



# Environmental Planning Commission

Agenda Number: 03  
Project Number: 1010999  
Case #: 16EPC-40050  
March 09, 2016

## Staff Report

<b>Agent</b>	Clint Wilsey, 66Architect, LLC
<b>Applicant</b>	2 Development, LLC
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lot C-4-A-1, Seven Bar Ranch
<b>Location</b>	NM Highway 528, between Ellison Dr. NW and Cottonwood Dr. NW
<b>Size</b>	Approximately 1.2 acres
<b>Existing Zoning</b>	SU-1 for IP Uses
<b>Proposed Zoning</b>	No change

### Staff Recommendation

**APPROVAL** of Case # 16EPC-40050 based on the Findings beginning on Page 9, and subject to the Conditions of Approval beginning on Page 12.

**Staff Planner**  
Maggie Gould, Planner

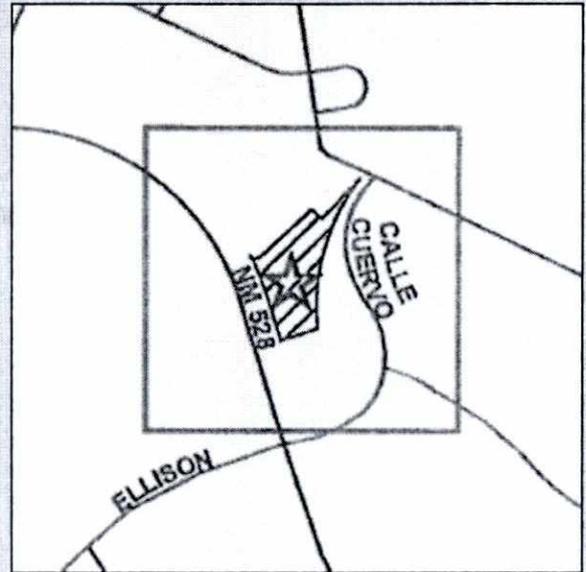
### Summary of Analysis

The request is for a Site Development Plan for Building Permit for Lot C-4-A, Seven Bar Ranch. The applicant proposes a deli restaurant with a drive-up service window, which is a permissive use.

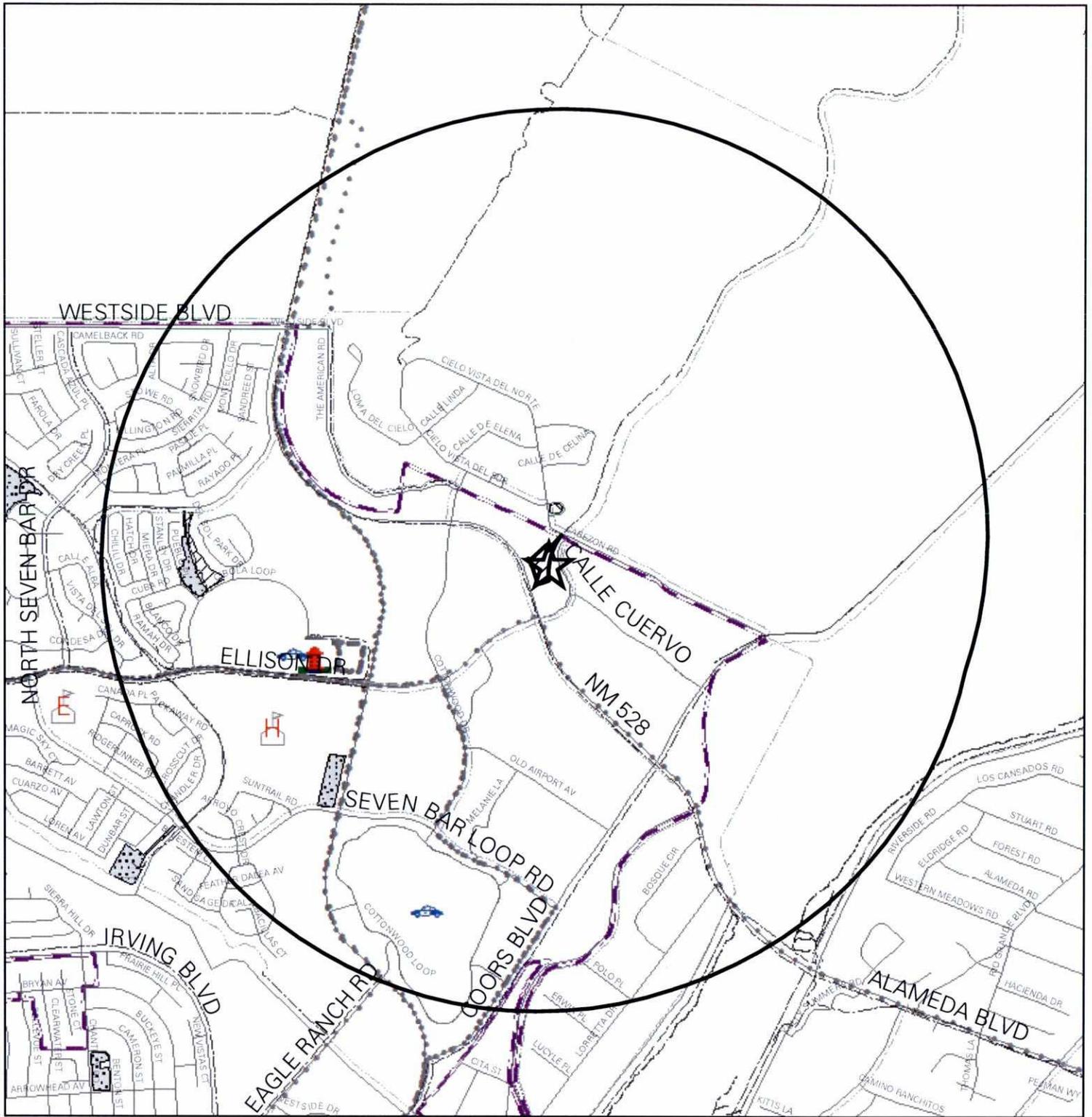
The subject site is in the Established Urban Area. The West Side Strategic Plan and the Seven Bar Ranch Sector Development Plan apply. The governing site development plan for subdivision for the 3600 Block of Hwy 528 contains applicable design standards. In January, the request was deferred for 60 days to allow time for the SPS design standards to be finalized through the DRB process.

The affected neighborhood organization is the Westside Coalition, which was notified as required.

Staff recommends approval subject to conditions needed to create compliance with the design standards and for clarity.



City Departments and other interested agencies reviewed this application from 1/30/2017 to 2/13/2017  
Agency comments used in the preparation of this report begin on Page 14.

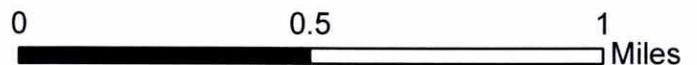


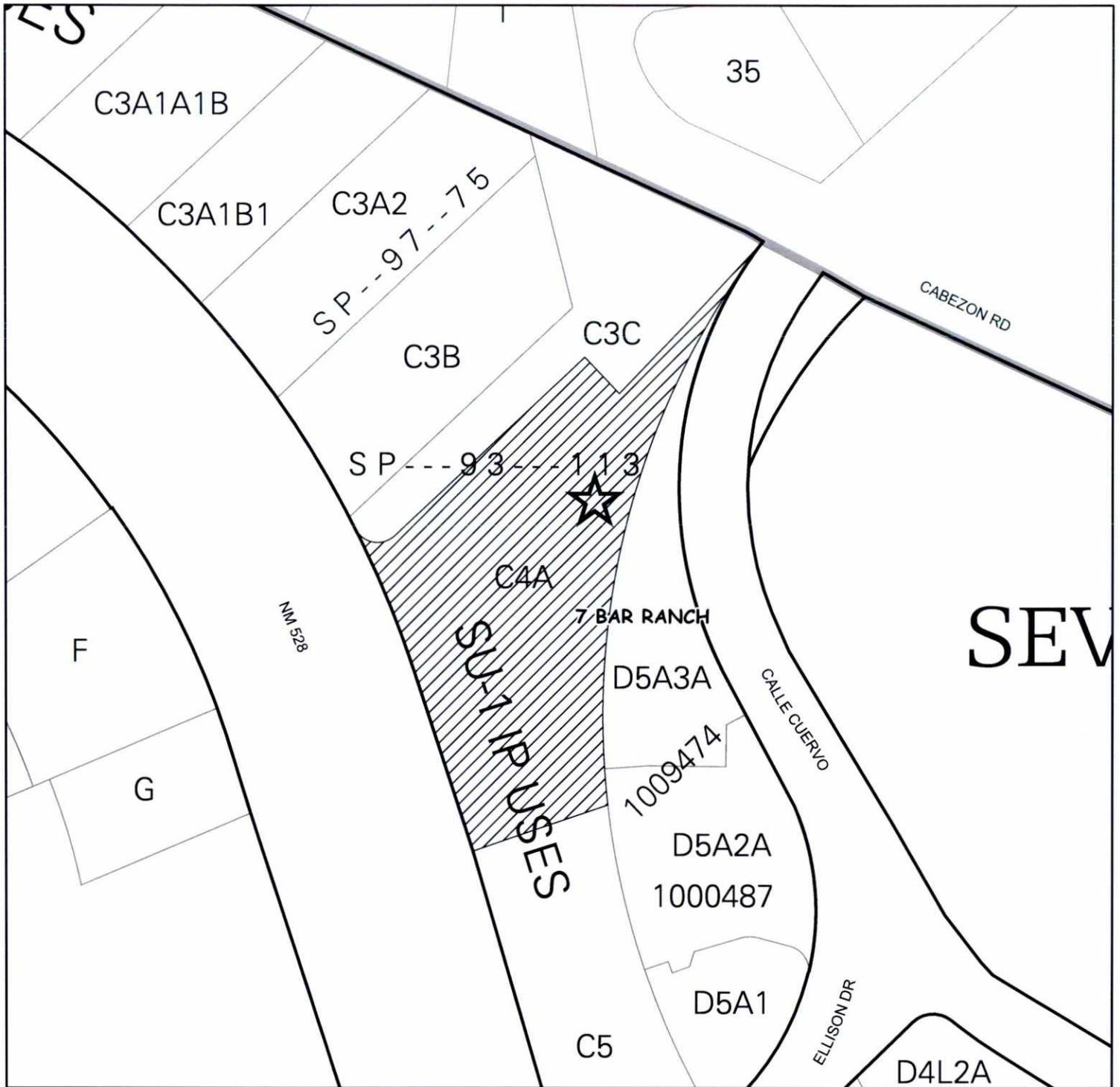
Public Facilities Map with One-Mile Buffer

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



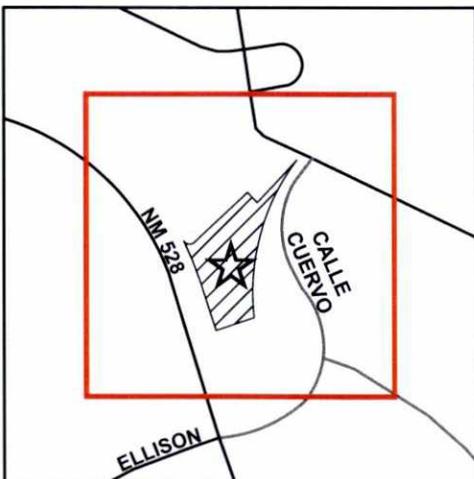
Project Number: 1010999





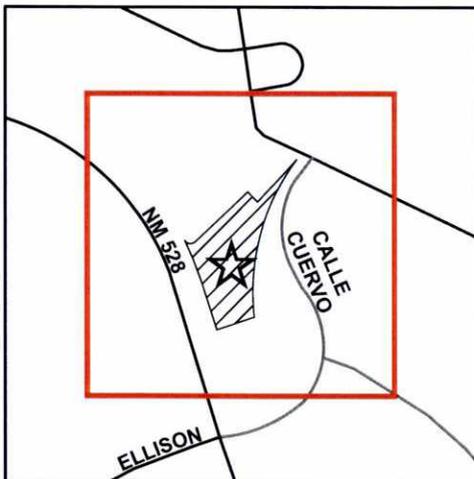
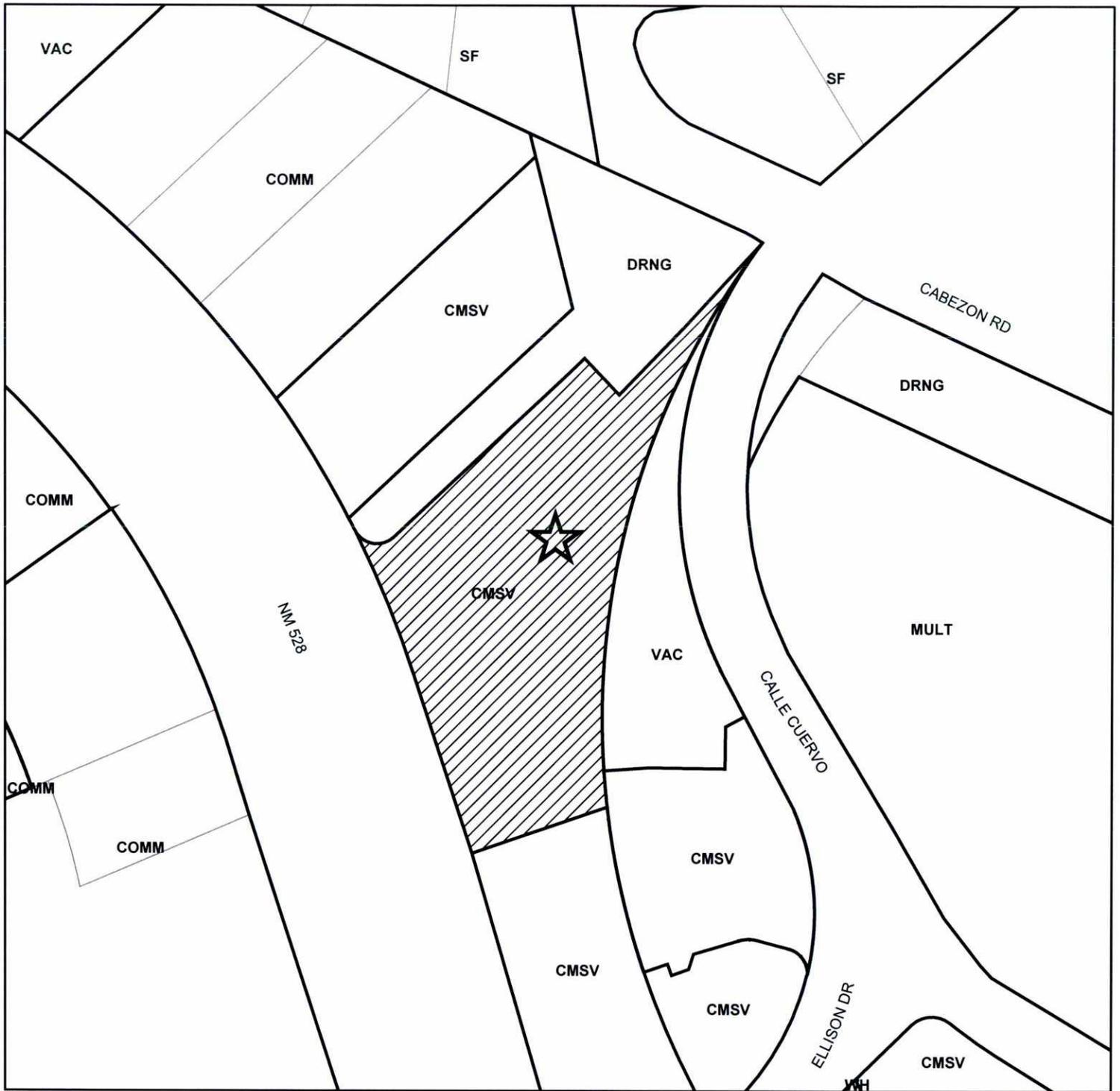
## ZONING MAP

Note: Grey shading indicates County.



1 inch = 138 feet

Project Number:  
1010999  
Hearing Date:  
01/12/2017  
Zone Map Page: A-14  
Additional Case Numbers:  
16EPC-40079



## LAND USE MAP

Note: Grey shading indicates County.

