED BLDG SIGN LOCATION

SITE DATA

SITE AREA
 TOTAL LOT SQ. FT. = 38,903 SF / CONST. AREA = 38,903 SF
 TOTAL LOT ACRES = 88.11 ACRES / CONST. AREA = 88.11 ACRES
 BUILDING 6,889 SF 17% OF TOTAL AREA
 PAVEMENT 11,480 SF 29% OF TOTAL AREA
 GREEN/OPEN SPACE 20,534 SF 54% OF TOTAL AREA

BUILDING SETBACKS		REQUIRED	PROVIDED
FRONT	5' MIN.	92'-11" FT.	
REAR	5' MIN.	108'-4" FT.	
SIDE	5' MIN.	16'-9" FT.	
SIDE	5' MIN.	27'-8" FT.	

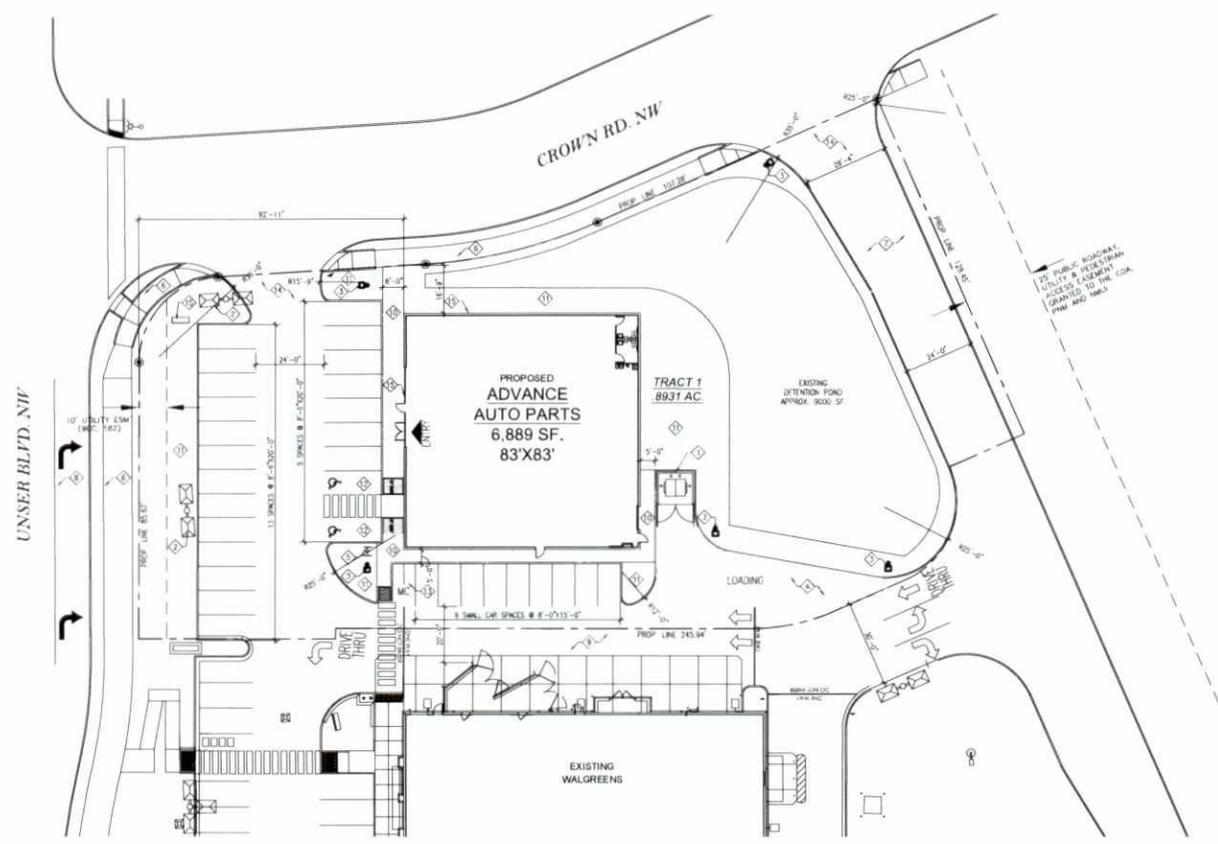
* FRONT & SIDE SETBACKS TO BE 15' MIN FROM DRIVEWAY
 ALLY IN SETBACK. REQUIREMENT MET

MAXIMUM BUILDING HEIGHT
 28 FT

PARKING:
 1 TOP LEVEL @ 4889 SF = 34 SPACES
 * W/VEH. PARKING REDUCTION FOR PROXIMITY TO BUS ROUTE = 31 SPACES PROVIDED
 TOTAL PROVIDED: 31 SPACES
 * PROJECT LOCATED CLOSE TO BUS TRANSIT ROUTE @ UNSER BLVD