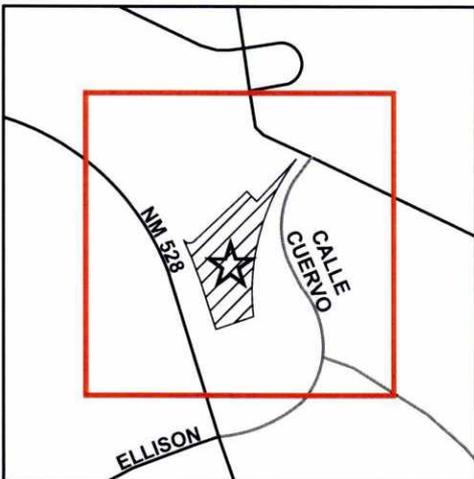
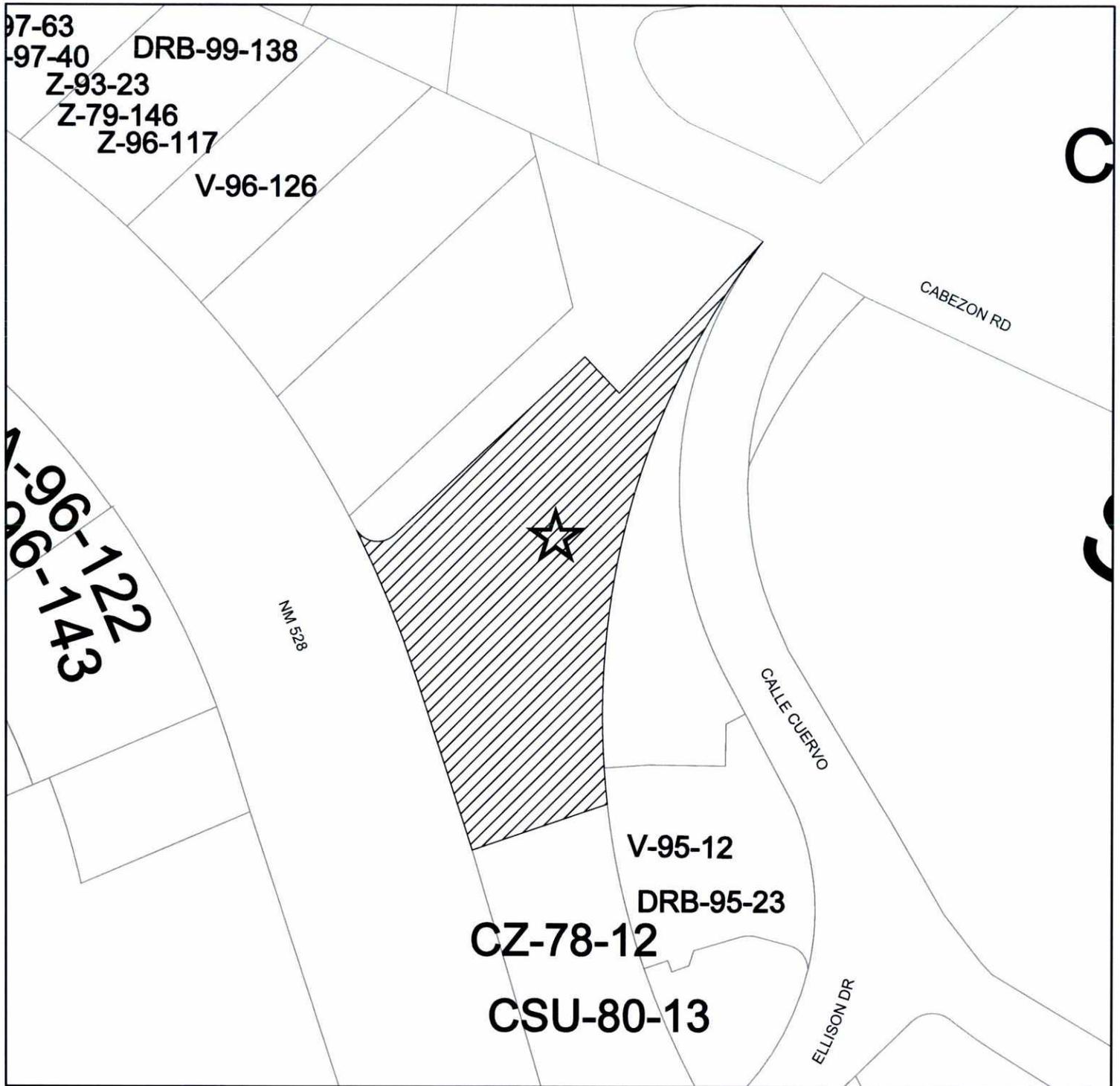
### KEY to Land Use Abbreviations

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 = 138 feet

**Project Number:**  
1010999  
**Hearing Date:**  
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### HISTORY MAP

Note: Grey shading indicates County.



1 inch = 138 feet

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

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP Uses	Established Urban Area West Side Strategic Plan [Seven Bar Ranch Neighborhood Center & Seven Bar Regional Center] Seven Bar Ranch SDP	Commercial Service
<i>North</i>	SU-1 for IP Uses	Same	Commercial Service / Retail
<i>South</i>	SU-1 for IP Uses	Same	Commercial Service, Wholesale / Warehousing
<i>East</i>	SU-1 for PRD 20 DU/Acre	Same	Multi-family Residential
<i>West</i>	SU-1 for IP Uses	Same	Commercial Retail

**II. INTRODUCTION**

***Request***

This is a request for a Site Development Plan for Building Permit for an approximately 1.2 acre site located on NM Highway 528 between Ellison Dr. NW and Calle Cuervo Rd. NW. The subject site is zoned SU-1 for IP Uses. The property was subdivided into two lots (C-4-A-1 and C-4-A-2) with a platting action by the DRB in February of 2017. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site and develop a 3,898 square foot restaurant with a drive up service window on lot C-4-A-1. Development on lot C-4-A-2 will take place at a later time and will also be reviewed by the EPC.

***EPC Role***

The EPC has the authority to hear and consider all Site Development Plans associated with an SU-1 site within the City of Albuquerque [Ref: § 14-16-2-22(A)(1)]. The EPC is the final decision-making body unless the EPC decision is appealed. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

***History/Background***

Five major land use categories with corresponding zoning designations were established upon adoption of the Seven Bar Ranch Sector Development Plan in 1985 (R-309, Enactment Number 74-1985): 1.) Residential, 2.) Employment/Office, 3.) Commercial, 4.) Town Center, 5.) Parks & Open Space. The existing SU-1 for IP Uses zoning for the subject site falls under the Employment/Office land use category with the goal of creating self-sufficient sub-areas of

commercial development intermixed with residential and employment uses. The stated intent of the land use and zoning designation for the subject site is to encompass a diversity of uses ranging from large single unit land consumers (such as corporate headquarters) to highly diverse small-scale complexes of light industrial office or warehousing (Seven Bar Ranch SDP, pg. 11).

Staff was unable to locate any historical site development plan information for the existing 20,000 square foot, two-story vacant building within the Planning Department archives. However, Staff was able to identify several Bernalillo County specific file/project numbers in the area near the subject site. The most likely scenario is that the structure was built prior to annexation into the City of Albuquerque. The applicant is proposing to demolish the existing structure and update the site to meet current City of Albuquerque requirements and standards.

The EPC approved a Site Development Plan for Subdivision for the subject site in October of 2016 (16-EPC 40050). The DRB approved the Site Plan for Subdivision and approved the division of the site into two lots, the configuration shown on the proposed plan.

### ***Context***

The subject site is located just east of the Cottonwood Major Activity Center as designated by the Comprehensive Plan. The West Side Strategic Plan states that the subject site is within the Seven Bar Ranch Community, Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center. The site is surrounded by commercial service, commercial retail, wholesale / warehousing and multi-family residential uses.

### ***Transportation System***

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

The LRRS designates NM 528, Coors Bypass, and Ellison Dr. as a Regional Principal Arterials.

The LRRS designates Calle Cuervo and Cabezon Rd. as Local Streets.

### ***Comprehensive Plan Corridor Designation***

The Comprehensive Plan designates NM 528 as an Express Transit Corridor with the intent of creating a network of roadways that are dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles.

### ***Trails/Bikeways***

NM Highway 528 contains a New Mexico Department of Transportation owned and maintained bicycle lane. Coors Blvd. contains a designated lane for bicycles. The nearest trail to the subject site is the Paseo del Bosque Multiple Use Trail which is located approximately 1.18 miles east of the subject site.

### ***Transit***

Bus Route 98 (Wyoming Commuter) runs north / south on NM Highway 528 and east / west along Ellison Dr.

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

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

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### **III. ANALYSIS APPLICABLE ORDINANCES, PLANS AND POLICIES**

#### ***Albuquerque Comprehensive Zoning Code***

The existing zoning for the subject site is SU-1 for IP Uses which entitles the applicant to all permissive and conditional uses of the Industrial Park Zone (IP). The proposed retail and restaurant uses for the subject site are permissive per Section 14-16-2-19(A)(22) which states that the retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair are allowed (on-premises consumption of food and drink is specifically listed as a permissive use). The conditional uses of the IP zone allow permissive and conditional uses of the M-1 zone which, according to Code Enforcement, includes drive thru restaurants per Section 14-16-2-20(B)(5) which allows retailing which is not permissive.

#### ***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

The subject site is also located near the Cottonwood Major Activity Center. According to the Comprehensive Plan, the goal of activity centers is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities. Further, Major Activity Centers provide the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs, and are intended to serve the entire metropolitan population and beyond.

***The request furthers the Established Urban Area goal because it will contribute to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community. This Established Urban Area goal is also re-stated within the Planning Policies and Goals section on page 4 of the Seven Bar Ranch Sector Development Plan.***

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

***The requested action generally furthers Policy II.B.5.d. because the site is located adjacent to similarly zoned lots developed with similar uses . The site is not directly adjacent to residential development and the site design does not direct traffic into those areas. The proposed use will increase traffic to the area, but is allowed under the existing zoning.***

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

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*The request furthers Policy II.B.5.e. because the subject site is contiguous to existing urban facilities and services. The integrity of existing neighborhoods will be ensured because the subject site is not directly adjacent to residential development and proposed Site Development Plan for Building Permit is required to adhere to the EPC approved design standards contained within Place Site Development Plan for Subdivision.*

Policy II.B.5.i.: 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.

*The request furthers Policy II.B.5.i. because the applicant is proposing a new commercial use for the subject site. The subject site is located adjacent to other commercial /industrial zoned lots which are configured to complement nearby residential areas. The site is not directly adjacent to residential development, but is close enough to provide opportunities for employment and service.*

#### ***West Side Strategic Plan (WSSP, Rank 2)***

The WSSP was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located within the Seven Bar Ranch Community designated in the WSSP which is bounded by the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. Applicable policies include:

Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.

Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

The subject site is also located within boundaries of the Seven Bar Ranch Neighborhood Center which is intended to contain most retail needs of the residents of the eastern portion of the Seven Bar Community

Additionally, the subject site is located within the boundaries of the Seven Bar Regional Center. The WSSP anticipated that this regional center would serve as a major employment center, and that a significant amount of commercial and professional services employment would locate there. Anticipated regional uses for the center include: Regional retail, services, higher density housing, and public / institutional.

*The request generally furthers WSSP Policies 3.1 and 3.3 because the proposed commercial use is appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed use is intended to serve the needs of the residents of the eastern portion of the Seven*

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*Bar Community. The subject site is also located near a transit route (Bus Route 98 – Wyoming Commuter).*

***Seven Bar Ranch Sector Development Plan (SBRSDP, Rank 3)***

The SBRSDP was first adopted in 1985, and revised in 2005 and 2007. The Plan generally encompasses properties bounded by Golf Course Road, the Calabacillas Arroyo, the Rio Grande, the Corrales Village limits and Westside Boulevard specific boundaries are shown on Exhibit 6 in the Plan. The main purpose of the Plan was to establish zoning and guide future development in the area. The SBRSDP design guidelines do not seek to predict development, but rather provide a framework that will allow for development within each land use type to be flexible and adapt to changing market forces over time. Applicable plan sections include:

Location and Setting: *“The Sector Plan [Seven Bar Ranch SDP] is the northwestern hub of the transportation network mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas which surround it”.*

Goal A2: *“The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”*

*The request furthers the intent of the SBRSDP by proposing commercial service and retail uses that are appropriate to the sector development plan area that will serve the lower intensity residentially developed parcels near the subject site. The request also furthers SBRSDP Goal A2 by seeking to implement the Established Urban Area goal of contributing to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community.*

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

***Request***

This is a request for a Site Development Plan for Building Permit for an approximately 1.2 acre site located on NM Highway 528 between Ellison Dr. NW and Calle Cuervo Rd. NW. The subject site is zoned SU-1 for IP Uses. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site.

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, and other applicable Plans.

While the SBRSDP contains a general set of design guidelines, the intent of which are to integrate new development with existing development, the design standards submitted by the applicant are more specific to the site and are more restrictive than those contained within the SBRSDP.

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

The proposed building in entrance faces east, towards Alameda Boulevard. Access to the site is provided via a 26 foot wide drive aisle on the northwest corner of the site. The drive thru lane is located on the north side of the building, away from the patio seating area.

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

Access to the site is provided via a 26 foot wide drive aisle on the northwest corner of the site. The drive thru lane is located on the north side of the building, away from the patio seating area.

Parking is provided pursuant to the Zoning Code, 14-16-3-1, at 1 space for each 4 restaurant seats; 124 seats are proposed and 31 spaces would be required. The applicant is proposing a total of 50 spaces, including the required motorcycle, bicycle and accessible spaces.

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

Bus Route 98 (Wyoming Commuter) runs north / south on NM Highway 528 and east / west along Ellison Dr. Pedestrian access to the site is provided via a 6 foot wide sidewalk along the north side of the entry drive, with connections through the site to the 6 wide sidewalk along the west, south and east sides of the building. A 6 wide sidewalk is shown along the east edge of the berm between the site and Alameda Boulevard. This placement will provide a better pedestrian experience for people travelling along Alameda Boulevard because they will not be adjacent to the traffic lanes. This placement addresses the comments from Long Range Planning.

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

No walls or fences are proposed.

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

The stated purpose of the design standards of the proposed SDPS for lighting and security is to improve the safety, security and site aesthetics and that the primary design goal is to maximize public safety without impacting the adjacent properties, buildings or roadways with extraneous glare or reflection. The applicant proposes five 20 foot tall parking lot lights. The lighting is consistent with the approved SPS and the Zoning Code §14-16-3-9, General Lighting Standards.

### ***Landscaping***

The stated purpose of the design standards of the proposed SDPS for landscaping is to improve and enhance aesthetics of the site and presence from the street, and define pedestrian and vehicular connections. All on site landscaping conform to the requirements of 14-16-3-10 (Landscaping Regulations Applicable to Apartment and Non-Residential Development) Section of the Comprehensive Zoning Code, Street Tree requirements.

The applicant is providing 17,061 square feet of landscaping. The total net lot area is 49,747 square feet. The zoning requires landscaping on 15% of the net lot area, a total of 7,462. The plan shows 17,061 square feet of landscaping. The landscape plans shows a mix of low and medium water plants that are general successful in the area.

Curb notches are included in the landscaping beds to allow for stormwater to enter the landscaped areas.

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### ***Grading, Drainage***

The subject site generally slopes from the southwest to the northeast, with a change in grade of approximately 3 feet. The conceptual grading and drainage plan states that proposed improvements include upgrading of curb and gutters that will include curb cuts and rundowns allowing storm water to discharge into new water harvesting areas. The proposed grading and drainage improvements will ensure that the drainage on the site conforms to all first flush requirements.

### ***Architecture***

The architectural requirements of the proposed SDPS design guidelines is to establish architectural building design that reflects a high quality of aesthetics, character and appropriate scale and massing. The design guidelines also state that new development should be harmonious with existing surrounding development. A cohesive and complementary interpretation of traditional New Mexico styles is required for all on site buildings that includes material and color palette detail. Articulation design standards are addressed by prohibiting long unarticulated facades and requiring varied front setbacks, bump-outs, or wall planes for every 100 feet. Architectural expression is addressed by outlining permissive building materials such as stucco, natural cast stone or porcelain tile. Prohibited exterior building materials include engineered wood paneling, vinyl or plastic siding and unfinished smooth CMU. Development proposals must also include earth tones with accent colors with a limit of two accent colors per building and encouraging the use of contrasting colors for shade elements and metal accents.

The applicant proposes a building that is well articulated with changes in plane, color and material on all sides. The proposed brick, stucco and stacked stone are allowed materials in the approved SPS and are complimentary to the building materials used in the area. The building will have two accent colors, green and white. The building has a shaded patio on the south side; the patio shade structure will also be green and will contrast with the brick and stucco finishes on the south side of the building.

### ***Signage***

The stated purpose of the design standards of the proposed SDPS for signage and graphics is to create a sense of arrival to the development and provide visual continuity between lots and users. All signage on the subject site must comply with Sections 14-16-3-5 (General Sign Regulations) and 14-16-2-19(A)(25) (Industrial Park Zone). Per these requirements, one free-standing sign is permitted for each street frontage, or joint sign premises, which has at least 200 feet of street frontage. This would allow a single, 26' foot high, 100 square foot sign on the subject site along NM Highway 528. A maximum of twenty percent of building facades facing NM Highway 528 may be used as building mounted signage area. The applicant is proposing a 26 foot tall, 99 square foot sign with spaces for up to four tenants. This sign will serve the proposed restaurant and future development on the adjacent lot.

## ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

### ***Reviewing Agencies***

The applicant updated the site plan to address comments from transportation development; any additional requirements will be addressed at the DRB.

*Neighborhood/Public*

The Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were all notified of this request as required. Planning Staff received a phone call regarding the requested action from a neighboring property owner. The owner was not opposed to the project, but was opposed to granting any kind of shared access or parking easement to the site. The applicant has provided all of the required parking on the subject lot. A facilitated meeting was not recommended or held, and there is no known opposition to this request.

*V. CONCLUSION*

This is a request for a Site Development Plan for Building Permit for an approximately 2 acre site located on NM Highway 528 between Ellison Dr. NW and Calle Cuervo Rd. NW. The subject site is zoned SU-1 for IP Uses. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site and develop the 3,900 square foot restaurant with drive up service window.

The Site Development Plan for Subdivision with design standards was approved by EPC in 2016 and signoff by the DRB in February of 2017. The site was replatted as part of the DRB process into two lots, the configuration shown on this proposed plan. Both lots are subject to the design standards; the lot to the south of the subject site will be developed in a future phase.

The subject site is located just east of the Cottonwood Major Activity Center as designated by the Comprehensive Plan. The West Side Strategic Plan states that the subject site is within the Seven Bar Ranch Community, Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center. The site is surrounded by commercial service, commercial retail, wholesale / warehousing and multi-family residential uses.

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***FINDINGS - 16EPC-40079 – March 09, 2017 - Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for Tract C-4-A -1, Seven Bar Ranch located on NM Highway 528, between Ellison Dr. NW and Calle Cuervo Rd. NW and containing approximately 1.2 acres.
2. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site and build a 3,898 square foot restaurant with drive up service window.
3. The subject site is zoned SU-1 for IP Uses. The proposed use is permissive under the existing zoning designation for the subject site.
4. Staff was unable to locate any historical site development plan information for the existing 20,000 square foot, two-story vacant building within the Planning Department archives.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Ranch Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is located within the Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center as designated by the West Side Strategic Plan.
7. The Seven Bar Ranch Neighborhood Center is intended to contain most retail needs of the residents of the eastern portion of the Seven Bar Community.
8. The Seven Bar Regional Center is intended to serve as a major employment center, and contain a significant amount of commercial services, professional services and employment. Anticipated Seven Bar Regional Center regional uses include: Regional retail, services, higher density housing, and public / institutional.
9. The request furthers the Established Urban Area goal of the Comprehensive Plan:
  - A. Goal of the Established Urban Area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the Established Urban Area goal because it will contribute to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities

within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community. This Established Urban Area goal is also re-stated within the Planning Policies and Goals section on page 4 of the Seven Bar Ranch Sector Development Plan.

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

The requested action generally furthers Policy II.B.5.d. because the site is located adjacent to similarly zoned lots developed with similar uses. The site is not directly adjacent to residential development and the site design does not direct traffic into those areas. The proposed use will increase traffic to the area, but is allowed under the existing zoning.

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

The request furthers Policy II.B.5.e. because the subject site is contiguous to existing urban facilities and services. The integrity of existing neighborhoods will be ensured because the subject site is not directly adjacent to residential development and proposed Site Development Plan for Building Permit is required to adhere to the EPC approved design standards contained within Place Site Development Plan for Subdivision.

- D. Policy II.B.5.i.: 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.

The request furthers Policy II.B.5.i. because the applicant is proposing a new commercial use for the subject site. The subject site is located adjacent to other commercial /industrial zoned lots which are configured to complement nearby residential areas. The site is not directly adjacent to residential development, but is close enough to provide opportunities for employment and service.

10. The request furthers the following West Side Strategic Plan policies:

- A. Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.
- B. Policy 3.3: *Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.*

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*The request furthers WSSP Policies 3.1 and 3.3 because the proposed commercial service and retail uses are appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed uses are also intended to serve the retail needs of the residents of the eastern portion of the Seven Bar Community. The subject site is also located near a transit route (Bus Route 98 – Wyoming Commuter).*

11. The request furthers the following Seven Bar Ranch Sector Development plan sections and goals:

- A. Location and Setting: “The Sector Plan [Seven Bar Ranch SDP] is the northwestern hub of the transportation network mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas which surround it”.
- B. Goal A2: “The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

The request furthers the intent of the SBRSDP by proposing commercial service and retail uses that are appropriate to the sector development plan area that will serve the lower intensity residentially developed parcels surrounding the subject site. The request also furthers SBRSDP Goal A2 by seeking to implement the Established Urban Area goal of contributing to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community.

12. The Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were all notified of this request as required.

13. Planning Staff received a phone call regarding the requested action from a neighboring property owner. The owner was not opposed to the project, but was opposed to granting any kind of shared access easement to the site. A facilitated meeting was not recommended or held, and there is no known opposition to this request.

**RECOMMENDATION – 16EPC-40079 – March 09, 2017**

**APPROVAL of 16EPC-40079, a request for Site Development Plan for Building Permit, for Tract C-4-A -1, Seven Bar Ranch, based on the preceding Findings and subject to the following Conditions of Approval.**

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**CONDITIONS OF APPROVAL – 16EPC-40079 – March 09, 2017 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 demonstrate that the existing trees along Alameda Boulevard meet the street tree ordinance or will add trees to meet these requirements. The required trees may be clustered or spaced to protect the existing trees. The landscape plan will show existing trees.
4. City Engineer Conditions of Approval:
  1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
  2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
4. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
5. Label the compact parking spaces by placing the words **"COMPACT"** on the pavement of each space.

- 
6. Identify all existing access easements, driveway widths and radii. Some dimensions are missing.
  7. ADA truncated domes (detectable warning surfaces) should be adjacent to vehicular pathways at the end of ADA access ramps.
5. Public Service Company of New Mexico Conditions of Approval:
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. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
  6. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
  7. 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:***

cc: Clint Wilsey, 66Architect LLC, 2041 S. Plaza St. NW, Albuquerque, NM 87104  
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114  
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Enforcement

Reviewed, no adverse comments.

#### Office of Neighborhood Coordination

Westside Coalition of Neighborhood Associations

#### Long Range Planning

16EPC-40079 Site Development Plan for Building Permit

- Show sidewalk along Alameda adjacent to the site and show street tree locations as required.
- Provide a direct pedestrian connection from the front door to the sidewalk.

#### Metropolitan Redevelopment Agency

No comments received.

## CITY ENGINEER

#### Transportation Development

#### Hydrology Development

No comments received.

### DEPARTMENT of MUNICIPAL DEVELOPMENT

#### Transportation Planning

Transportation Development Conditions:

8. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
9. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
10. Additional Pedestrian Access and 6 foot sidewalk along Alameda should be provided.

The following comments need to be addressed prior to DRB:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.

2. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
4. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
5. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
6. Identify all existing access easements, driveway widths and radii. Some dimensions are missing.
7. ADA truncated domes (detectable warning surfaces) should be adjacent to vehicular pathways at the end of ADA access ramps.

**Traffic Engineering Operations**

No comments received.

**WATER UTILITY AUTHORITY**

**Utility Services**

**ENVIRONMENTAL HEALTH DEPARTMENT**

No comments received.

**PARKS AND RECREATION**

**Planning and Design**

Reviewed, no adverse comments.

**Open Space Division**

No comments received.

**City Forester**

No comments received.

**POLICE DEPARTMENT/Planning**

No comments received.

**SOLID WASTE MANAGEMENT DEPARTMENT**

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**Refuse Division**

- 1) Must meet C.O.A minimum requirements for bollards in enclosure
- 2) Drain specs must also be shown on site plan that meet C.O.A minimum requirements
- 3) Sheet LS-101 shows Bradford Pear creating an overhang over enclosure, which will cause a hindrance to refuse driver. Bradford pear will have to be placed in another location.

***FIRE DEPARTMENT/Planning***

No comments received.

***TRANSIT DEPARTMENT***

Not on a corridor    Not on a route    Nearest stop is Route 98 on Alameda about 2000 feet from the site    No additional comment

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

No comments received.

***NM Department of Transportation***

The NMDOT is requiring the owner complete the State Access Management Manual's Site Threshold Assessments and schedule an appointment with Margaret Haynes to discuss this development's potential impacts on NM528. If there are any questions, please feel free to contact Margaret Haynes at 505.798.6605 or Margaret.Haynes@state.NM.us

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no adverse comments.

***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impact to the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comments received.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

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



Looking southwest from the north corner of the site  
Looking west from the lot to the east

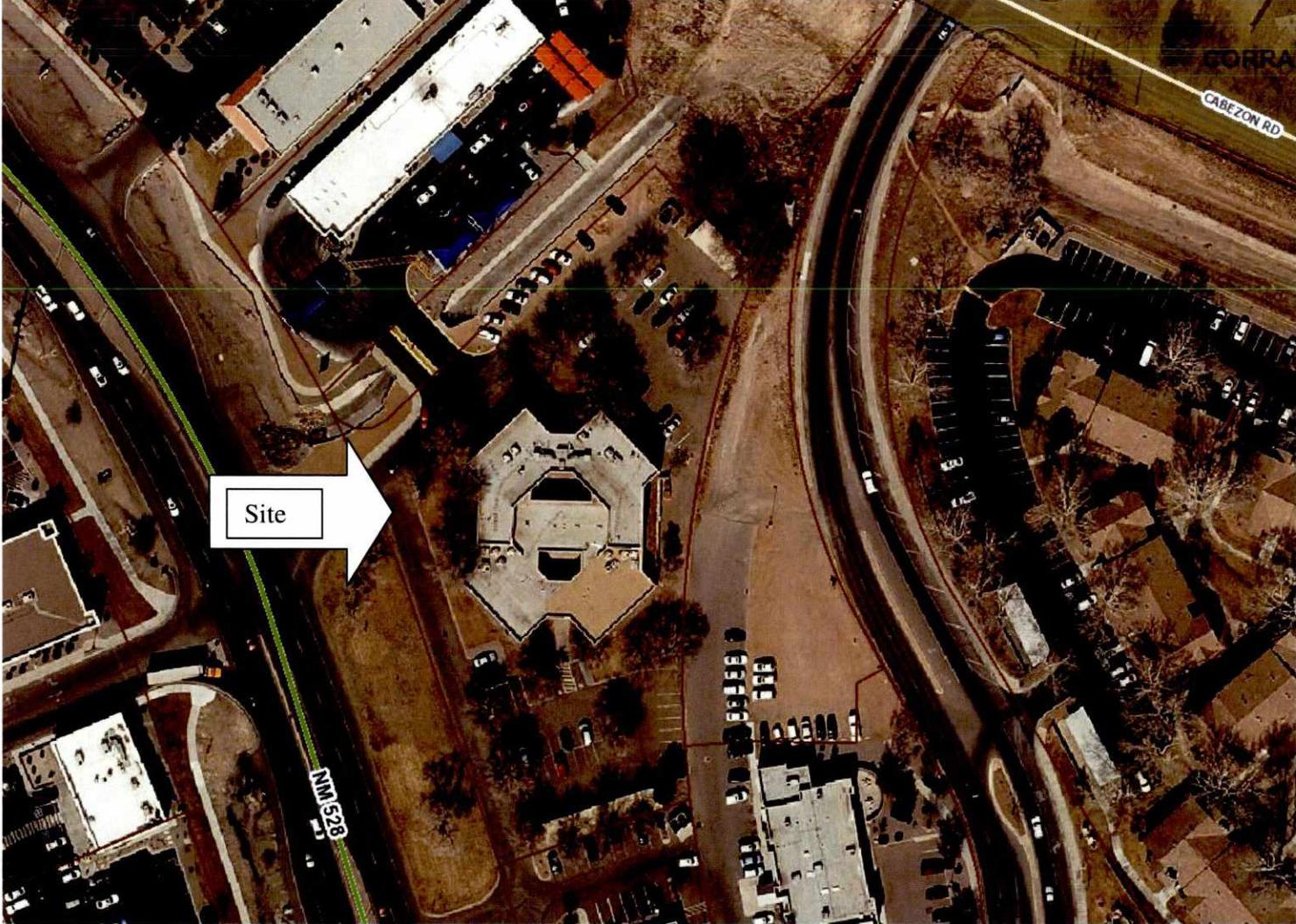




Looking northeast from the southwest corner of the site, along Alameda Boulevard  
Looking north at the site from Alameda Boulevard



Aerial photo, 2016 AGIS



## HISTORY

# CITY OF ALBUQUERQUE



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

## OFFICIAL NOTIFICATION OF DECISION

January 13, 2017

66 Architect LLC  
Attn: Clint Wilsey  
2041 S. Plaza St. NW  
Albuquerque, NM 87104

**Project #1010999**  
16EPC-40079 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for Lot C-4-A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on Highway 528, between Ellison Dr. NW and Cottonwood Dr. NW, containing approximately 2 acres. (A-14)  
Staff Planner: Catalina Lehner

PO Box 1293  
Albuquerque  
NM 87103  
www.cabq.gov

On January 12, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1010999/16EPC-40079, a Site Development Plan for Building Permit, for 60 days based on the following findings:

### FINDINGS:

1. The request is for a Site Development Plan for Building Permit for Lot C-4-A, Seven Bar Ranch. The applicant proposes a deli restaurant with a drive-up service window.
2. The subject site is zoned SU-1 for IP Uses. The proposed use is permissive under the current zoning.
3. The applicant is requesting a 60-day deferral to the March 09, 2017 EPC hearing to allow time to obtain final sign-off of the governing site development plan for subdivision at the DRB.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

OFFICIAL NOTICE OF DECISION

Project #1010999

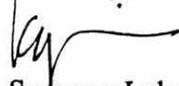
January 12, 2017

Page 2 of 2

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

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

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/CLL

cc: 66 Architect LLC, Attn: Clint Wilsey, 2041 S. Plaza St. NW, ABQ, NM 87104  
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, New Mexico 87114  
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr. NW, ABQ, New Mexico 87120



**Environmental  
Planning  
Commission**

**Agenda Number: 05  
Project Number: 1010999  
Case #: 16EPC-40079  
January 12, 2016**

**Staff Report**

<b>Agent</b>	Clint Wilsey, 66 Architect LLC
<b>Applicant</b>	3615 Highway 528, LLC
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lot C-4-A, Seven Bar Ranch
<b>Location</b>	Highway 528, between Ellison Dr. NW and Cottonwood Dr. NW
<b>Size</b>	Approximately 2 acres
<b>Zoning</b>	SU-1 for IP Uses

**Staff Recommendation**

**DEFERRAL of Case 16EPC-40079, at the applicant's request, for 60 days, to the March 09, 2017 EPC hearing.**

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

**Summary of Analysis**

The request is for a Site Development Plan for Building Permit for Lot C-4-A, Seven Bar Ranch. The applicant proposes a deli restaurant with a drive-up service window, which is a permissive use.

The subject site is in the Established Urban Area. The West Side Strategic Plan and the Seven Bar Ranch Sector Development Plan apply. The governing site development plan for subdivision for the 3600 Block of Hwy 528 contains applicable design standards, but it has not yet been finalized.

The affected neighborhood organization is the Westside Coalition, which was notified as required.

The applicant is requesting a 60-day deferral to allow time for the site development plan for subdivision to receive final sign-off through the DRB process.

**Findings**

1. The request is for a Site Development Plan for Building Permit for Lot C-4-A, Seven Bar Ranch. The applicant proposes a deli restaurant with a drive-up service window.
2. The subject site is zoned SU-1 for IP Uses. The proposed use is permissive under the current zoning.
3. The applicant is requesting a 60-day deferral to the March 09, 2017 EPC hearing to allow time to obtain final sign-off of the governing site development plan for subdivision at the DRB.

City Departments and other interested agencies reviewed this application from 12/05/2016 to 12/21/2016.

## Lehner, Catalina L.

---

**From:** Clint Wilsey <clint.wilsey@gmail.com>  
**Sent:** Tuesday, January 03, 2017 2:58 PM  
**To:** Lehner, Catalina L.  
**Subject:** Re: FW: Project #1010999- EPC

Ms. Lehner,  
Please consider this email as notice and request for a 60 day deferral for the EPC SDP for Building Permit, project. #1010999.

Thank you.

p.s. I will work on getting this deferral fee paid asap.

Thank you.

Clint Wilsey, Architect  
66Architect, LLC  
2041 S. Plaza St. NW  
Albuquerque, NM 87104  
505) 280-0043

On Fri, Dec 30, 2016 at 12:36 PM, Lehner, Catalina L. <[CLehner@cabq.gov](mailto:CLehner@cabq.gov)> wrote:

Hi Clint,

I'd like to get a hold of the deferral letter by the close of business next Tuesday, January 3<sup>rd</sup>. Attached is the deferral fee invoice. A 60 day deferral would take us to the March 9, 2016 EPC hearing, but request the amount of time you feel you need. Thank you.

-Catalina

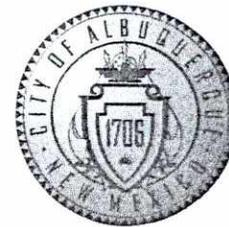
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**From:** Lehner, Catalina L.  
**Sent:** Thursday, December 22, 2016 2:22 PM  
**To:** 'Clint Wilsey'  
**Subject:** RE: Project #1010999- EPC

Hi Clint,

Thanks for the update. You can request the amount of time that you need and only pay one fee. It can be 30, 60, or 90 days.

# CITY OF ALBUQUERQUE



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

## OFFICIAL NOTIFICATION OF DECISION

October 14, 2016

66 Architect, LLC  
Clint Wilsey  
2041 S. Plaza St. NW  
ABQ, NM 87104

**Project# 1010999**  
16EPC-40050 Site Development Plan for Subdivision

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on NM Highway 528, between Ellison Dr. NW, and Cabezon Rd. NW, containing approximately 2 acres.