HANDICAP PARKING: 2 SPACES REQ'D, 2 PROVIDED
 MOTORCYCLE PARKING: 2 SPACES REQ'D, 2 PROVIDED
 BICYCLE PARKING: 2 SPACES REQ'D, 2 PROVIDED

VICINITY MAP



1 SITE PLAN
 SCALE: 1" = 20'-0"



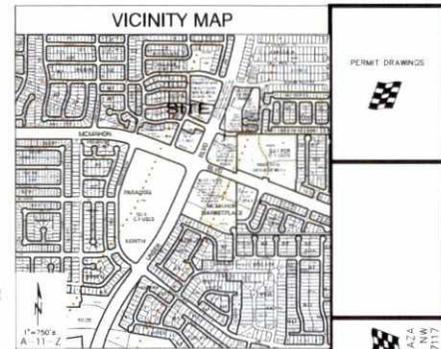
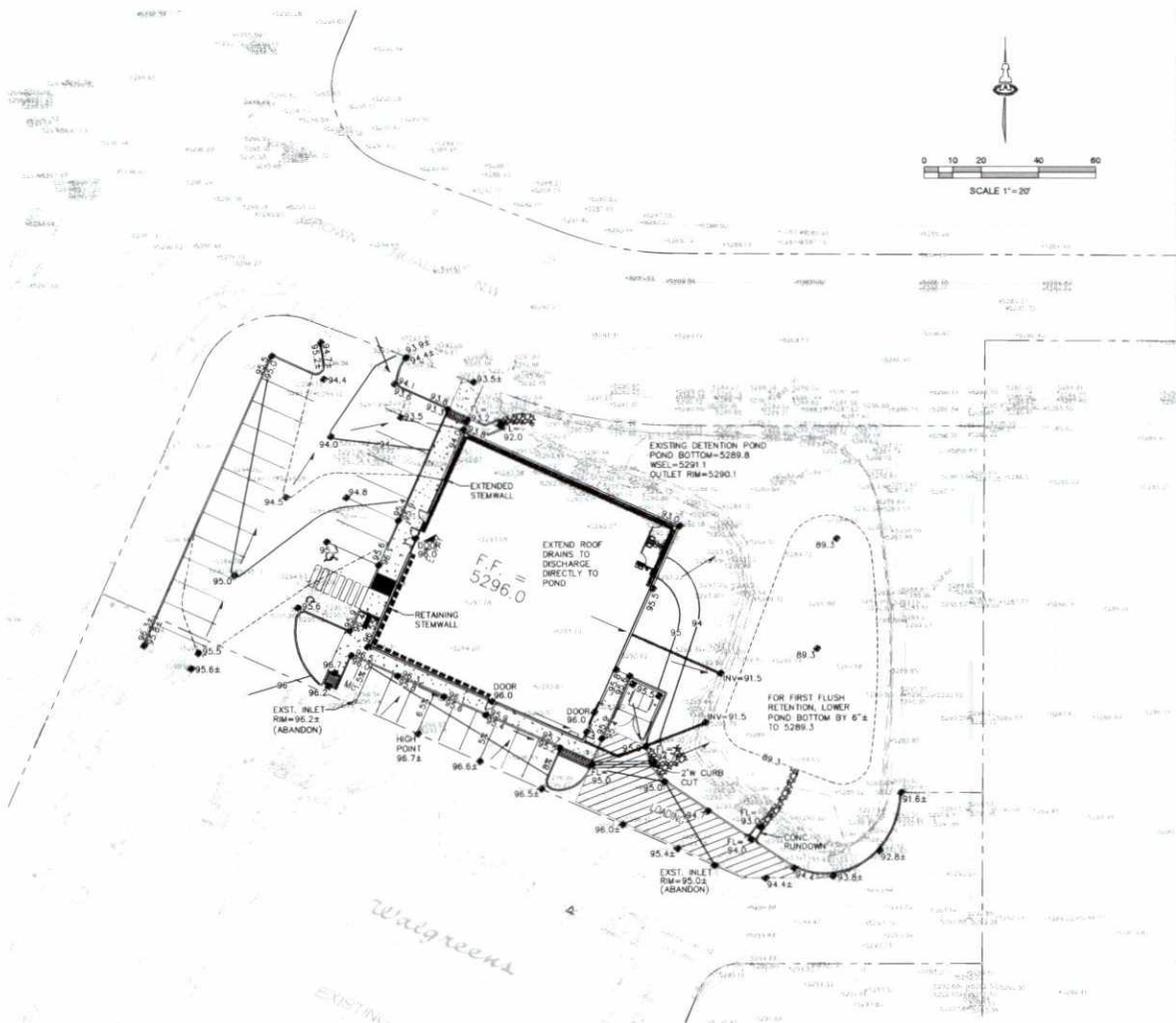
REV	DATE	DESCRIPTION