(A-14) Staff Planner: Vicente Quevedo

PO Box 1293

On October 13, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1010999/16EPC-40050, a Site Development Plan for Subdivision, based on the following findings and subject to the following conditions:

### FINDINGS:

NM 87103

1. This is a request for a Site Development Plan for Subdivision for Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch located on NM Highway 528, between Ellison Dr. NW and Calle Cuervo Rd. NW and containing approximately 2 acres.
2. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site, subdivide the property into two lots and redevelop the subject site for retail and restaurant uses.
3. The subject site is zoned SU-1 for IP Uses. The applicant states that future tenants on the subject site will include recognizable national and local chain restaurant and retail businesses. The proposed uses are permissive under the existing zoning designation for the subject site.
4. Staff was unable to locate any historical site development plan information for the existing 20,000 square foot, two-story vacant building within the Planning Department archives.

www.cabq.gov

OFFICIAL NOTICE OF DECISION

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October 13, 2016

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5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Ranch Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is located within the Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center as designated by the West Side Strategic Plan.
7. The Seven Bar Ranch Neighborhood Center is intended to contain most retail needs of the residents of the eastern portion of the Seven Bar Community.
8. The Seven Bar Regional Center is intended to serve as a major employment center, and contain a significant amount of commercial services, professional services and employment. Anticipated Seven Bar Regional Center regional uses include: Regional retail, services, higher density housing, and public / institutional.

9. The request furthers the Established Urban Area goal of the Comprehensive Plan:

- A. Goal of the Established Urban Area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the Established Urban Area goal because it will contribute to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community. This Established Urban Area goal is also re-stated within the Planning Policies and Goals section on page 4 of the Seven Bar Ranch Sector Development Plan.

10. The request furthers the following West Side Strategic Plan policies:

- A. Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.
- B. Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

The request furthers WSSP Policies 3.1 and 3.3 because the proposed commercial service and retail uses are appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed uses are also intended to serve the retail needs of the residents of the eastern portion of

OFFICIAL NOTICE OF DECISION

Project #1010999

October 13, 2016

Page 3 of 6

the Seven Bar Community. The subject site is also located near a transit route (Bus Route 98 – Wyoming Commuter).

11. The request furthers the following Seven Bar Ranch Sector Development plan sections and goals:

- A. Location and Setting: “The Sector Plan [Seven Bar Ranch SDP] is the northwestern hub of the transportation network mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas which surround it”.
- B. Goal A2: “The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

The request furthers the intent of the SBRSDP by proposing commercial service and retail uses that are appropriate to the sector development plan area that will serve the lower intensity residentially developed parcels surrounding the subject site. The request also furthers SBRSDP Goal A2 by seeking to implement the Established Urban Area goal of contributing to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community.

12. The applicant has included design standards as part of the Site Development Plan for Subdivision plan set.

13. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB) for final sign-off.

14. The EPC has complete discretion over whether DRB delegation will be approved.

15. Design standards must be clear and provide sufficient direction with regard to the design and pad site layout for future requests for Site Development Plans for Building Permit.

16. The proposed design guidelines do not warrant delegation to DRB as they do not provide sufficient design and pad site layout for future requests for Site Development Plans for Building Permit.

17. The Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were all notified of this request as required.

18. Planning Staff has not received any correspondence or phone calls regarding the requested action. A facilitated meeting was not recommended or held, and there is no known opposition to this request.

OFFICIAL NOTICE OF DECISION

Project #1010999

October 13, 2016

Page 4 of 6

19. The Planning Department received agency comments from the New Mexico Department of Transportation (NMDOT) stating that the section of NM HWY 528 adjacent to the subject site became part of the City of Albuquerque's roadway network in 2011. NM DOT also stated that their office does not have any permit paperwork regarding the existing shared driveways on the subject site.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. All future Site Development Plans for Building Permit will be subject to approval by the EPC.
4. The zoning designation listed in the Site Data Section on Sheet A-1 currently reads "SU-1 / IP", and shall be amended to read "SU-1 for IP Uses".
5. The Design Guidelines on Sheet A-2 shall be amended according to the following:
  - a. All citations / referenced sections of the Zoning Code contained within the Design Standards must include the title / descriptor of that Zoning Code section.
  - b. Section V.h. (Walls, Fences & Screening) currently reads "The used of razor ribbon, razor wire, barbed wire, chain link fencing.....", and shall be amended to read "The use of razor ribbon, razor wire, barbed wire, chain link fencing.....".
  - c. Section IX.a. (Signage) currently reads "Signage shall comply with Section 12-16-3-5.....", and shall be amended to read "All signage on the subject site must comply with Sections 14-16-3-5 (General Sign Regulations) and 14-16-2-19(A)(25) (Industrial Park Zone). Per these requirements, one free-standing sign is permitted for each street frontage, or joint sign premises, which has at least 200 feet of street frontage. This would allow a single, 26' foot high, 100 square foot sign on the subject site along NM Highway 528. A maximum of twenty percent of building facades facing NM Highway 528 may be used as building mounted signage area."

OFFICIAL NOTICE OF DECISION

Project #1010999

October 13, 2016

Page 5 of 6

6. City Engineer Conditions of Approval:

- a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

7. Public Service Company of New Mexico Conditions of Approval:

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](http://www.pnm.com) for specifications.
8. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
9. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
10. 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.
11. A cross-access and parking agreement shall be recorded prior to the recording of the plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by October 28, 2016. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

OFFICIAL NOTICE OF DECISION

Project #1010999

October 13, 2016

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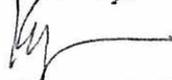
For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City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

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

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

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

Sincerely,



For Suzanne Lubar  
Planning Director

SL/VQ

cc: 66 Architect, LLC, Clint Wilsey, 2041 S. Plaza St. NW, ABQ, NM 87104  
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701  
Rene Horvath, Westside Coalition of NA's, 5515 Palomino Dr. NW, ABQ, NM 87120

## ZONING

Please refer to the Zoning Code for specifics of the SU-1 zone, and the I-P zone.

APPLICATION INFORMATION



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): CLINT WILSEY, ARCHITECT LLC PHONE: 505 280-0043  
 ADDRESS: 2041 S. PLAZA ST. NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: CLINT.WILSEY@GMAIL  
 APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** DEL SITE DEV PLAN FOR BUILDING PERMIT, FOR NEW 3098 SF McAUSTERS DEL RESTAURANT

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. C-4-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: SEVEN BAR RANCH  
 Existing Zoning: SU-1 IP Proposed zoning: SU-1 IP MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): A-14-2 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): ER# 10109999

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.99 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near:  Hwy 528  
 Between:  ELLISON DR. and \_\_\_\_\_  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

**SIGNATURE**

Clint Wilsey DATE 12-1-14  
 (Print Name) CLINT WILSEY Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete	<u>11010999</u>	<u>SRP</u>		<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected	<u>EPC</u>	<u>ADV</u>		<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 50.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>January 12 2017</u>			Total <u>\$50.00</u>

Ver 12-1-14 Project # 1010999

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.

\_\_\_\_\_  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date



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

Application case numbers  
14DRB-40079

Form revised November 2010

[Signature] 12-1-16  
Planner signature / date

Project #: 1010999

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: W6 ARCHITECT LLC DATE OF REQUEST: 12/1/16 ZONE ATLAS PAGE(S): A-14-2

CURRENT: CLINT WILSON LEGAL DESCRIPTION:  
ZONING SU-1 IP LOT OR TRACT # C-4-A BLOCK # \_\_\_\_\_  
PARCEL SIZE (AC/SQ. FT.) 1.99 AC. SUBDIVISION NAME SEVEN DAC EIGHT

REQUESTED CITY ACTION(S):  
ANNEXATION [ ] SITE DEVELOPMENT PLAN:  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_ SUBDIVISION\* [ ] AMENDMENT [ ]  
SECTOR, AREA, FAC, COMP PLAN [ ] BUILDING PERMIT [X] ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:  
NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 1  
NEW CONSTRUCTION [X] BUILDING SIZE: 3898 (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 12-1-16  
(To be signed upon completion of processing by the Traffic Engineer)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]  
THRESHOLDS MET? YES [ ] NO [X] 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] DATE 12-1-16  
TRAFFIC ENGINEER

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

TIS -SUBMITTED   /  /   TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED   /  /

Tuesday, August 23, 2016

**Racquel Michel, P.E.**  
City of Albuquerque Transportation Development Section  
Planning Department  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**Re: 3615 NM528 Redevelopment Project (NM 528 / Ellison Dr.)**

Dear Racquel:

Attached is a Trip Generation Comparison table which calculates the trip generation rate for the existing 19,248 S.F. office building and compares it to the proposed uses (3,900 S.F. Deli and 7,000 S.F. Auto Parts Store). Also attached for your information are a vicinity map showing project location and a conceptual site plan for the project.

The Trip Generation Comparison table demonstrates that the increase in the number of trips generated by this project when compared to existing use is minimal and, therefore, does not warrant further study.

Please call me if you have questions.

Best Regards,



Terry O. Brown, P.E.

attachments as noted

cc: Tony J. Loyd, Transportation Development w/attachments  
Clint Wilsey, Architect w/attachments

8/23/2016

### *3615 NM 528 Development*

#### Trip Generation Data (ITE Trip Generation Manual - 9th Edition)

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION		GROSS	ENTER	EXIT	ENTER	EXIT
<b>Summary Sheet</b>		Units					
Proposed Deli	High Turnover (Sit-Down) Restaurant (932)	3.90	496	23	19	23	15
Proposed Auto Parts	Automobile Parts and Service Center (943)	7.00	310	-	-	13	18
<b>Total Trips Generated by Proposed Development</b>			<b>806</b>	<b>23</b>	<b>19</b>	<b>36</b>	<b>33</b>
Exist. Office	General Office Building (710) - Less than 51,000 S.F.	19.25	284	35	5	8	38
<b>Increase (Decrease) in Trip Generation Rate -&gt;</b>			<b>522</b>	<b>(12)</b>	<b>14</b>	<b>28</b>	<b>(5)</b>

Tuesday, February 28, 2017

**Racquel Michel, P.E.**  
City of Albuquerque Transportation Development Section  
Planning Department  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**Re: 3615 NM528 Redevelopment Project (NM 528 / Ellison Dr.)**

Dear Racquel:

Attached is a Trip Generation Comparison table which calculates the trip generation rate for the existing 19,248 S.F. office building and compares it to the proposed uses (3,900 S.F. Deli and 7,000 S.F. Auto Parts Store). Also attached for your information are a vicinity map showing project location and a conceptual site plan for the project. Previously, I had calculated the trip generation rate for the deli based on a high-turnover sit-down restaurant trip generation rate. This analysis is revised to consider the deli to generate trips at the fast food restaurant w/drive-thru window rate, although in my opinion it should generate somewhat less trips than that.

The Trip Generation Comparison table demonstrates that the increase in the number of trips generated by this project when compared to existing use is under the City's threshold for a Traffic Impact Study and, therefore, does not warrant further study.

Please call me if you have questions.

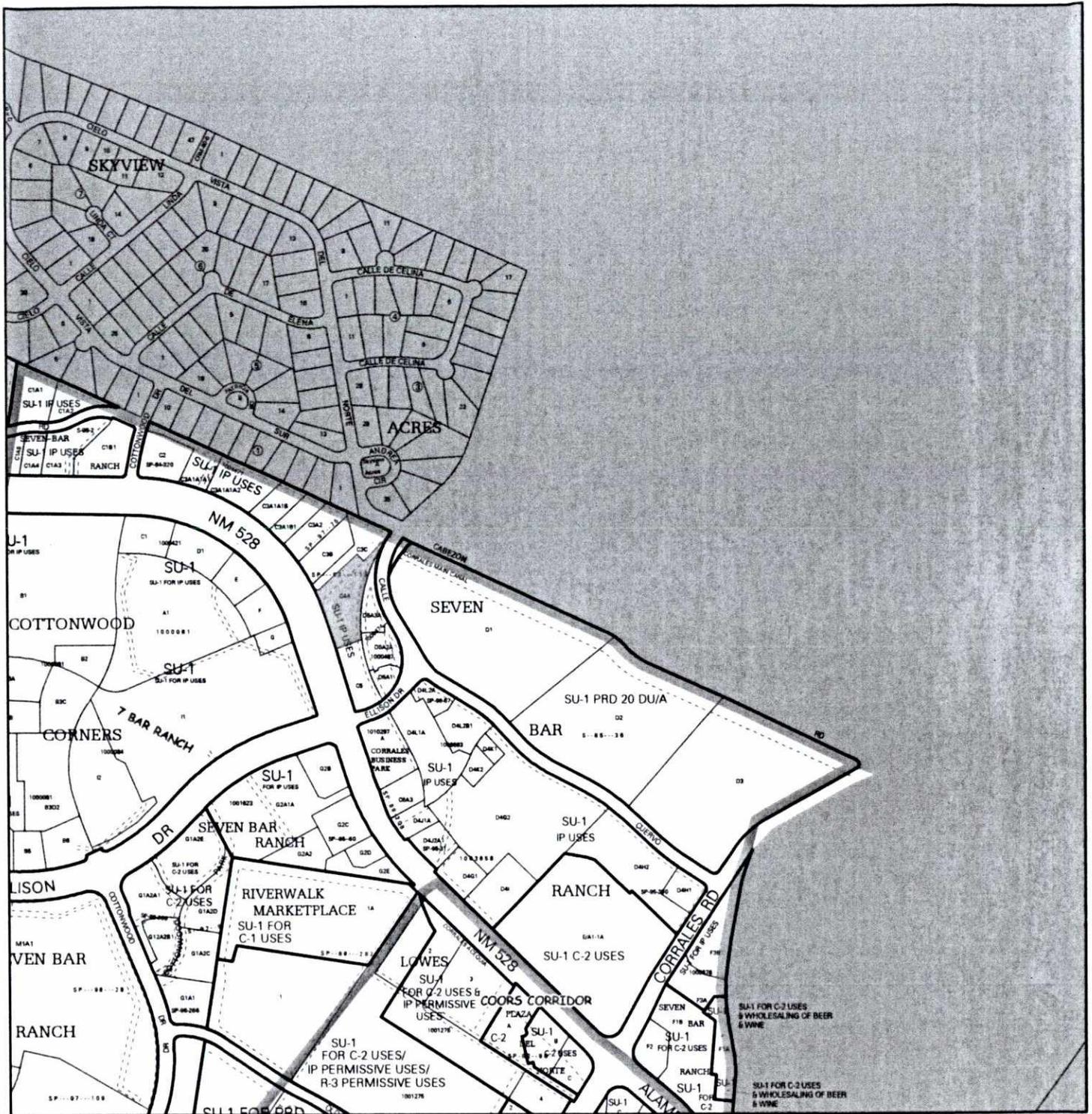
Best Regards,



Terry O. Brown, P.E.

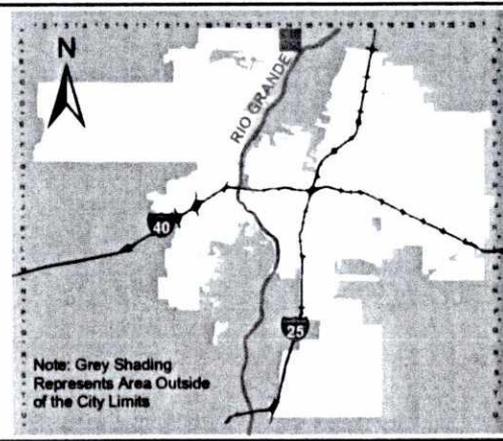
attachments as noted

cc: Logan Patz, Transportation Development w/attachments  
Clint Wilsey, Architect w/attachments



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

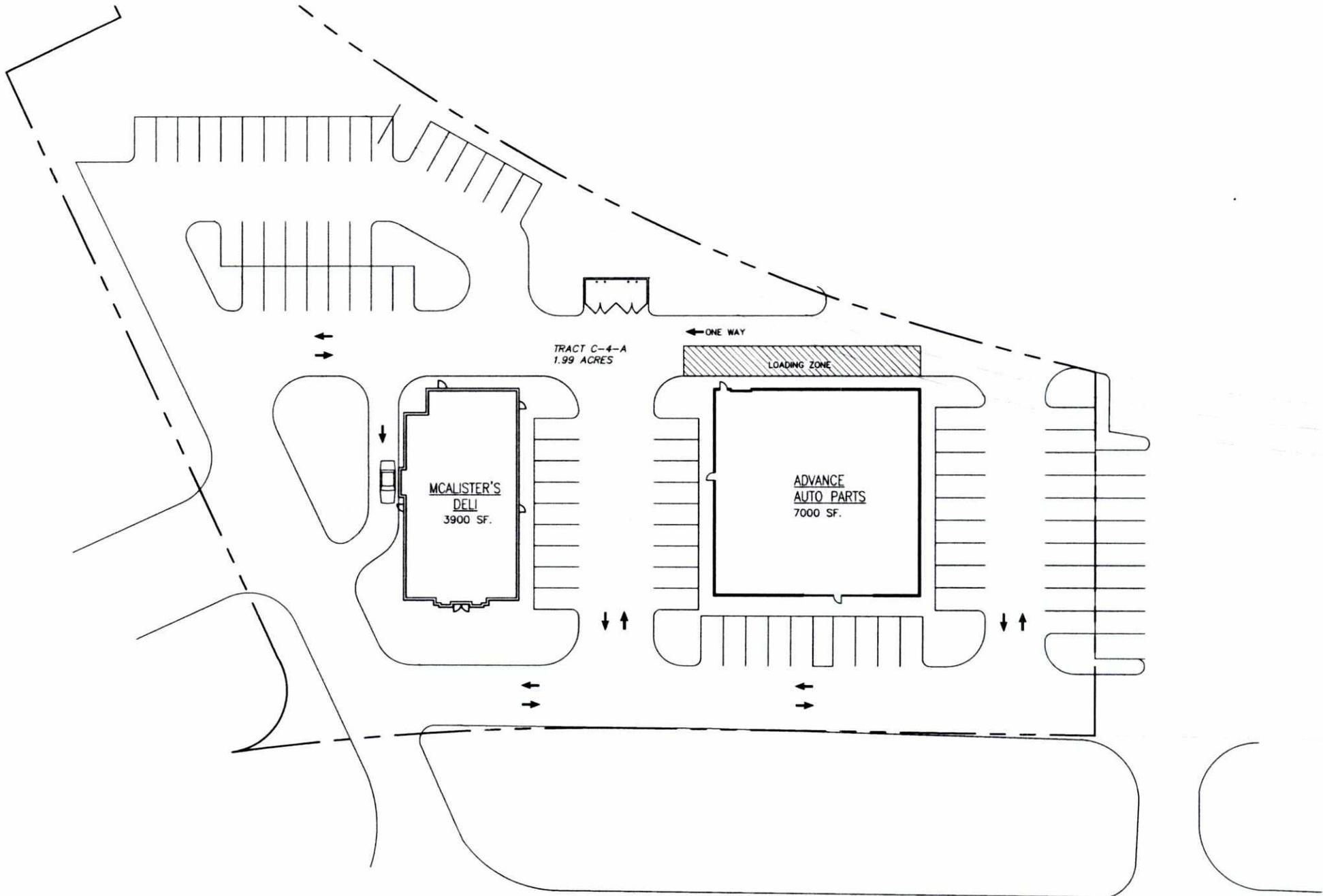
Map amended through: 1/28/2016



Zone Atlas Page:  
**A-14-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

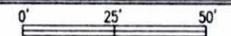


ALAMEDA BLVD. NW (HWY. 528)

A1

3615 HWY 528 - MCALISTER'S DELI & ADVANCE AUTO

Scale: 1" = 50'-0"



*3615 NM 528 Development*  
**Trip Generation Data (ITE Trip Generation Manual - 9th Edition)**

COMMENT	USE (ITE CODE)	24 HR VOL GROSS	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION		ENTER	EXIT	ENTER	EXIT	
	<b>Summary Sheet</b>						
		Units					
Proposed Deli	Fast Food Restaurant w/ Drive-Thru Window (934)	3.90	1,935	90	87	66	61
Proposed Auto Parts	Automobile Parts and Service Center (943)	7.00	310	-	-	13	18
	<b>Total Trips Generated by Proposed Development</b>		<b>2,245</b>	<b>90</b>	<b>87</b>	<b>79</b>	<b>79</b>
Exist. Office	General Office Building (710) - Less than 51,000 S.F.	19.25	284	35	5	8	38
	<b>Increase (Decrease) in Trip Generation Rate -&gt;</b>		<b>1,961</b>	<b>55</b>	<b>82</b>	<b>71</b>	<b>41</b>

To Whom it May Concern:

On behalf of 3615 Highway 528 LLC, Clint Wilsey of 66Architect, LLC is our authorized agent and will be submitting to EPC for the rezoning and redevelopment of Jemez Office Building at 3615 Highway 528, Albuquerque NM.

3615 Highway 528, LLC  
a New Mexico limited liability company

By:  \_\_\_\_\_  
Alex Hilgenberg, Manager

# 66Architect

November 30, 2016

2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043  
clint.wilsey@gmail.com

To: City of Albuquerque Environmental Planning Commission

To whom it may concern,

66Architect LLC, representing **3615 Hwy 528, LLC** is pleased to present the following application for the approval of Site Development Plan for Building Permit. The intent is to allow the development of Tract C-4-A at the address of 3615 Hwy 528 into a 3900sf. McAlister's Deli restaurant with drive-thru. Currently the entire site has been approved by the EPC for subdivision (case # 10109999), and will be submitted to DRB for final approval before the EPC SDPBP hearing. The site plan presented shows the proposed future development of the adjacent lot (after subdivision), and the current design has been carefully planned to work and compliment future development.

The current development under this submittal will include the demolition of an approximately 20,000sf. two story office building. The site, parking, vehicle and pedestrian access/egress, and landscaping will be completely remodeled and updated to current City of Abq standards and will allow easier, more coherent access and circulation throughout. The proposed user is a recognizable national chain restaurant which will promote commercial activity and add to the overall shopping and dining experience of the neighboring area. The location of the site for restaurant use is convenient, accessible, and desirable and relates better to the surrounding uses than the previous existing office. The proposed use will bring new amenities to the surrounding neighborhoods and should welcome pedestrian travel and shopping as well as a convenient "stop" for commuters traveling between Rio Rancho, Corrales and the Cottonwood communities. The design proposed will meet our goals of creating a safe, functional, convenient and aesthetically pleasing project, which will endure and continue to bring value and attraction to the area.

Thank you for your consideration.

Clint Wilsey  
66Architect, LLC  
2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043

NOTIFICATION &  
NEIGHBORHOOD INFORMATION



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

November 29, 2016

Clint Wilsey  
66 Architect, LLC  
2401 South Plaza St. NW  
Albuquerque, NM 87104  
Phone: 505-280-0043  
E-mail: clint.wilsey@gmail.com

Dear Clint:

Thank you for your inquiry of **November 28, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACT C-4-A PLAT OF TRACTS C3A C3B C3C AND C4A SEVEN BAR RANCH LOCATED ON NM HWY BETWEEN ELLISON DR AND CIBOLA PL** zone map **A-14**.

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

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

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) e-mail: [hlhen@comcast.net](mailto:hlhen@comcast.net)

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h) e-mail: [aboard10@juno.com](mailto:aboard10@juno.com)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3902 or via an e-mail message at [vquevedo@cabq.gov](mailto:vquevedo@cabq.gov).

Sincerely,

*Vicente M. Zuevedo*

Vicente M. Quevedo

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO  
BOTH CONTACTS OF EACH  
NA/HOA FOR THIS  
PLANNING SUBMITTAL.**

# 66Architect

November 30, 2016

2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043  
[clint.wilsey@gmail.com](mailto:clint.wilsey@gmail.com)

Westside Coalition of NA's  
Attn: Rene Horvath  
5515 Palomino Dr. NW  
Albuquerque, NM 87120  
Ph. 505.898.2114

Dear Ms. Horvath

Please be advised that **66Architect, LLC**, representing **3615 Hwy 528, LLC** is applying to EPC Site Plan for Building Permit, for the redevelopment of the property at 3615 Hwy 528, described as 'Tract C-4-A plat of tracts C3A, C3B, C3C and C4A, Seven Bar Ranch Cont., located on NM Hwy 528 (Alameda Blvd.) north of Ellison Dr. NW. (Subject Site)

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Subdivision.

Our application will be submitted to EPC on Dec. 1, 2016. The application will request an approval of the Site Development plan for Building Permit which includes the construction of a new 3898sf. McAlister's Deli with drive thru. Our proposed site plan and building elevations will be submitted for design approval and compliance with the Seven Bar Ranch Sector Development Plan, the City of Albuquerque Development Process Manual and the City of Albuquerque Comprehensive Zoning Code. The project will accessed off of Hwy 528 at the north end of the property. Pedestrian and vehicular circulation will be maintained or improved. In keeping with the area's facilitation of retail/restaurant users, we will strive to develop the subject site in a manner that is aesthetically desirable, safe, useful and convenient for the surrounding neighborhoods and businesses.

We appreciate your consideration and support and we look forward to answering any questions you may have.

Clint Wilsey  
66Architect, LLC  
2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043

# 66Architect

November 30, 2016

2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043  
*clint.wilsey@gmail.com*

Westside Coalition of NA's  
Attn: Harry Hendrikson  
10592 Rio Del Sol Ct. NW  
Albuquerque, NM 87114  
Ph. 505.890.3481

Dear Mr. Hendrikson,

Please be advised that **66Architect, LLC**, representing **3615 Hwy 528, LLC** is applying to EPC Site Plan for Building Permit, for the redevelopment of the property at 3615 Hwy 528, described as 'Tract C-4-A plat of tracts C3A, C3B, C3C and C4A, Seven Bar Ranch Cont., located on NM Hwy 528 (Alameda Blvd.) north of Ellison Dr. NW. (Subject Site)

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Subdivision.

Our application will be submitted to EPC on Dec. 1, 2016. The application will request an approval of the Site Development plan for Building Permit which includes the construction of a new 3898sf. McAlister's Deli with drive thru. Our proposed site plan and building elevations will be submitted for design approval and compliance with the Seven Bar Ranch Sector Development Plan, the City of Albuquerque Development Process Manual and the City of Albuquerque Comprehensive Zoning Code. The project will accessed off of Hwy 528 at the north end of the property. Pedestrian and vehicular circulation will be maintained or improved. In keeping with the area's facilitation of retail/restaurant users, we will strive to develop the subject site in a manner that is aesthetically desirable, safe, useful and convenient for the surrounding neighborhoods and businesses.

We appreciate your consideration and support and we look forward to answering any questions you may have.

Clint Wilsey  
66Architect, LLC  
2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043

7015 0640 0004 4337 562J

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

ALBUQUERQUE, NM 87120

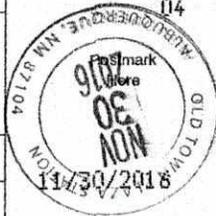
Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.47

Total Postage and Fees \$3.77

Sent To *Westside Coalition*  
 Street and Apt. No., or PO Box No. *Phoenix*  
 City, State, ZIP+4®

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



7015 0640 0004 4337 560Y

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ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.47

Total Postage and Fees \$3.77

Sent To *West Side Coalition*  
 Street and Apt. No., or PO Box No. *Rio Del Sol*  
 City, State, ZIP+4®

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





1010999



**Legend**

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

**Notes**

Buffer: 305ft.  
Hwy. 528 - 205ft.

1: 7,691

0.2 0 0.08 0.2 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
12/12/2016 © City of Albuquerque

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

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

IRA SERVICES TRUST COMPANY CFBO GARY  
VANCE ATWOOD IRA-432763TRAD  
772 TULIP RD SE SUITE 1  
RIO RANCHO NM 87124

KRUSE DOROTHY W & JOHN G & KRUSE  
RONALD W  
10600 ANDREA CIR NW  
CORRALES NM 87048

LA PAZ-35 LIMITED PARTNERSHIP % NEVINS/  
ADAMS PROP INC  
920 GARDEN ST SUITE A  
SANTA BARBARA CA 93101

BERNALILLO COUNTY % COUNTY MANAGER  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102

HALLE PROPERTIES LLC DEPT 1100 NMA03  
20225 N SCOTTSDALE RD  
SCOTTSDALE AZ 85255

SPIRIT MASTER FUNDING VIII LLC  
222 E 5TH ST  
TUCSON AZ 85705-0000

HINNEN PROPERTIES LLC  
1129 JUAN TABO BLVD NE  
ALBUQUERQUE NM 87112

MDL LEVY CORP  
170 ALPINE WAY  
SAN BRUNO CA 94066

STEADMAN WILLIAM F JR & MARGOT M  
10604 ANDREA CIR NW  
CORRALES NM 87048

GIBSON-COTTONWOOD LLC & BENSON-  
COTTONWOOD LLC & ETAL  
142 A SOUTH SANTA CRUZ AVE  
LOS GATOS CA 95030

GIBSON-COTTONWOOD LLC & BENSON-  
COTTONWOOD LLC & ETAL  
142 A SOUTH SANTA CRUZ AVE  
LOS GATOS CA 95030

GIBSON-COTTONWOOD LLC & BENSON-  
COTTONWOOD LLC & ETAL  
142 A SOUTH SANTA CRUZ AVE  
LOS GATOS CA 95030

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

GRANT DAVIS GRIBBLE LLC BLDG 2  
3610 CALLE CUERVO NW SUITE A  
ALBUQUERQUE NM 87114

GARZA COTTONWOOD LLC  
1756 BLACK RIVER DR  
RIO RANCHO NM 87144

GRANT DAVIS GRIBBLE LLC BLDG 2  
3610 CALLE CUERVO NW SUITE A  
ALBUQUERQUE NM 87114

OTERO SONNY & LORRAINE  
PO BOX 524  
SANTA FE NM 87054

HOLLAND SHARON JOY  
PO BOX 1117  
CORRALES NM 87048

Clint Wilsey, 66 Architect LLC.  
2041 S. Plaza St. NW  
Albuquerque, New Mexico 87104

Westside Coalition of N.A.'S  
Harry Hendriksen  
10592 Rio Del Sole Ct. NW  
Albuquerque, New Mexico 87114

Westside Coalition of N.A.'S  
Rene Horvath  
5515 Palomino Dr. NW  
Albuquerque, New Mexico 87120

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

**Hearing Date:** Thursday, Jan. 12, 2017      **1010999**

**Zone Atlas Page:** A-14

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

**Cross Reference and Location:** On or near Hwy 528 between Ellison Dr.

**Applicant:**      **Clint Wilsey, 66 Architect LLC**  
                         **2041 S. Plaza St. NW**  
                         **Albuquerque, New Mexico 87104**

**Agent:**

**Special Instructions:**

**Notice must be mailed from the  
City 15 days prior to the meeting.**

**Date Mailed:** 12/21/16

**Signature:**

*Geraldine Delgado*

SITE PLAN REDUCTIONS



**I. PURPOSE & INTENT**

The following design standards were prepared with the intent of informing, guiding, and preparing design professionals and developers to achieve the goals and standards set forth in this document.

The goals of the design standards are to bring thoughtful, safe, harmonious design to new development, buildings and sites along the 3600 block of HWY 528. The proposed future uses are commercial retail and restaurants, so the standards emphasize safe and functional pedestrian use, with convenient vehicle ingress/egress and parking. The architecture standards establish criteria for aesthetically pleasing buildings, with materials and features consistent and complementary to the local built and natural environment.

All new development shall meet or exceed the requirements of City of Albuquerque Comprehensive Zoning Code, and the Sever-Son-Rush Sector Development Plan for SU-1 zoning.

**II. SETBACKS AND BUILDING HEIGHT**

Building height shall meet the requirements of the City of Albuquerque Comprehensive Zoning Code. For SU-1 Zoning the code refers to R-2 Zoning limitations (Sec. 14-16-2-11(C) Residential Zone). Structure height up to 25' is permitted. Structures over 24' high for within 45' single plan requirements described in the above section.

Setbacks shall meet the requirements of the City of Albuquerque Comprehensive Zoning Code (Sec. 14-16-2-11(C) Setback). For SU-1 Zoning the code refers to R-2 Zoning requirements. Setbacks shall be as follows:

- Front yard setback: 15' min.
- Side yard setback: 5' min.
- Rear yard setback: 15' min.

Landscaping setbacks shall meet the requirements of the CABQ Comp. Zoning Code section 14-16-3-1(E)(3) Landscaping Setbacks.

**III. VEHICULAR ACCESS, CIRCULATION & PARKING**

Proper parking and vehicle circulation is key to a safe, efficient and convenient community development. Thoughtful parking areas shall not dominate the landscape along Hwy 528. Parking shall be dispersed along available lots, and commonly adjacent to buildings and behind building access points. On-street parking is encouraged. Central consideration should be given to screening parking, while maintaining clear sight of intersections and pedestrian connections.

Off-street parking areas, including parking spaces size, drive aisle widths, pedestrian walkways, and screening shall comply with Section 14-16-3-1(B) (Off-Street Parking Regulations) of the CABQ Comp. Zoning Code.

Parking areas shall be designed to include a min. 6' foot wide pedestrian connections to buildings.

Parking shall be placed beside, behind buildings or screened from surrounding neighborhoods by a 3' foot wall or landscaping. Walls shall complement the material and style of surrounding buildings.

Bicycle parking shall comply with Section 14-16-3-1(B) (Parking for Bicycles) of the CABQ Comp. Zoning Code.

Secure bicycle parking shall be provided in convenient locations to help promote cycle commuting.

Motorcycle parking shall comply with Section 14-16-3-1(C) (Parking for Motorcycles) of the CABQ Comp. Zoning Code.

Building entries shall be clearly visible from parking areas or bicycle paths and circulation.

Grading and drainage design of parking areas shall comply with (Step 2) of the Development Process Manual and shall incorporate low impact development principles.

Parking islands shall allow for proper drainage or used for water harvesting.

**V. WALLS, FENCES & SCREENING**

To enhance the attractiveness of site and parking lots, screening of areas such as parking and utility items, as well as retaining walls shall meet the following design standards. Walls, fences and screening shall meet the requirements of Section 14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) of the Abq. Comprehensive Zoning Code.