NO.:	1-27-16	REVISED BY:	KLMB/SF
DATE:	11-16-17	PROJECT:	10800 UNSER BLVD
NO.:	10800 UNSER BLVD	DESIGN NO.:	04-0343

66ARCHITECT, LLC
 Clint Wilsey, Architect
 clint.wilsey@gmail.com
 505 280-0043

SITE PLAN

C1



PROJECT DATA

PROJECT: THE SITE IS A PARTIALLY DEVELOPED COMMERCIAL PROPERTY WITHIN C.O.A. VICINITY MAP A-11. THE SITE IS BOUND TO THE EAST BY A PERMANENT DETENTION POND SIZES FOR THE FULLY DEVELOPED CONDITION FOR TRACTS 1, 2 AND 3, PARADISE PLAZA, TO THE WEST BY UNDER BLVD. NW, TO THE NORTH BY CROWN ROAD NW AND TO THE SOUTH BY FULLY DEVELOPED COMMERCIAL PROPERTY.

SITE AREA: 0.8990 ACRES

PROPOSED IMPROVEMENTS: TO INCLUDE A 6,899 SF COMMERCIAL BUILDING WITH ASSOCIATED PAVED PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS, AND LANDSCAPING.

LEGAL: TRACT 1, PARADISE PLAZA, CITY OF ALBUQUERQUE, NEW MEXICO.

BENCHMARK: ACS MONUMENT "S-111" ELEV. 5333.08 NAVD 1988

OFF-SITE CROSS-LOT DRAINAGE EASEMENT BETWEEN TRACTS 1, 2 AND 3 PROVIDED BY PLAT DRAINAGE COVENANTS FOR MAINTENANCE OF THE PRIVATE STORM DRAIN SYSTEM AND PONDS HAS BEEN ADDRESSED BY SEPARATE DOCUMENTS. EXISTING DETENTION POND WNS CONSTRUCTED AS PART OF THE TRACT 2 CONSTRUCTION.

FLOOD HAZARD: PROPERTY IS LOCATED WITHIN ZONE V, DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAN. ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PER MAP NO. 330010D104H, EFFECTIVE DATE AUGUST 18, 2012.

DRAINAGE PLAN CONCEPT: THIS SITE WILL DISCHARGE ALL DEVELOPED FLOW TO THE EXISTING DETENTION POND CONSTRUCTED AS PART OF TRACT 2 DEVELOPMENT. THE DETENTION POND IS SIZED TO RELEASE THE FULLY DEVELOPED PARADISE PLAZA TRACTS (1, 2 AND 3) AT THE APPROVED RATE.

FIRST FLUSH REQUIREMENT: STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF FIRST FLUSH DEFINED AS THE 30TH PERCENTILE STORM EVENT OR 0.34" (0.44" LESS 0.1" FOR INFILTRATION) OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM. BASED ON SURF IMPERVIOUS AREA, THE REQUIRED FIRST FLUSH VOLUME FOR TRACT 1 WILL BE 820 CF.

THE EXISTING DETENTION POND BOTTOM WILL BE LOWERED 6" TO PROVIDE FIRST FLUSH RETENTION FOR TRACT 1. ALL STORM WATER FROM THE IMPERVIOUS AREAS OF TRACT 1 SHALL BE DIRECTED TO THIS POND.

ENGINEER: FRED C. ARFMAN, NMP# 7322
ISAACSON & ARFMAN, P.A.
128 MONROE NE, 87111
TELEPHONE: (505) 268-8828

LEGEND

	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR (1' INCREMENT)
	PROPOSED CONTOUR (0.1' INCREMENT)
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	FF = 5296.00 FINISH FLOOR ELEVATION
	PROPOSED GRADE BREAK
	PROPOSED FIRST FLUSH RETENTION PONDING AREA WITH PERCOLATION PIT
	PROPOSED EROSION CONTROL

CONCEPTUAL GRADING & DRAINAGE PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
P.O. Box 268 8828 www.isaacson.com
2012 05-01.dwg Rev 07-2016