Parking shall be screened from the public right-of-way by means of a 3' foot high wall and/or landscaping. These walls shall be complementary to the building designs on site, and should reflect local materials and colors.

Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage (loading zones located in parking areas and drives that are not depressed or do not contain a raised dock are not subject to screening).

1. Trash enclosures shall be consistent with the architectural styles and materials of buildings on site.
2. All outdoor refuse containers shall be screened within a minimum 6 foot enclosure which is large enough to contain all trash stored between collections.
3. Trash enclosures shall have solid, or opaque gates as tall as the enclosure.

Walls and fences shall be at least as tall as the objects they are intended to screen but shall not exceed 8 feet high.

All screening devices shall be in compliance with the City of Albuquerque DPM's Clear Sight Fencing regulations.

All mechanical equipment shall meet the screening requirements of Section 14-16-3-18(C)(6) (Screening) of the CABQ Comp. Zoning Code.

All mechanical equipment shall be screened from public view by materials that complement the style and colors of the buildings on site and the surrounding areas.

Walls and fences shall comply with Section 14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) of the CABQ Comp. Zoning Code.

Permeable walls shall utilize openings at all pedestrian connections to insure convenient access to adjacent blocks.

The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished, smooth, grey CMU is prohibited.

Some examples of acceptable wall & fence materials include:

1. stucco over CMU
2. solid faced brick
3. brick
4. stone
5. curved interlock blocks
6. solid, perforated or patterned sheet metal. (no corrugated roofing sheet metal)

The finish of walls & fences shall be attractive and complementary to the building materials on site.

Retaining walls are permitted and shall be attractive and complementary to the building materials and colors on site.

1. Retaining walls, test walls, or elements intended to compensate for the slope in the site, shall avoid long, unarticulated expanses of wall. Walls shall have solid setbacks of at least one foot in planes not running in one continuous direction for more than fifty feet without a change in height or setback.
2. Pedestrian sidewalks and landscape shall be integrated into these sections where applicable to allow for pedestrian access through elevation changes with the site.

Grading and drainage plans must comply with the City of Albuquerque's Drainage Ordinance.

All measures shall be taken to provide public safety at ponding locations.

**VII. LIGHTING AND SECURITY**

To improve safety, security and site aesthetics, lighting design shall be carefully considered. The primary design goal of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings or roadways with extraneous glare or reflection.

All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the CABQ Comp. Zoning Code.

Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act. (74-12-1 to 74-12-10, NMSA 1993)

All free-standing lights shall be of consistent design throughout the site.

High pressure sodium & cobra-head type lighting fixtures are not permitted.

Light fixtures shall be located on Site Development Plans for Building Permit.

The height of street lights and off-street parking area lights shall not exceed 26 feet.

All lights shall be shielded to prevent light spillage onto adjacent properties or the public right-of-way.

Pedestrian lighting shall not exceed 12 feet in height.

Tree canopy lighting may be used to accent and enhance pedestrian connections.

Exterior elevations of buildings fronting the public right-of-way may use accent lighting to enhance the building.

**VII. LANDSCAPING**

The site development landscape shall strive to improve and enhance the aesthetics of the site and its presence from the street, as well as define and enhance pedestrian and vehicular connections. The goal is to create a natural setting, indicative of the New Mexico landscape, and that provides year around coverage, color and interest for the development. A clear theme and style for the development shall be planned and reflected in the hardscape, paving, plantings, signage, and site amenities. Landscaping shall conform to the regulations applicable to Apartment and Non-Residential Development required in Section 14-16-3-15 Landscaping Regulations Applicable to Apartment and Non-Residential Development) of the Abq. Comprehensive Zoning Code.

Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq., Street Tree Ordinance) of the CABQ Comp. Zoning Code.

A minimum of 75% of the net site area shall be devoted to landscape materials.

Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.

Gravel shall be a 1-1/2" maximum, and color shall be consistent or specific to a design pattern throughout the site.

All plant material shall be maintained by the building owner in a living, attractive condition, and free of weeds and trash.

Minimum plant material sizes at the time of installation shall be:

1. Canopy Trees - 2" caliper
2. Evergreen Trees - 10" min. height
3. Accent Trees - 2" caliper
4. Shrubs and groundcovers - 1 gallon minimum.

Landscape plans shall comply with the City's Water Conservation Ordinance and Poller Ordinance.

Drought tolerant species shall be used in landscape areas, and xeriscape planting is encouraged. Live plant materials shall cover a min. 75% of landscape areas at maturity.

An automatic underground irrigation system is required to support off site landscaping. The system shall be designed to avoid over-irrigating on walls, buildings, fences, sidewalks, parking areas, etc. Irrigation components shall be maintained properly in full working condition at all times.

The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.

Landscape beds shall be at grade to promote water harvesting.

**VIII. ARCHITECTURE / DESIGN**

The architectural design of buildings and site amenities shall be thoughtful and reflect a high quality of aesthetics, character, and appropriate scale and massing. The design shall reflect the built and natural surrounding of the southwest, and shall respond to climate, views, solar access and street visibility.

All development shall comply with the 14-16-3-18 General Building & Site Design Regulations for Non-Residential uses of the CABQ Comp. Zoning Code.

**A. Architectural Style:**

The development shall provide a cohesive material and color palette amenity to buildings.

Building features like shade canopies, store fronts, and building accents should be consistent or complementary to the overall style of the development.

All buildings shall be "contemporary" in design and reflect characteristics and architectural styling of the present time. Contemporary design is based in modern architecture styling and can include clean lines, explicit geometry, variation in massing, minimal or no ornamentation, careful and honest use of materials, emphasis on shadow/light, and creative use of openings and glazing.

Historical references to traditional New Mexico styles shall be in a contemporary interpretation of those styles.

**C. Articulation**

Buildings shall have a variety of structural forms to create visual interest and character.

Long unarticulated facades shall be prohibited. Facades shall have varied front setbacks, bump-outs, or wall planes that do not sit in one continuous line or of more than 100 feet without a change in color, material or architectural treatment.

Missing elements shall be reinforced with accent color or material variation.

**D. Materials:**

The architecture expression of all buildings shall reflect contemporary style with materials that complement New Mexico and southwest vernacular.

2. Individual building elements and materials shall be of excellent design, construction, and quality. Examples of appropriate materials include:
  - Metal wall panels
  - Perceplain tile
  - Natural or cast stone
  - Concrete (colored or patterned)
  - Rammed earth
  - Glass
  - Stucco or EPS
  - Brick or decorative CMU

The following exterior building materials shall be prohibited:
 

- Engineered wood paneling
- Vinyl or plastic siding
- Plain grey, or unfinished smooth CMU

All glazing shall be clear and neutral in color. Reflective, densely glazed, and patterned glazing is prohibited.

Canopies, trellises and awnings shall be durable and weather resistant, such as metal, corrugated metal, or steel.

Colors shall include earth tones with accent colors in limited areas.
 

- i. No more than 2 accent colors shall be used per building.
- ii. The use of contrasting colors for shade elements and metal accents are encouraged.

**IX. SIGNAGE**

Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their users.

All signage on subject site must comply with Sections 14-16-3-5 (General Sign Regulations) and 14-16-2-12(A)(25) (Industrial Park Zone). For these requirements, one free standing sign is permitted for each street frontage, or joint sign provisions, which is at least 200 feet of street frontage. This would allow a single, 20' foot high, 100sq ft sign on the subject site along NM Highway 528. A maximum of twenty percent of building facades facing NM Hwy 528 may be used as building mounted signage only.

Free standing signs shall be designed so as to not require and external framing, angle supports, guy wires or similar devices.

No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.

Signs shall not overhang into the public right-of-way or extend above the building parapet or roof line.

Off-premise signs and portable signs are prohibited.

Building mounted signs shall have contrasting colors from the background and text height and font to ensure readability.

No building mounted sign the minimum size and features like windows, columns, or canopies.

**X. PROCESS**

Site Development Plan for Building Permit shall be attached to the Development Review Application and be consistent with the design standards established by the Site Development Plan for Individual.

ARCHITECT	
Architect: <b>Clint Wilsey</b> clint.wilsey@gmail.com 505.280.0043	
DRAWN BY	CJW
DATE	
2/16/17	
<b>COMMERCIAL REDEVELOPMENT</b> 3615 NM HWY 528 Albuquerque, NM	
DATE	
2/16/17	
SHEET TITLE	
DRB-FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION	
<b>A-2 DESIGN STANDARDS</b>	

**LEGEND:**

• 3.00'	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)	⊘	STORM DRAIN MANHOLE
— 1.00'	MATCH EXISTING ELEVATIONS	⊘	SANITARY SEWER MANHOLE
— 1.00'	TOP OF CONCRETE FLOW LINE, CURB	—	SANITARY SEWER LINE
— 1.00'	INVERT	—	STORM DRAIN LINE
— 1.00'	FINISH GRADE	⊘	STORM DRAIN INLET
— 1.00'	TOP OF BASE COURSE	⊘	POWER POLE
— 1.00'	TOP OF CURB	—	GUY WIRE
— 1.00'	TOP OF GRATE	—	OVERHEAD WRELS
→	FLOW ARROW	—	SEWER
—	GRADE BREAK—HIGH POINT	—	UNDERGROUND ELECTRIC LINE
—	SWALE	—	UNDERGROUND COMMUNICATIONS LINE
—	STORM DRAIN LINE	—	UNDERGROUND GAS LINE
—	PROPOSED MAJOR CONTOUR	—	UNDERGROUND WATER LINE
—	PROPOSED MINOR CONTOUR	—	SANITARY SEWER CLEAN-OUT
—	EXISTING MAJOR CONTOUR	—	WATER METER
—	EXISTING MINOR CONTOUR	—	WATER VALVE
		—	HYDRANT
		—	FENCE

**GRADING AND DRAINAGE NARRATIVE**

THE EXISTING PROPERTY FOR COMMERCIAL DEVELOPMENT IS LOCATED AT 3615 ALAMEDA BLVD. NW (HWY 528). THE SITE IS ACCESSED FROM THE NORTH SIDE (EXISTING DEVELOPMENT) UTILIZING NORTH BAR RANCH NW. THE SITE IS ACCESSED FROM THE WEST SIDE AND SOUTH SIDE UTILIZING ALAMEDA BLVD. NW. THE SITE CONSISTS OF AN EXISTING PARKING LOT, BUILDING, CONCRETE FLATWORK, AND LANDSCAPING. THERE IS AN EXISTING DEVELOPMENT (SEVEN BAR RANCH) ON THE NORTH AND SOUTH SIDE. THE PROPERTY IS BOUNDED BY ALAMEDA BLVD (NM-528) ON THE WESTSIDE. TO THE EAST IS A VACANT COMMERCIAL LOT. THE LAND IS GENERALLY FLAT AND SLOPES FROM THE SOUTHWEST TO THE NORTHEAST. THE POSSIBLE IMPROVEMENTS WILL BE A NEW BUILDING, ASSOCIATED CONCRETE FLATWORK, ASPHALT PARKING LOT, CURB AND GUTTER, AND ASSOCIATED SITE WORK.

THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE STANDARD CURBS AND GUTTER, WITH CURB CUTS AND RUNDOWNS ALLOWING STORMWATER INTO PROPOSED WATER HARVESTING AREAS. THESE WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (REQUIRED VOLUME =  $(0.33 \text{ IN} \times 43,318 \text{ SF}) / 12 = 1,192 \text{ CF}$  PROPOSED WATER HARVEST AREA VOLUME = 1,612 CF > 1,192 CF, AS REQUIRED BY THE RECENT CITY OF ALBUQUERQUE DRAINAGE ORDINANCE CHANGES. ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO WATER HARVEST AREAS LOCATED ON THE NORTH, NORTHEAST CORNER, AND EAST SIDES OF THE SITE.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE AS PER FEMA MAPS.

**KEYED NOTES:**

- 1) NEW HOT MIX ASPHALT.
- 2) APPROXIMATE LOCATION OF PROPERTY LINE.
- 3) NEW WATER HARVEST AREA.
- 4) NEW BUILDING.
- 5) EXISTING ASPHALT.
- 6) SAW CUT EXISTING ASPHALT, MATCH EXISTING ELEVATION. SEE PLAN FOR ELEVATION.
- 7) NEW TEMPORARY ASPHALT CURB.



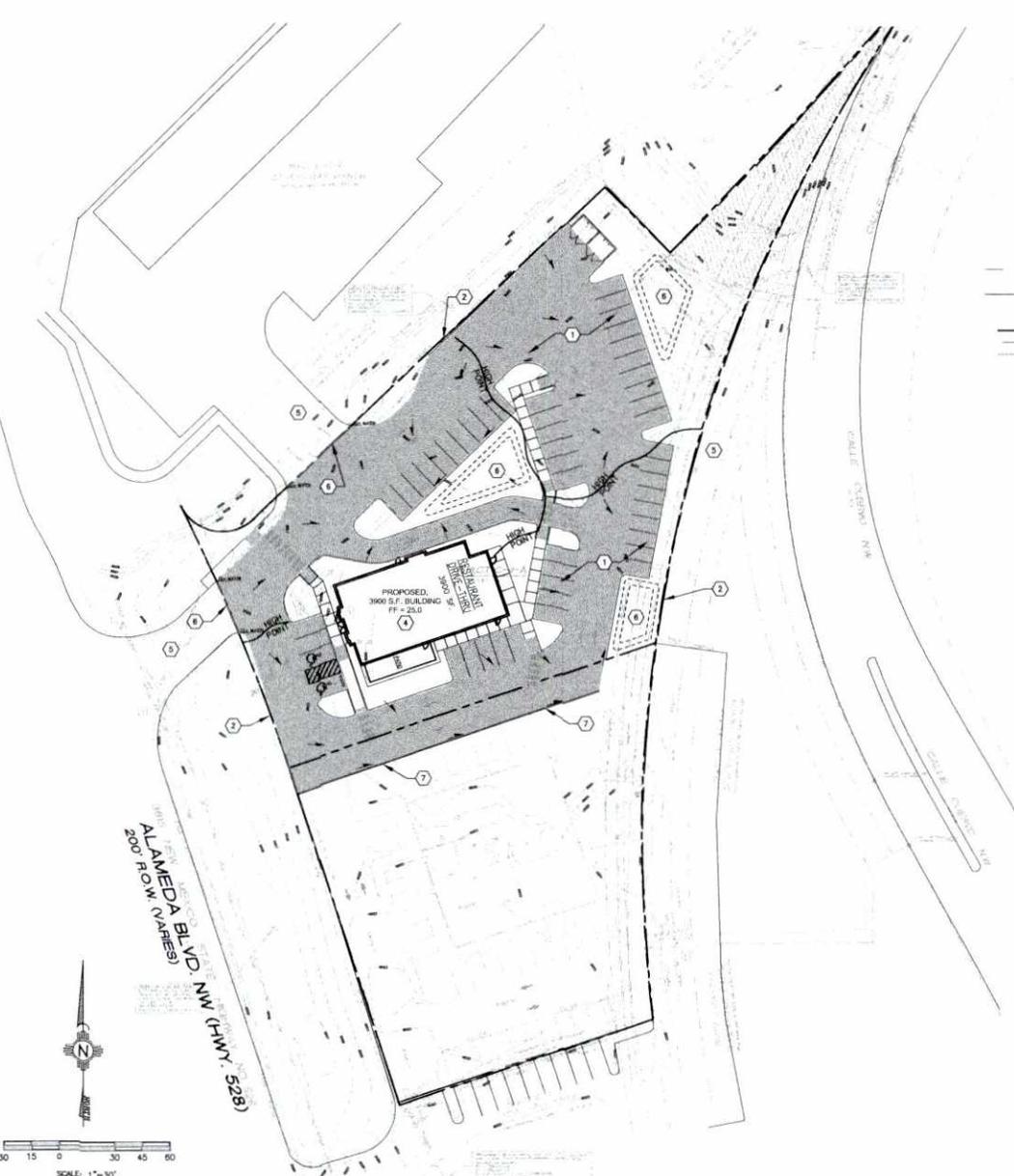
ARCHITECT:	
Architect:	Clint Wilsey clint.wilsey@gmail.com 505.280.0043
DRAWN BY:	JUL
DATE:	11/30/16
ISSUE:	-

**COMMERCIAL REDEVELOPMENT**  
 3615 NM HWY 528  
 Albuquerque, NM

DATE: 11/30/16

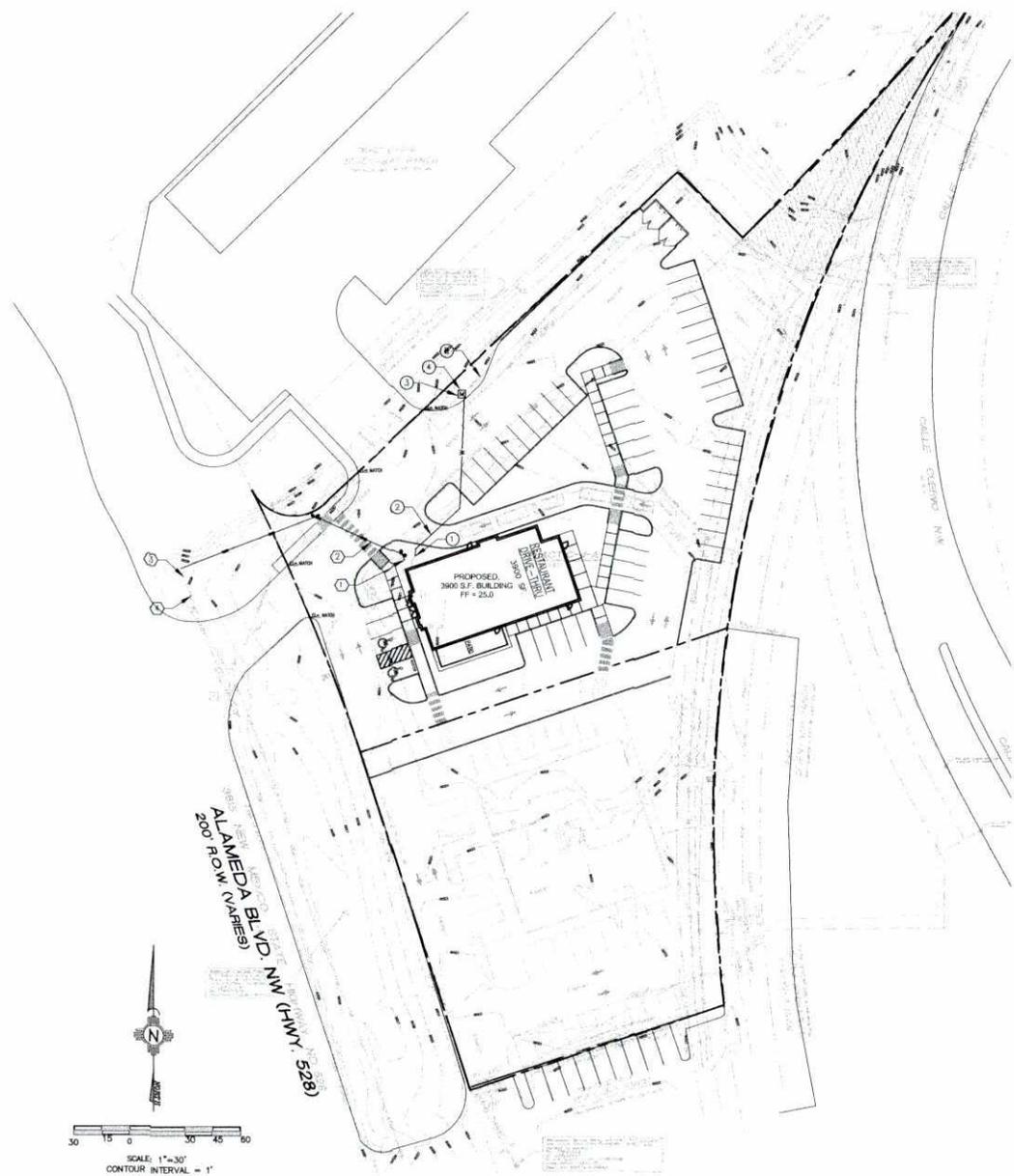
SHEET TITLE:  
 EPC CONCEPTUAL GRADING AND DRAINAGE PLAN FOR DRAINAGE PERMIT

C-101



SCALE: 1"=30'  
 CONTOUR INTERVAL = 1'

**A1 GRADING AND DRAINAGE PLAN**  
 SCALE: 1"=30'



**A1 SITE UTILITY PLAN**  
SCALE: 1"=30'

**WATER KEYNOTES**

- ① CONNECT NEW 2" DOMESTIC WATER SERVICE LINE TO PROPOSED BUILDING. SEE MECHANICAL PLANS FOR INVERT AND EXACT LOCATION PRIOR TO CONSTRUCTION.
- ② NEW 2" DOMESTIC WATER SERVICE LINE, AS PER COA STANDARD DWG 2301, 2315, 2363.
- ③ NEW 2" AECMA APPROVED WATER METER WITH METER BOX, AS PER COA STANDARD DWG 2367 AND AECMA STANDARD DWG 2368.
- ④ CONNECT NEW 2" DOMESTIC WATER SERVICE TO EXISTING 8" WATER MAIN. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.
- ⑤ EXISTING 8" WATER DISTRIBUTION MAIN TO REMAIN IN PLACE.

**SANITARY SEWER KEYNOTES**

- ① NEW 4" SANITARY SERVICE LINE, WITH DOUBLE CLEANOUTS, TO PROPOSED BUILDING. SEE MECHANICAL PLANS FOR INVERT AND EXACT LOCATION PRIOR TO CONSTRUCTION.
- ② NEW 4" SANITARY SEWER SERVICE LINE, MIN. SLOPE = 2.0% AS PER WATER AUTHORITY STANDARD DWG. 2125.
- ③ CONNECT NEW 4" SANITARY SEWER SERVICE LINE TO EXISTING SEWER MAIN. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION, AS PER AECMA STANDARD DWG. 2125.
- ④ EXISTING SEWER MAIN COLLECTOR TO REMAIN.

**GENERAL NOTES:**

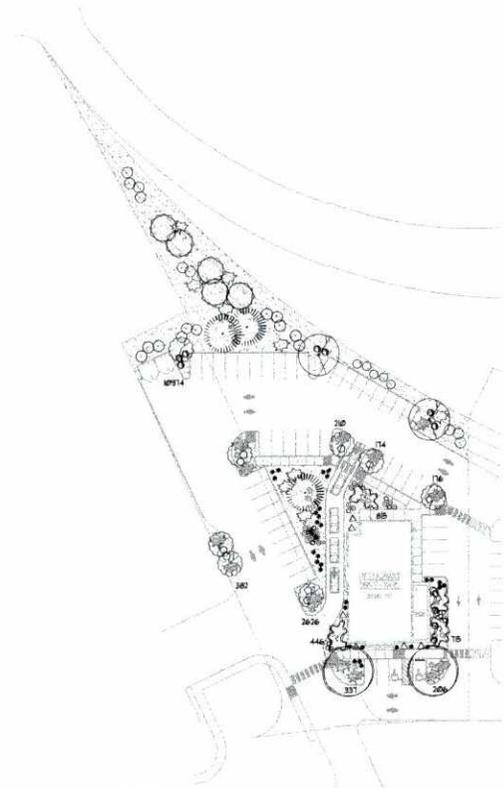
- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1996 EDITION AS REVISED THROUGH UPDATE #8, INCLUDING AMENDMENT #1.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. IF A CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED UTILITIES EXISTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CITY OF ALBUQUERQUE TRAFFIC DEPARTMENT A DETAILED CONSTRUCTION SCHEDULE AND TRAFFIC CONTROL PLAN. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CITY OF ALBUQUERQUE TRAFFIC ENGINEER. CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE TRAFFIC ENGINEER (848-1500) PRIOR TO OCCUPYING AN INTERSECTION OR PERFORMING CONSTRUCTION ON A ROADWAY.
- 6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- 7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
- 8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE LINES OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- 9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
- 10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 11. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABOWUA) SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY FOURTEEN (14) DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT <http://abowua.org/Work-Orders-Shutoff.aspx>.
- 12. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650, SUBPART P.
- 13. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING AND TRAFFIC CONTROL STORAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
- 15. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURBS AND GUTTERS, HANDICAP RAMP AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER CITY OF ALBUQUERQUE STANDARD, AT THEIR OWN EXPENSE.
- 16. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM AECMA (WATER UTILITY AUTHORITY), AND CITY OF ALBUQUERQUE INCLUDING, BUT NOT LIMITED TO, THE STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION. THE PREFERRED BMP IS TO REMOVE SEDIMENT/POLLUTANTS ON THE PROPERTY WHILE CONSTRUCTION ACTIVITY IS OCCURRING.
- 17. ALL WATERLINE PIPE SHALL BE C-800 PVC.
- 18. ALL SANITARY SEWERLINE PIPE SHALL BE SDR-35 PVC.
- 19. CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER AND THE AECMA FOR REVIEW PRIOR TO CONSTRUCTION.
- 20. CONTRACTOR SHALL USE RESTRAINED JOINTS AS NECESSARY PER RESTRAINED JOINT MANUFACTURERS RECOMMENDATIONS.
- 21. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY COMPONENTS TO GRADE AS NECESSARY, PER AECMA STANDARD DRAWINGS AND DETAILS.
- 22. BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 23. MAINTENANCE OF THE WATER AND SANITARY SEWER UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.

**LEGEND:**

- W — PROPOSED WATER SERVICE LINE
- SAS — PROPOSED SANITARY SEWER LINE
- — — EXISTING WATER SERVICE LINE
- — — EXISTING SANITARY SEWER LINE
- ⊗ PROPOSED CLEANOUT
- ⊞ PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE



ARCHITECT:	
Architect: Clint Wiley clint.wiley@gmail.com 505 280-0043	
DRAWN BY: <b>JAL</b>	
Δ	—
ISSUE: —	
<b>COMMERCIAL REDEVELOPMENT</b>	
3615 NM HWY 528 Albuquerque, NM	
DATE:	<b>11/30/16</b>
SHEET TITLE: <b>EPC CONCEPTUAL SITE UTILITY PLAN FOR BUILDING PERMIT</b>	
<b>C-102</b>	



LANDSCAPE LEGEND				
QTY	SIZE	COMMON/BOTANICAL	H&H	IRIG USE
2	2' Gal	Chinese Platane <i>Platanus chinensis</i>	425/35	M
2	2' Gal	Honey Locust <i>Gleditsia triacanthos</i>	525/45	M
3	6' - 8'	Australian Pine <i>Pinus nigra</i>	35x25	M
4	5 Gal	Crape Myrtle <i>Lagerströmia indica</i>	5x5	M
2	4' - 6'	Palm Yucca <i>Yucca favoniana</i>	5x5	M
6	5 Gal	Broadford Pear <i>Pyrus calleryana</i>	5x5	M
5	5 Gal	Desert Willow <i>Chiosma linearis</i>	3x25 6/3 325	M
1	5 Gal	India Hawthorn <i>Raphanostyle indica</i>	3x5 25 275	M
31	5 Gal	Feather Reed Grass <i>Calamagrostis canadensis</i>	13x2 4 124	M
3	5 Gal	Blazing Star <i>Scilla maritima</i>	5x5 25 225	M
4	5 Gal	Bulbous Tree <i>Bulbosa davidii</i>	5x5 25 250	M
5	5 Gal	Tea Jarner <i>Jungferus formosensis</i>	4x2 144 256	M
13	5 Gal	Buffalo Jerboa <i>Jungferus sabina</i>	3x2 144 872	M
12	1 Gal	Corn Sage <i>Cornus Greggii</i>	3x3 9 126	M
1	1 Gal	Blue Yew <i>Carpaceus x claudonensis</i>	3x3 9 99	M
5	1 Gal	Tennessee Blue <i>Encocmaria loricata</i>	5x6 36 360	L
8	1 Gal	Madame Tulle <i>Falugia paradoxa</i>	5x6 64 512	L
12	1 Gal	Opuntia <i>Cylindropuntia Live Groundcover</i>	5x6 64 768	L
5	2-3cf	Overseas Acacia Cobble Native Seed		

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with City of Albuquerque Landscape Ordinance. Approval of this plan does not constitute or imply exemption from other rules provisions of the latter Conservation Landscaping and other related Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping shall be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles shall be followed in design and installation.

Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with trees to receive 1 Netline spiral (50' length) with 3 loops at a final radius of 45" from tree trunk, pressed in place. Netline shall have emitters 2" on with a flow of 4 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bladder systems to be laid to 1/2" polypropylene with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours. Run time will be adjusted according to the season.

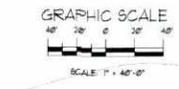
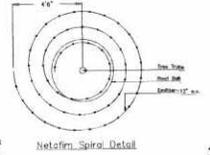
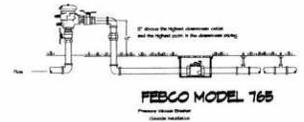
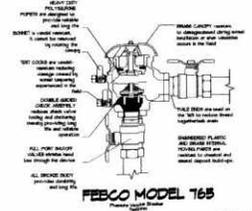
Point of connection for irrigation system is shown at current line and shall be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (sf)	55649
TOTAL BUILDING AREA (sf)	3098
TOTAL LOT AREA (sf)	49141
LANDSCAPE REQUIREMENT	X .5
TOTAL LANDSCAPE REQUIRED (sf)	24570
TOTAL ON-SITE LANDSCAPE PROVIDED	12061
TOTAL LIVE GROUNDCOVER REQUIRED	5108
TOTAL LIVE GROUNDCOVER PROVIDED	8734



ALAMEDA BLVD. NW (HWY. 528)  
200' R.O.W. (VARIES)

L1 3615 HWY 528 - LANDSCAPE PLAN



The Hilltop  
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Fax: 505-842-7373  
derry@hilltoplandscape.com

Landscape Architect



November 30, 2016

3615 Hwy 528  
RIO RANCHO, NM

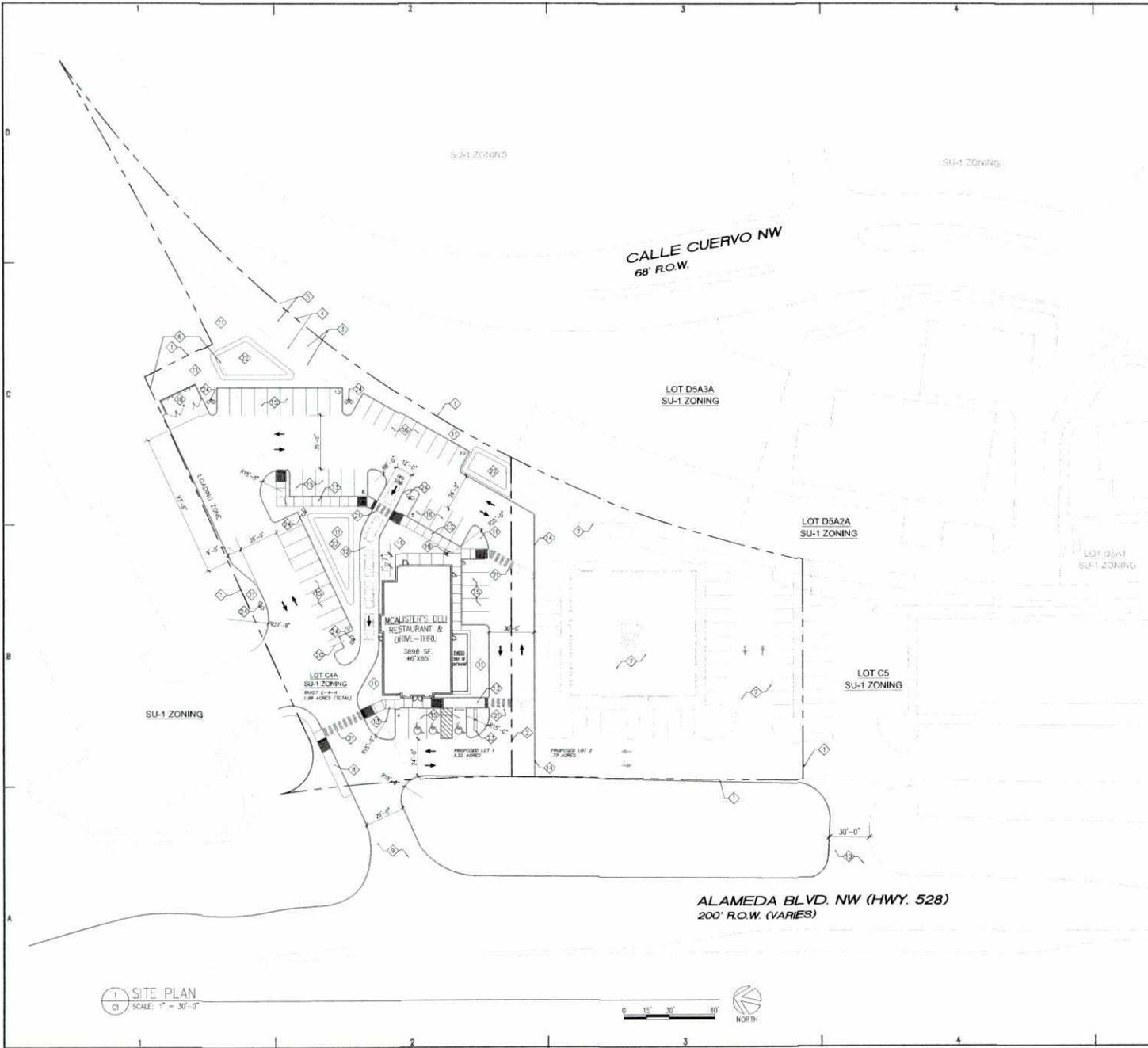
LANDSCAPE PLAN

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**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS

DESIGNED BY  
REVISED BY  
DATE  
LOCUS

SHEET #  
LS-101



- ### SITE PLAN GENERAL NOTES
1. DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE PLAN, AS REQUIRED BY THE DEVELOPMENT SEVEN RANCH (DSR).
  2. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL AND CURRENT ADA CRITERIA.
  3. ALL NEW REFUSE ENCLOSURES MUST BE BUILT TO CDA MANUAL SPEC REQUIREMENTS INCLUDING A SANITARY DRAIN.
  4. GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PILES ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT. SIDE AND 5'-0" OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO FRAM ELECTRIC SERVICE GUIDE AT WWW.FRAMELECTRIC.COM FOR SPECIFICATIONS.
  5. ALL NEW SIGNAGE SHALL MEET THE REQUIREMENTS OF CARLS COMPENSATION ZONING CODE SECTION 14-18-3-5 AND A SEPARATE PERMIT FOR SIGNAGE SHALL BE OBTAINED.