66ARCHITECT, LLC
Clint Wiley Architect
clint.wiley@gmail.com
505 280-0043

CG-101



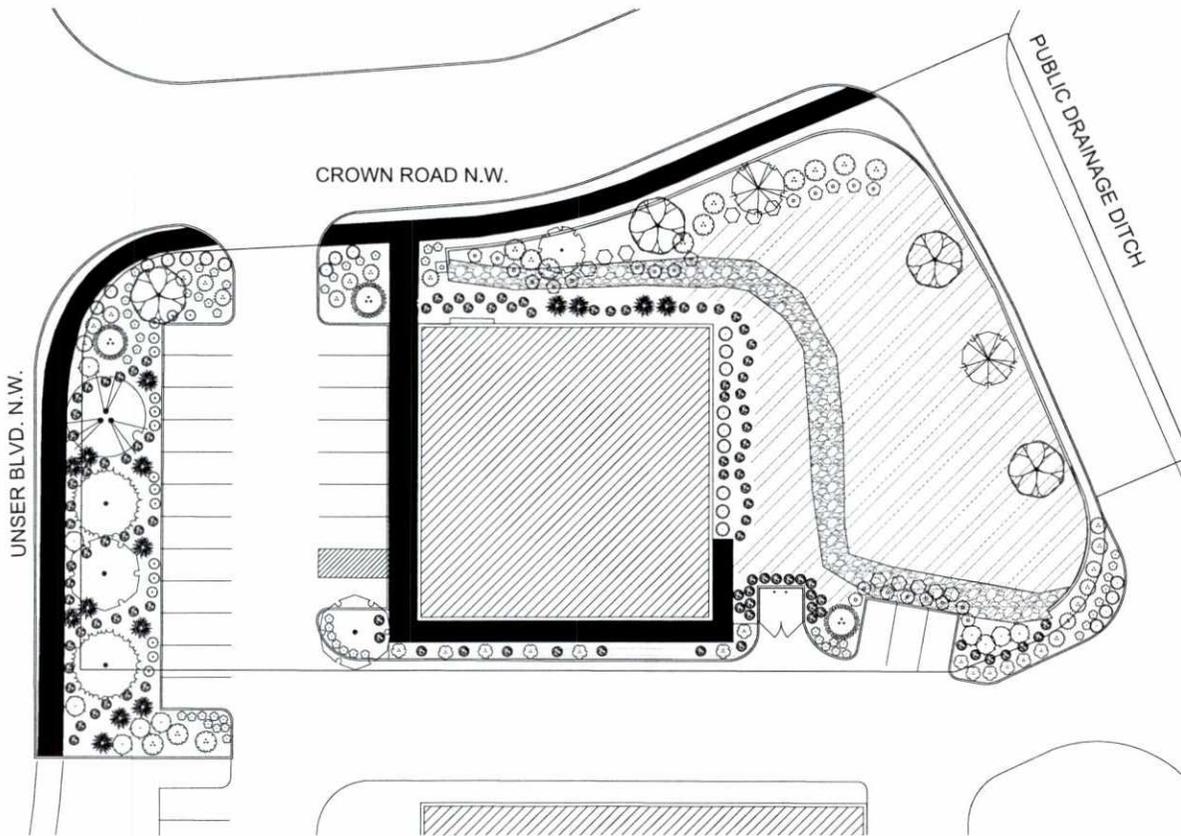
PERMIT DRAWINGS

Advance Auto Parts

TRACT 1, PARADISE PLAZA
10800 UNDER BLVD. NW
ALBUQUERQUE, NM 87117

STORE # _____

NO.	REVISION	DESCRIPTION
1	7-29-15	0.933 SF
2	11-18-15	
3	11-18-15	
4	11-18-15	
5	11-18-15	
6	11-18-15	
7	11-18-15	
8	11-18-15	
9	11-18-15	
10	11-18-15	
11	11-18-15	
12	11-18-15	
13	11-18-15	
14	11-18-15	
15	11-18-15	
16	11-18-15	
17	11-18-15	
18	11-18-15	
19	11-18-15	
20	11-18-15	
21	11-18-15	
22	11-18-15	
23	11-18-15	
24	11-18-15	
25	11-18-15	
26	11-18-15	
27	11-18-15	
28	11-18-15	
29	11-18-15	
30	11-18-15	
31	11-18-15	
32	11-18-15	
33	11-18-15	
34	11-18-15	
35	11-18-15	
36	11-18-15	
37	11-18-15	
38	11-18-15	
39	11-18-15	
40	11-18-15	
41	11-18-15	
42	11-18-15	
43	11-18-15	
44	11-18-15	
45	11-18-15	
46	11-18-15	
47	11-18-15	
48	11-18-15	
49	11-18-15	
50	11-18-15	



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	SIZE
	4	<i>Ficus virens</i> / Mocking / Mocking Ash	3" B&B	Medium	35
	2	<i>Quercus macrocarpa</i> / Thicket / Thicket	2" B&B	Medium	30
	2	<i>Koeleria paniculata</i> / Golden Rain Tree	6-7' Multi-Trunk	Medium	40
	1	<i>Pyrus calleryana</i> / Antioch / Antioch Flowering Pear	2" B&B	Medium	20
	3	<i>Viburnum acerifolium</i> / Chaste Tree	1.5 gal	Medium	
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	SIZE
	2	<i>Pinus nigra</i> / Austrian Black Pine	2" B&B	Medium	35
	1	<i>Quercus rubra</i> / Cork Oak	2" B&B	Low	45
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AVG.
	10	<i>Ceanothus glaucus</i> / Yellow Bell of France	1 gal	HW	100
	23	<i>Rhus trilobata</i> / Toxic Leaf Sumac	1 gal	Low	64
DESERT ACCENTS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AVG.
	13	<i>Hesperaloe parviflora</i> / Red Yucca	5 gal	Low	20
	13	<i>Nolina macrocarpa</i> / Beargrass	5 gal	HW	50
	17	<i>Yucca baccata</i> / Beavers Yucca	5 gal	HW	30
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AVG.
	17	<i>Eucalyptus laevis</i> / Turpentine Bush	1 gal	Low	25
	11	<i>Foligo pendula</i> / Apache Flower	1 gal	Low	50
	9	<i>Jasione virginiana</i> / Starbush / Starbush	5 gal	Low	80
	15	<i>Romneya ritchiei</i> / Art / Art Rosemary	1 gal	Low	35
	34	<i>Santolina chamaecyparissus</i> / Lavender Cotton	1 gal	Low	30
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AVG.
	74	<i>Miscanthus sinensis</i> / Flamingo Grass	5 gal	Medium	25
	32	<i>Panicum virgatum</i> / Katy Roll / Katy Roll Fountain Grass	5 gal	Medium	20
GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AVG.
	14	<i>Arenaria horridula</i> / Blue Chive / Blue Chive Juniper	5 gal	Low	35