- ### PARKING DATA
- PARKING REQUIREMENT:**  
PER CARLS COMP ZONING CODE 14-16-3-1  
RESTAURANT: 1 SPACE PER 4 SEATS  
# 124 SEATS = 31 SPACES REQUIRED  
50 TOTAL SPACES PROVIDED
- MOTORCYCLE PARKING REQUIRED:** 2 SPACES  
**MOTORCYCLE PARKING PROVIDED:** 2 SPACES
- MOTORCYCLE PARKING REQUIRED:** 2 SPACES  
**MOTORCYCLE PARKING PROVIDED:** 2 SPACES
- DISABLED PARKING REQUIRED:** 3 SPACES  
**DISABLED PARKING PROVIDED:** 3 SPACES
- BICYCLE PARKING REQUIRED:** 3 SPACES  
**BICYCLE PARKING PROVIDED:** 3 SPACES

### SITE DATA

NOTE: SUBDIVISION OF THE PROPERTY HAS BEEN APPROVED BY CARLS EPC CASE#200996, AND FINAL APPROVAL BY DRB SHALL BE COMPLETED PRIOR TO EPC SITE PLAN FOR BUILDING PERMIT HEARING. SUBJECT PROPERTY IS ON PROPOSED LOT 1.

**LEGAL DESCRIPTION:**  
TRACT C-4-A OF TRACTS C3A, C3B, C3C & C4A SEVEN RANCH RANCH COMM.

**ZONING:**  
SU-1 (P)

**SECTOR PLAN:**  
SEVEN RANCH SECTOR DEVELOPMENT PLAN

**SITE AREA:**  
TOTAL (EXISTING) LOT SQ. FT. = 86,684 SF  
TOTAL (EXISTING) LOT ACRES = 1.99 ACRES  
PROPOSED LOT 1 SQ. FT. = 53,568 SF (1.22 AC.)  
PROPOSED LOT 2 SQ. FT. = 33,116 SF (.77 AC.)

**BUILDING SETBACKS:**  
FRONT 15' MIN.  
REAR 15' MIN.  
SIDE 5' MIN.  
SIDE 5' MIN.

**MAXIMUM BUILDING HEIGHT:**  
26 FT.

**FLOOR AREA RATIO:**  
5 MAX. - 27 MIN.

**ARCHITECT:**

Architect:  
**Clint Wilsey**  
clint.wilsey@gmail.com  
505 280-0043

**DRAWN BY:** C.W.

**ISSUE:**



**VICINITY MAP:**  
ZONE ATLAS PAGE A-14-2

- ### SITE PLAN KEYED NOTES
- ◇ EXISTING PROPERTY LINE
  - ◇ PROPOSED NEW PROPERTY LINE
  - ◇ EXISTING 10' WATERLINE EASEMENT FILED DEC. 27, 1974 VOL. 430 PGS. 319-321
  - ◇ EXISTING 20' SOUTHERN UNION GAS CO. EASEMENT FILED DEC. 23, 1974 BOOK 300 PGS. 963-94
  - ◇ EXISTING 10' UTILITY EASEMENT FILE AUG. 8, 1974 VOL. 300 PGS. 310
  - ◇ EXISTING 50' ROADWAY AND TEMPORARY DRAINAGE EASEMENT FILE APRIL 30, 1982, VOL. 284 PGS. 147
  - ◇ PROPOSED FUTURE DEVELOPMENT
  - ◇ EXISTING PEDESTRIAN CONNECTION / PUBLIC WALKWAY
  - ◇ EXISTING SHARED ACCESS DRIVE (RIGHT-IN, RIGHT-OUT, LEFT IN)
  - ◇ EXISTING SHARED ACCESS DRIVE (RIGHT-IN, RIGHT-OUT)
  - ◇ LANDSCAPE AREA - SEE LANDSCAPE PLAN
  - ◇ DRIVE THRU LANE (5 CAR BUYS, 100' LENGTH)
  - ◇ NEW PEDESTRIAN CONNECTION/WALKWAY 6' WIDE UNO
  - ◇ EDGE OF TEMPORARY SHARED DRIVE UNDER SHARED ACCESS AGREEMENT
  - ◇ STANDARD PARKING SPACE: 8'-6" X 18'
  - ◇ SMALL CAR PARKING SPACE: 6'W X 15'L (MIN)
  - ◇ SMALL CAR PARKING NOT TO EXCEED 15 SPACES OR 20% OF TOTAL RETO PARKING
  - ◇ HC PARKING SPACE: 8'X20' @ HC ASIDE, 12'X20' W/O HC ASIDE
  - ◇ DOUBLE DIMENSION ENCLOSURE 10'X24' CLEAR INSIDE SEE SHEET A-3 FOR DETAILS
  - ◇ BICYCLE RACK PARKING FOR 3 BIKES
  - ◇ 2 MOTORCYCLE PARKING SPACES AT 4'X8' W/DESIGNATED MOTORCYCLE PARKING ONLY SIGN
  - ◇ PEDESTRIAN CROSSING 4' WIDE W/ 24" STRIPING
  - ◇ SITE DRAINAGE - RETENTION POND
  - ◇ PROPOSED LOCATION OF PULVIN SIGN
  - ◇ PROPOSED SITE LIGHTING (POLE LIGHT) AT 20' MAX.

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**DRAWN BY:** C.W.

**ISSUE:**

**COMMERCIAL REDEVELOPMENT**  
3615 NM HWY 528  
Albuquerque, NM

**DATE:** 5/1/16

**SHEET TITLE:**  
EPC SITE PLAN  
FOR BUILDING PERMIT

**A-1 SITE PLAN**

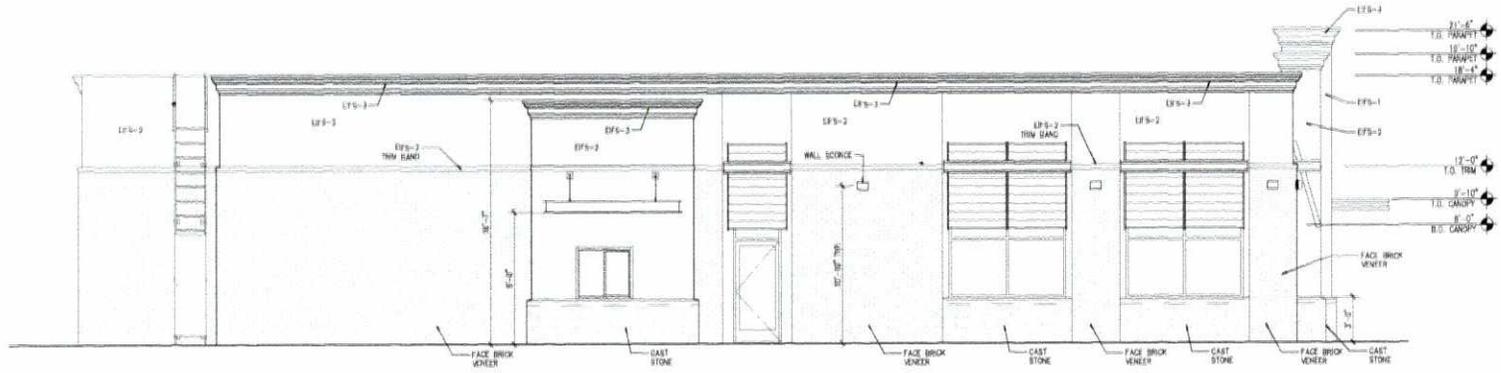
1 SITE PLAN  
SCALE: 1" = 30'-0"



EXTERIOR FINISH SCHEDULE	
EPS-1	MANUFACTURER: DRYVIT COLOR: TO MATCH EP-1, CUSTOM COLOR "PAID GREEN" LOCATION: BLDG EPS FIELD 1 @ MAIN ENTRY
EPS-2	MANUFACTURER: DRYVIT COLOR: TO MATCH EP-2, (S&W)21 WHEAT WHEAT LOCATION: BLDG EPS FIELD 2
EPS-3	MANUFACTURER: DRYVIT COLOR: TO MATCH EP-3, SW 118 ANTIQUE WHITE LOCATION: BLDG CORNICES
CAST STONE	MANUFACTURER: CONTINENTAL CAST STONE COLOR: NATURAL STONE, 1133 PROFILE: SL22033 STRET: 3850SER COLLECTION; WINDOW SILL, STRAIGHT
FACE BRICK	MANUFACTURER: PINE HILL BRICK COLOR: BROWN FERRY STYLE: HERITAGE SERIES SIZE: MODULAR BRICK PATTERN: RUNNING BOND MORTAR: GREY
EXTERIOR PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: CUSTOM COLOR "PAID GREEN"
EXTERIOR PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: (S&W)21 WHEAT WHEAT
EXTERIOR PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: (S&W)15 ANTIQUE WHITE



A3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



A1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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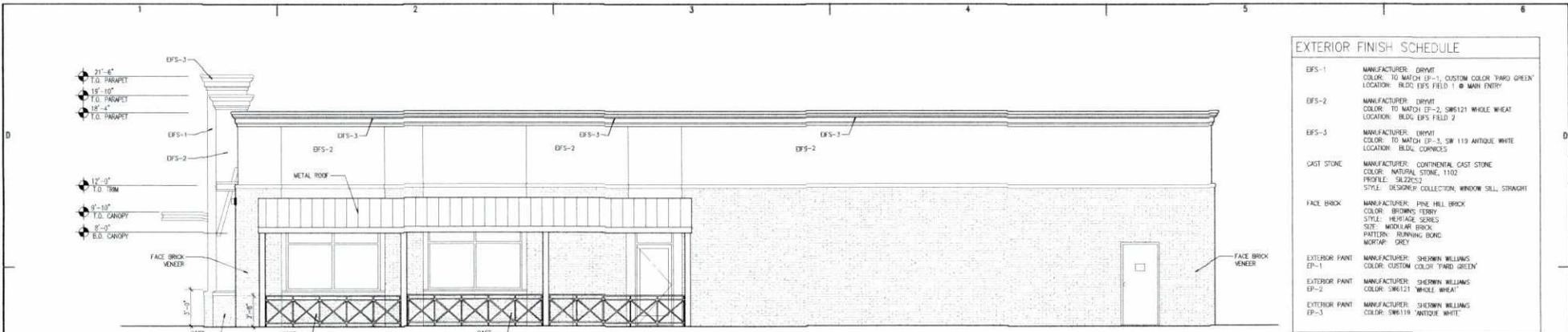
ISSUE:

COMMERCIAL REDEVELOPMENT  
 3615 NM HWY 528  
 Albuquerque, NM

DATE: 5/17/16

SHEET TITLE:  
 EPC SITE PLAN  
 FOR BUILDING PERMIT

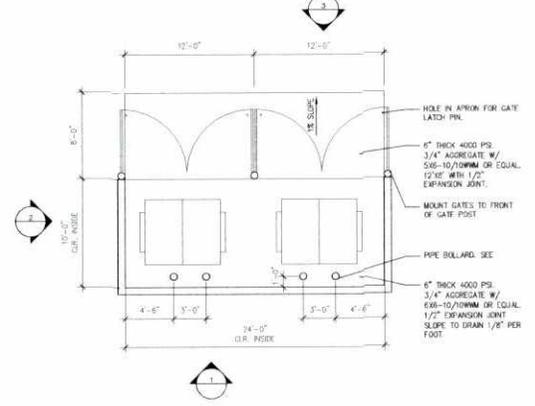
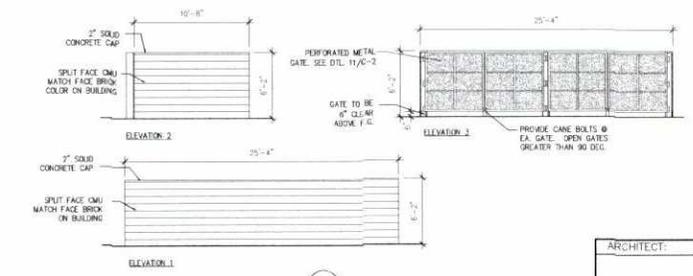
A-2 ELEVATIONS



**A3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**A1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**B TYPICAL PAD LAYOUT**  
SCALE: 3/8" = 1'-0"

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DRAWN BY: C/JW

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ISSUE:

**COMMERCIAL REDEVELOPMENT**  
 3615 NM HWY 528  
 Albuquerque, NM

DATE: 5/1/16

SHEET TITLE:  
**EPC SITE PLAN FOR BUILDING PERMIT**

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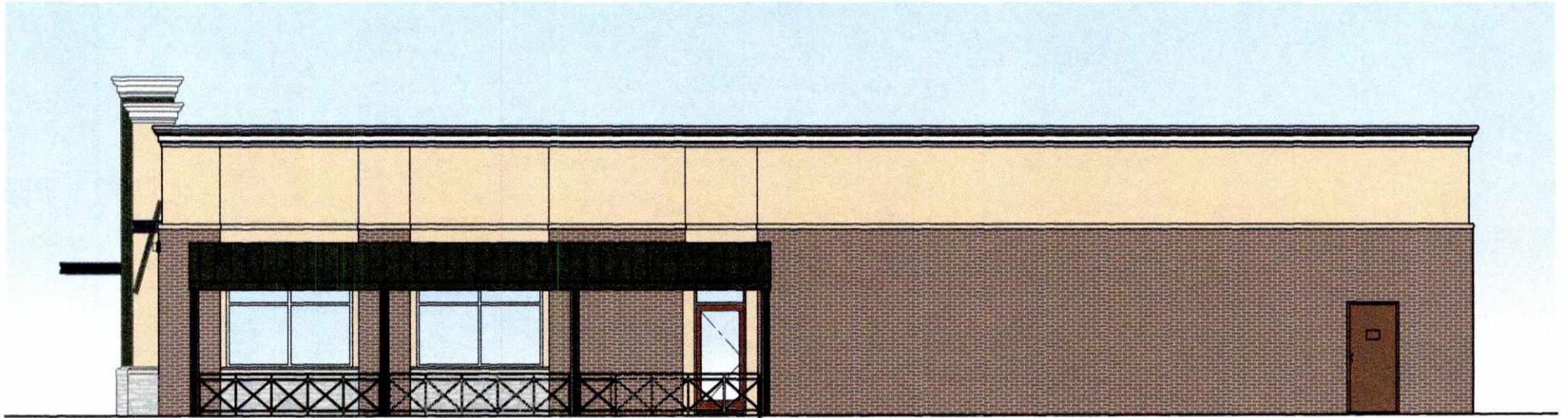
**A-3 ELEVATIONS**



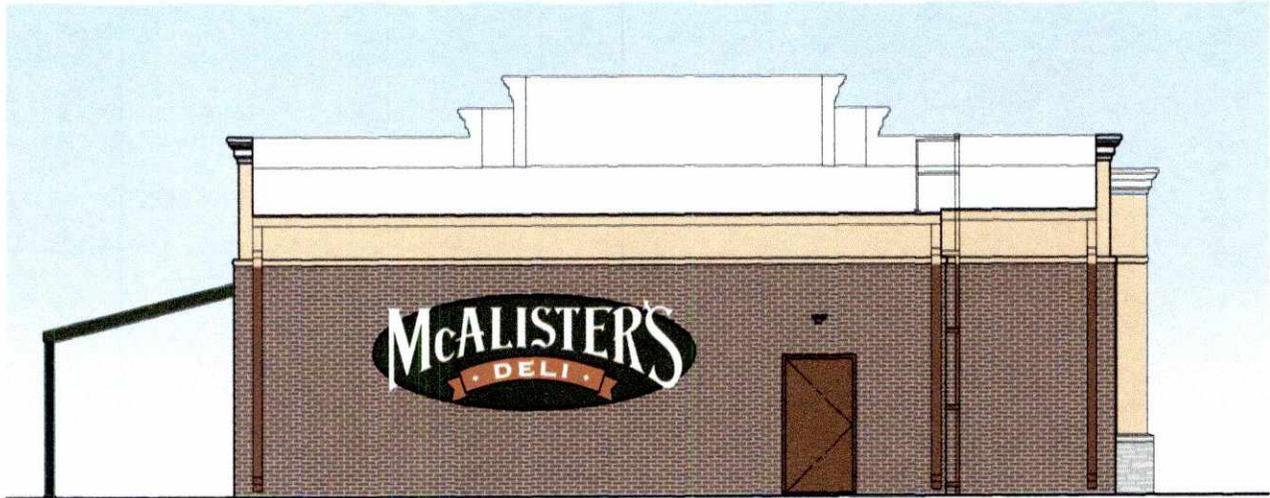
**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**