LANDSCAPE DATA

GROSS LOT AREA	39,400 SF
LESS BUILDING(S)	6,890 SF
NET LOT AREA	32,510 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	4,877 SF
PROPOSED LANDSCAPE	21,193 SF
TOTAL LANDSCAPE PROVIDED	21,193 SF
PERCENT OF NET LOT AREA	65 %
NATIVE SEED WEST SIDE MIX TO BE APPLIED AT SITE TO C.O.A. STANDARDS	9,030 SF
HIGH WATER USE TURF	NONE PROPOSED
REQUIRED STREET TREES	
PROVIDED AT 30' O.C. SPACING STREET	12
REQUIRED PARKING LOT TREES	
AT 1 PER 10 SPACES (23 SPACES/10)	3
PROVIDED PARKING LOT TREES	15
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL (21,193 SF x 75%)	15,895 SF MIN.
PROVIDED POTTED PLANT COVERAGE	10,712 SF (50%)
PROVIDED NATIVE SEED COVERAGE	9,050 SF (42%)
TOTAL PROVIDED COVERAGE	19,762 SF (93%)

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

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

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

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

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

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR/4 DAYS A WEEK

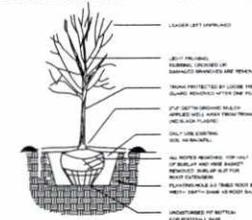
SPRING: 1 HOUR/2-3 DAYS A WEEK

FALL: 1 HOUR/2-3 DAYS A WEEK

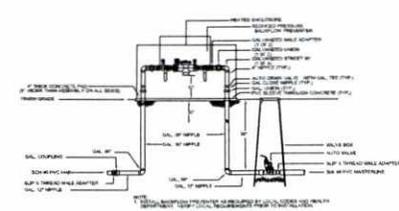
WINTER: 1 HOUR/2 DAYS PER MONTH

MATERIALS LEGEND

	7/8" SANTA ANNA TAN 18,778 SF
	2"-4" ANGULAR BLUE SAIS 1,900 SF
	AMARETTO CRUSHER FINES 515 SF
	NATIVE SEED MIXTURE 9,050 SF



TREE PLANTING DETAIL



RP BACKFLOW MASTER VALVE DETAIL

growing better
Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscapes.com
P.O. Box 10597
Albuquerque, NM 87184
505.898.9815
505.898.2105 (fax)
design@hulc.com



Date: 1/22/2016

Revisions:

- ▲
- ▲
- ▲
- ▲

Drawn by: EAH

Reviewed by: JB

ADVANCED AUTO

Albuquerque, New Mexico



NORTH

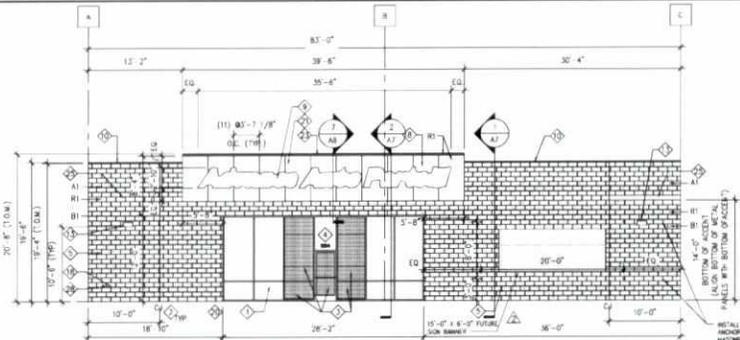
Scale: 1/16" = 1'



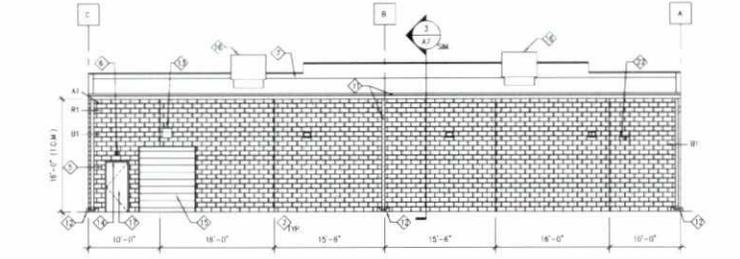
Sheet Title:
Landscape Plan

Sheet Number:

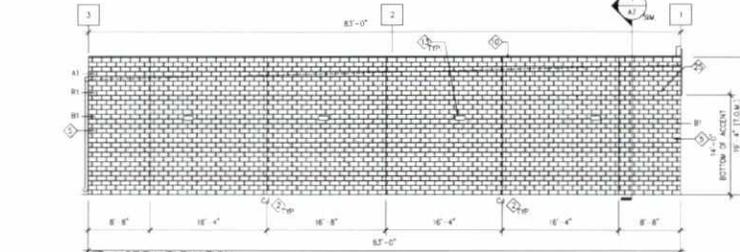
LS-01



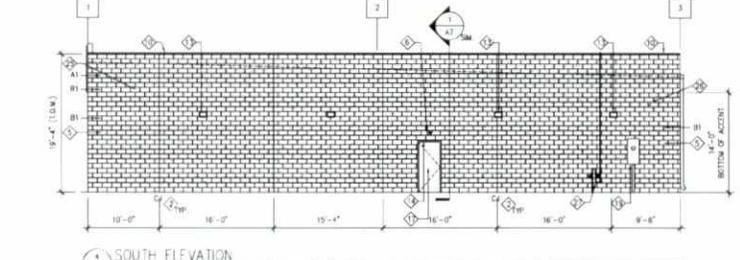
1 WEST ELEVATION
SCALE 1/8" = 1'-0"



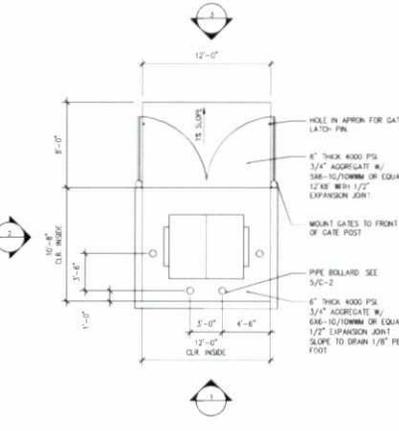
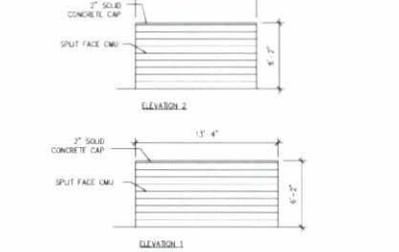
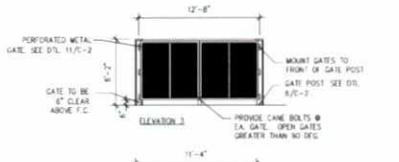
2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



5 TYPICAL PAD LAYOUT
SCALE 3/16" = 1'-0"

GENERAL NOTES:

1. ALL EXTERIOR SIGNS ARE PROVIDED AND INSTALLED BY ADVANCE AUTO PARTS. ALL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL CONCRETE MASONRY UNITS SHALL BE NORMAL HEIGHT CONCRETE, 7'-6" x 7'-6" x 15'-6" WITH M' MORTAR JOINTS WITH TOTAL COURSE HEIGHT TO EQUAL 8". IN RUNNING BOND PATTERN.
3. PROVIDE ISOLATED CONCAVE MORTAR JOINTS UNLESS NOTED OTHERWISE.
4. ALL CONTROL BUILDING AND EXPANSION JOINTS TO BE INSTALLED PER ASTM CONCRETE AND/OR BROOK INDUSTRY STANDARDS AS APPLICABLE.
5. PROVIDE SEALANT AT ALL UNLIKE MATERIALS.

KEYED NOTES:

1. PROVIDE GLAZIER GLASS HISTORICAL SERIES FG 3000 2" x 4 1/2" MULLION PROFILE. CENTER SET. EXTERIOR LOADED FLUSH GLAZE STOREFRONT SYSTEM WITH 1" CLEAR LOW E, INSULATED GLASS STOREFRONT SYSTEM COLOR TO BE CLEAR ANODIZED ALUMINUM. REFER TO RESPONSIBILITY MATRIX FOR ADDITIONAL INFORMATION. NO SUBSTITUTIONS. SEALANT COLOR TO BE LIGHT GRAY.
2. MASONRY CONTROL JOINT 20'-0" MAX & 10'-0" COMBINED MAX AT CORNER.
3. HATCH AREA REPRESENTS AREA OF TEMPERED GLAZING.
4. C.C. TO PROVIDE & INSTALL 5/8" VINYL WHITE ON BLACK ADDRESS NUMBERS BY MFR. TAPE STRIPS ON FRONT WINDOWS CENTERED OVER DOOR. BOTTOM EDGE OF NUMBER SHALL SET 4" ABOVE FRAME. REFER TO DETAIL 5/16B FOR ADDITIONAL INFORMATION.
5. SPLIT FACE CMU - REFER TO MFR. PERFORMANCE SPECIFICATIONS FOR INSTALLATION. REFER TO ELEVATIONS AND MATERIAL SCHEDULE FOR COLOR.
6. EMERGENCY LIGHT - REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
7. LINE OF ROOF (BEYOND).
8. PRE-FINISHED 6" x 6" METAL PANELS INSTALLED BY AMP NATIONAL ACCOUNT VENDOR. OVER SMOOTH FACE CMU. COORDINATED BY GENERAL CONTRACTOR FOR SITE AND LIGHT PROJECTS. THE DEVELOPER AND GC ARE RESPONSIBLE FOR PURCHASING, ORDERING AND INSTALLATION OF THE METAL PANELS THROUGH THE AMP NATIONAL ACCOUNT VENDOR AND INSTALLATION FOR AMP UNIT AND FEE SELF DEVELOP PROJECTS. AMP WILL BE RESPONSIBLE FOR THE PURCHASE AND INSTALLATION OF THE METAL PANELS.
9. REFER TO ELECTRICAL DRAWINGS FOR SIGNAL REQUIREMENTS. SIGNAL IS PERMITTED SEPARATELY AND INSTALLED BY OTHERS. SIGNAL IS SHOWN FOR REFERENCE ONLY.
10. METAL CORING PAINT TO MATCH CMU (TYP).
11. GUTTERS AND DOWNSPOUTS - PAINT TO MATCH BUILDING.
12. INSTALL 12"x12"x2 3/8" PRECAST CONCRETE SPLASH BLOCKS UNDER EACH DOWNSPOUT.
13. WALL MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. QUANTITIES AND LOCATION AMP PFR SITE.
14. KAN DEFLECTOR ATTACHED TO MASONRY - REFER TO DOOR HARDWARE SCHEDULE.
15. ROLL UP STEEL DOOR - REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
16. ROOF 10" UNIT BEYOND - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
17. HOLLOW METAL DOOR AND FRAME PAINT TO MATCH COLOR OF ADJACENT WALL SURFACE.
18. ELECTRICAL OUTLETS REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
19. ELECTRICAL EQUIPMENT REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
20. KNOX BOX # REQUIRED BY CODE.
21. VERTICAL REVEAL AT METAL PANELS.
22. LEVIAUST FAN CAP - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
23. METAL CORING PAINT TO MATCH ADJACENT METAL PANEL.
24. ALUMINUM STATIONARY LOUVER - PAINT TO MATCH ADJACENT WALL. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
25. SMOOTH FACE CMU - REFER TO MFR. PERFORMANCE SPECIFICATIONS FOR INSTALLATION. REFER TO ELEVATIONS AND MATERIAL SCHEDULE FOR COLOR.
26. UNIT HEATER EXHAUST VENT CAP - PAINT TO MATCH EXISTING ADJACENT WALL. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
27. GAS METER - PAINT TO MATCH EXISTING ADJACENT WALL. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
28. WALL HYDRANT REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

MATERIAL SCHEDULE

MATERIAL	EXTERIOR PAINT	LOCATION
A1	AMP-A1 BRADCOMBER 2077 58-082	EXTERIOR BLOCK WALLS, STUCCO, METAL, DOOR
B1	AMP-B1 CASTLE ROCK 1057 A2/083	EXTERIOR BLOCK WALLS, STUCCO, METAL, DOOR
B2 (ALT)	AMP-B2 SAND WITH B D01Y 38/123	EXTERIOR BLOCK WALLS, STUCCO, METAL, DOOR
V1	AMP-V1 ADVANCE AUTO PARTS RED	METAL PANEL SIGNAGE, EXT. BLOCK WALLS
R2	AMP-R2 ADVANCE AUTO PARTS RED	METAL WHEN REQUIRED
RALLS	BLACK	HANDRAILS
SAFETY	SAFETY YELLOW	BOLLARDS, MANDATED SAFETY AREAS

Advance Auto Parts
TRACT 1, PARADISE PLAZA
10800 UNISER BLVD, NW
ALBUQUERQUE, NM 87111

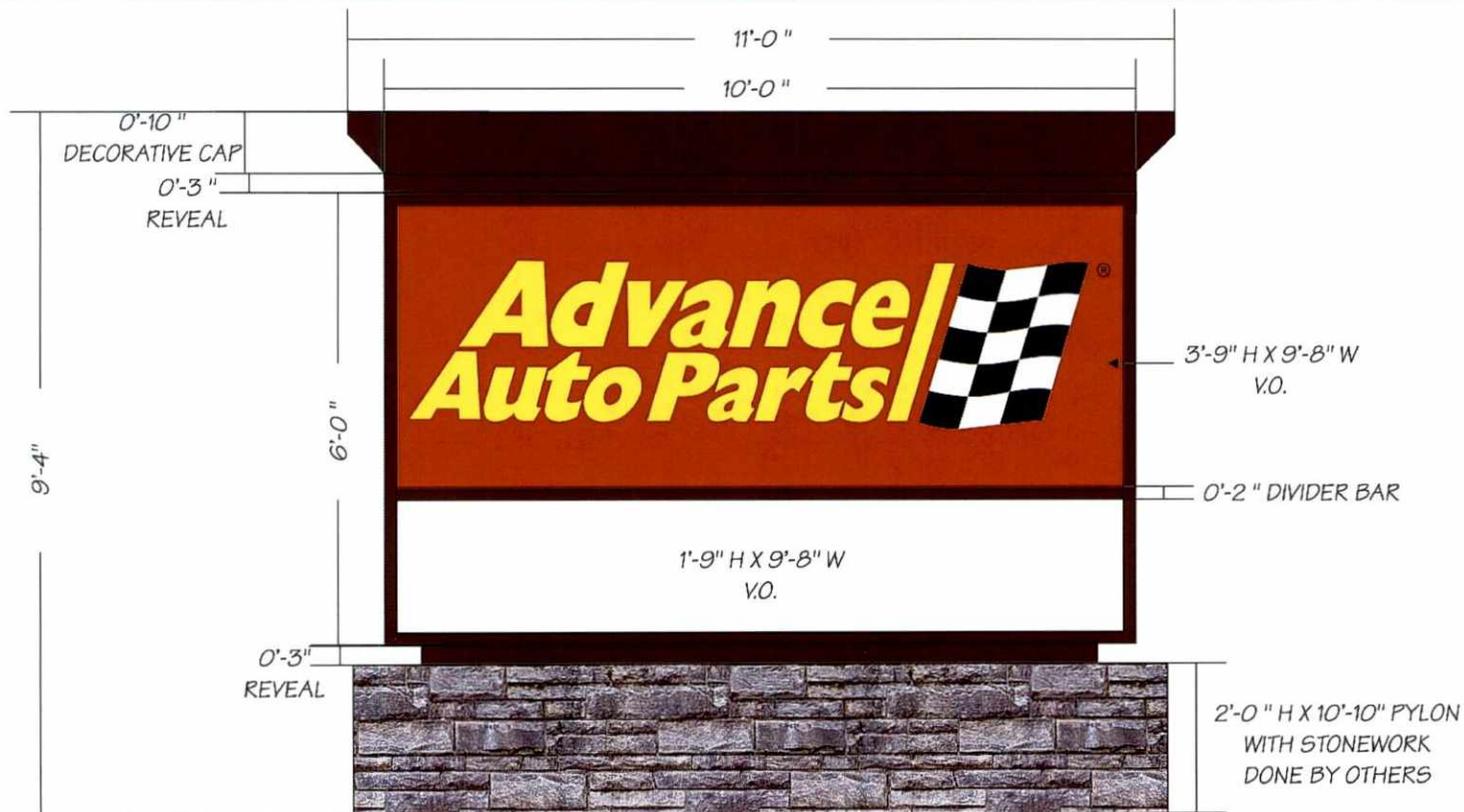
REVISION	DATE	DESCRIPTION

PROJECT NO. 1503
DATE: 1-27-18
SHEET NO. 18 OF 18
SHEET TITLE: EXTERIOR ELEVATIONS

66ARCHITECT, LLC
Clint Wisley, Architect
clint.wisley@gmail.com
505 280-0043

EXTERIOR ELEVATIONS

A6



L.E.D. ILLUMINATED MONUMENT DISPLAY WITH 3" REVEALS AND DECORATIVE CAP - PAINTED DURANODIC CABINET WITH 2" RETAINERS & DIVIDER BARS PAINTED DURANODIC "ADVANCE AUTO PARTS": WHITE LEXAN FACE OVERLAYED WITH CALON 33 RED, 15 YELLOW AND BLACK 2ND TENANT T.B.D.

COLORS SHOWN ARE REPRESENTATIONAL ONLY. SEE MATERIAL SAMPLES FOR ACTUAL COLORS.

COPYRIGHT 2015 SIGNART OF NEW MEXICO, INC. THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SIGNART OF NEW MEXICO, INC. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM SIGNART OF NEW MEXICO, INC. A SIGN MANUFACTURED ACCORDING TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE EMBODIED HEREIN IS EXPRESSLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, SIGNART OF NEW MEXICO, INC. EXPECTS TO BE REIMBURSED \$500 IN COMPENSATION FOR THE TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

SignArt
OF NEW MEXICO INC.
505-344-0872

SCALE: 1/2"=1'
SKETCH NO: 29171 1-28-16
SALES: S. MORAN
APPROVAL:

REVISIONS: