



**Environmental
Planning
Commission**

*Agenda Number: 01
Project Number: 1005237
Case #: 15EPC-40012, 40013
May, 14, 2015*

Staff Report

| | |
|--------------------------|--|
| <i>Agent</i> | High Mesa Consulting |
| <i>Applicant</i> | Mark 3S Holly Development |
| <i>Request</i> | Amend Site Development Plan for Building Permit and Subdivision |
| <i>Legal Description</i> | Tracts A and B Mark 3S Holly Development |
| <i>Location</i> | Holly Avenue NE, between Ventura Street and Holbrook Street |
| <i>Size</i> | 1.34 acres |
| <i>Existing Zoning</i> | SU-2 Mixed Use |
| <i>Proposed Zoning</i> | Same |

Staff Recommendation

APPROVAL of Case 15-EPC 40013, Amendment to Site Development Plan for Subdivision based on the Findings beginning on Page 9, and subject to the Conditions of Approval beginning on Page 11.

APPROVAL of Case 15EPC 40012, Amendment to Site Development Plan for Building Permit based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 14.

Staff Planner
Maggie Gould, Planner

Summary of Analysis

This is a request for amendments to a Site Development Plan for Subdivision (SPS) and Site Development Plan for Building Permit (SPBP) for an approximately 1.34 acre site.

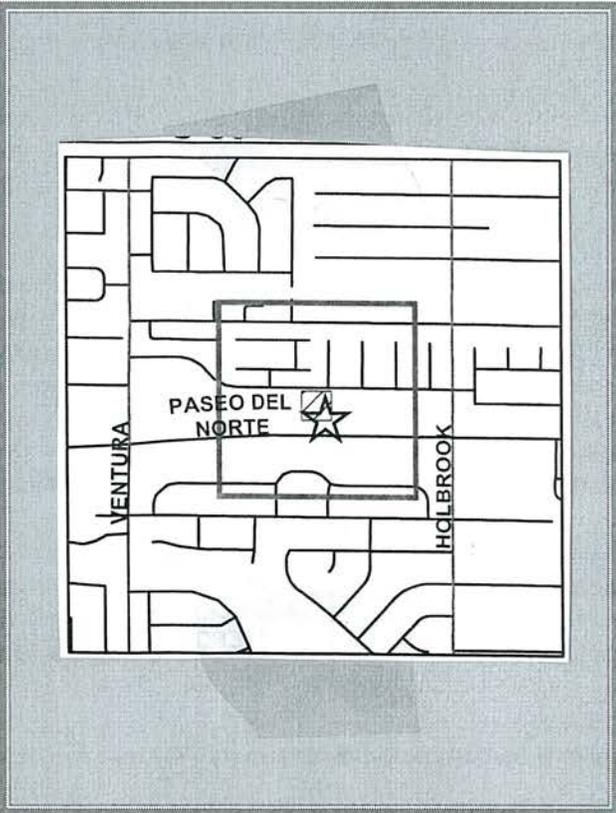
The applicant proposes to amend the SPS to show the new lot lines, site improvements, square footage of the new building and all required calculations. The amended SPBP shows the proposed new two story elementary school building with building elevations.

The requests are consistent with the La Cueva Sector Development Plan and the Comprehensive Plan.

The Vineyard Estates NA, Heritage East Association of Residents, District 4 Coalition of NA's were notified and submitted letters of support for the requests.

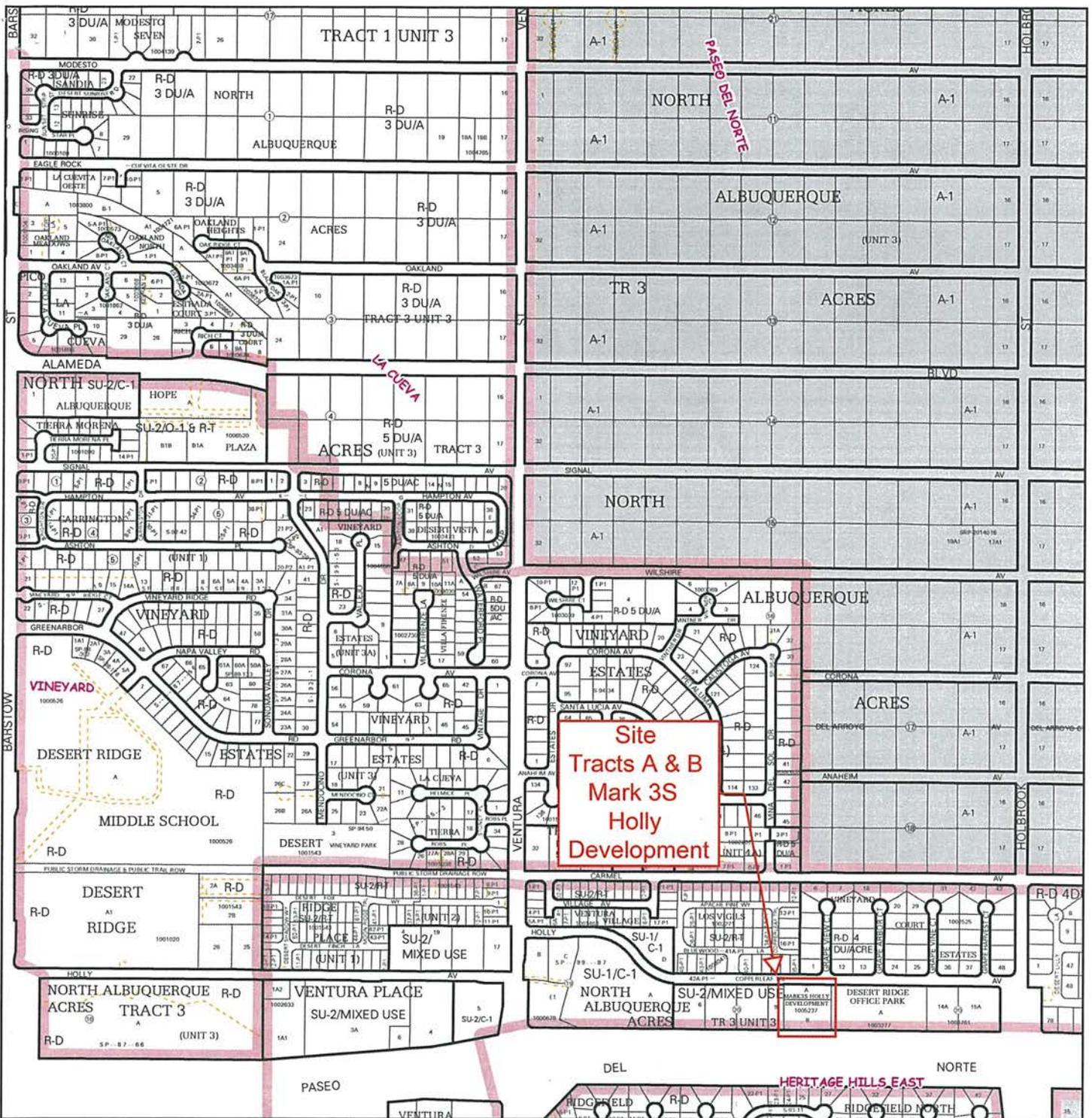
The City notified property owners within 100 feet of the site.

There is no known opposition. Staff recommends approval.

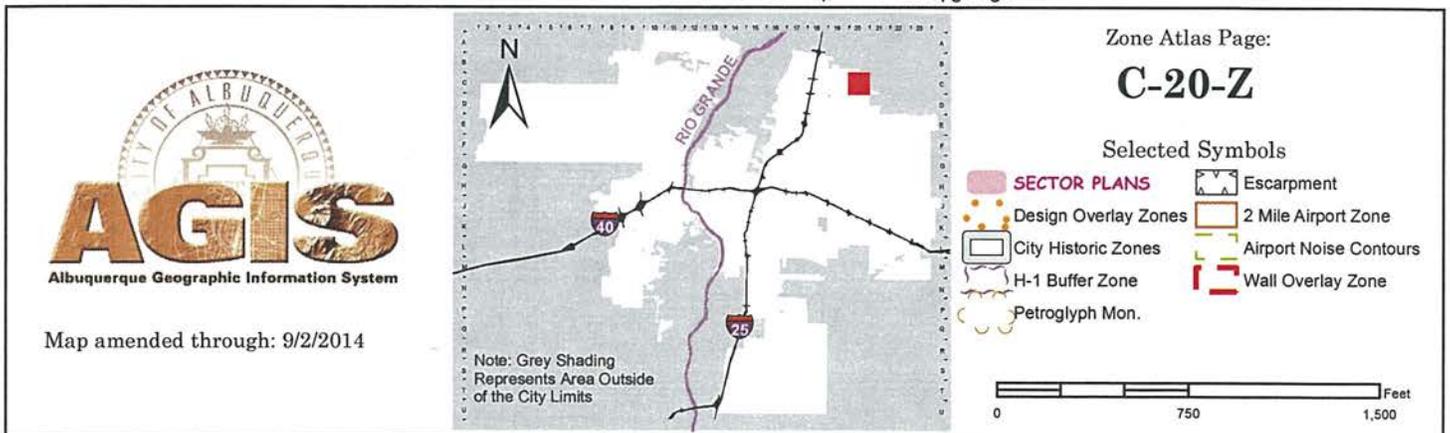


City Departments and other interested agencies reviewed this application from 04/06/2015 to 04/17/2015
Agency comments used in the preparation of this report begin on Page 16.

Notes

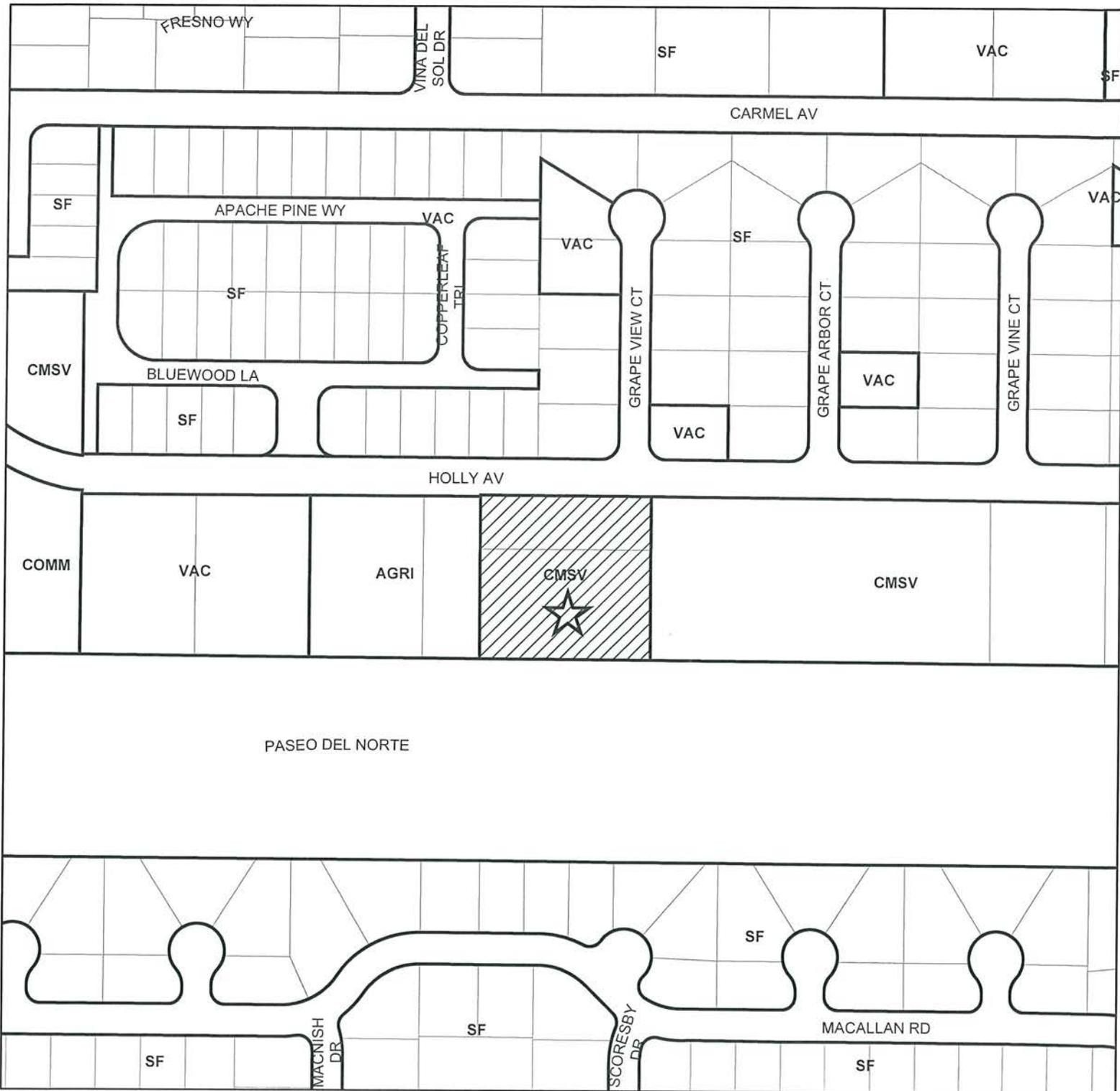


For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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



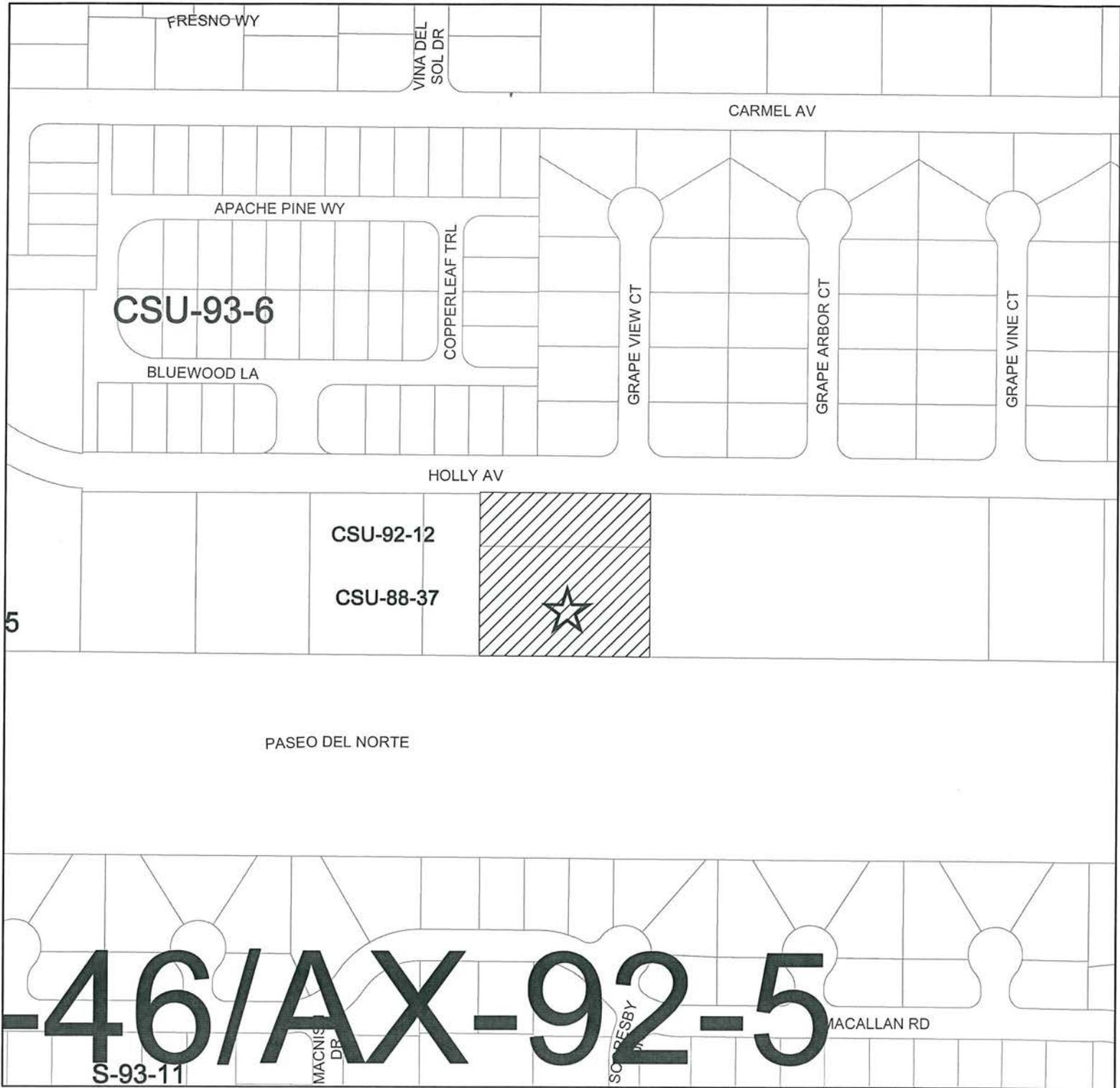
1 inch = 200 feet

Project Number:
1005237

Hearing Date:
5-14-2015

Zone Map Page: C-20
Additional Case Numbers:
15EPC40012 & 40013





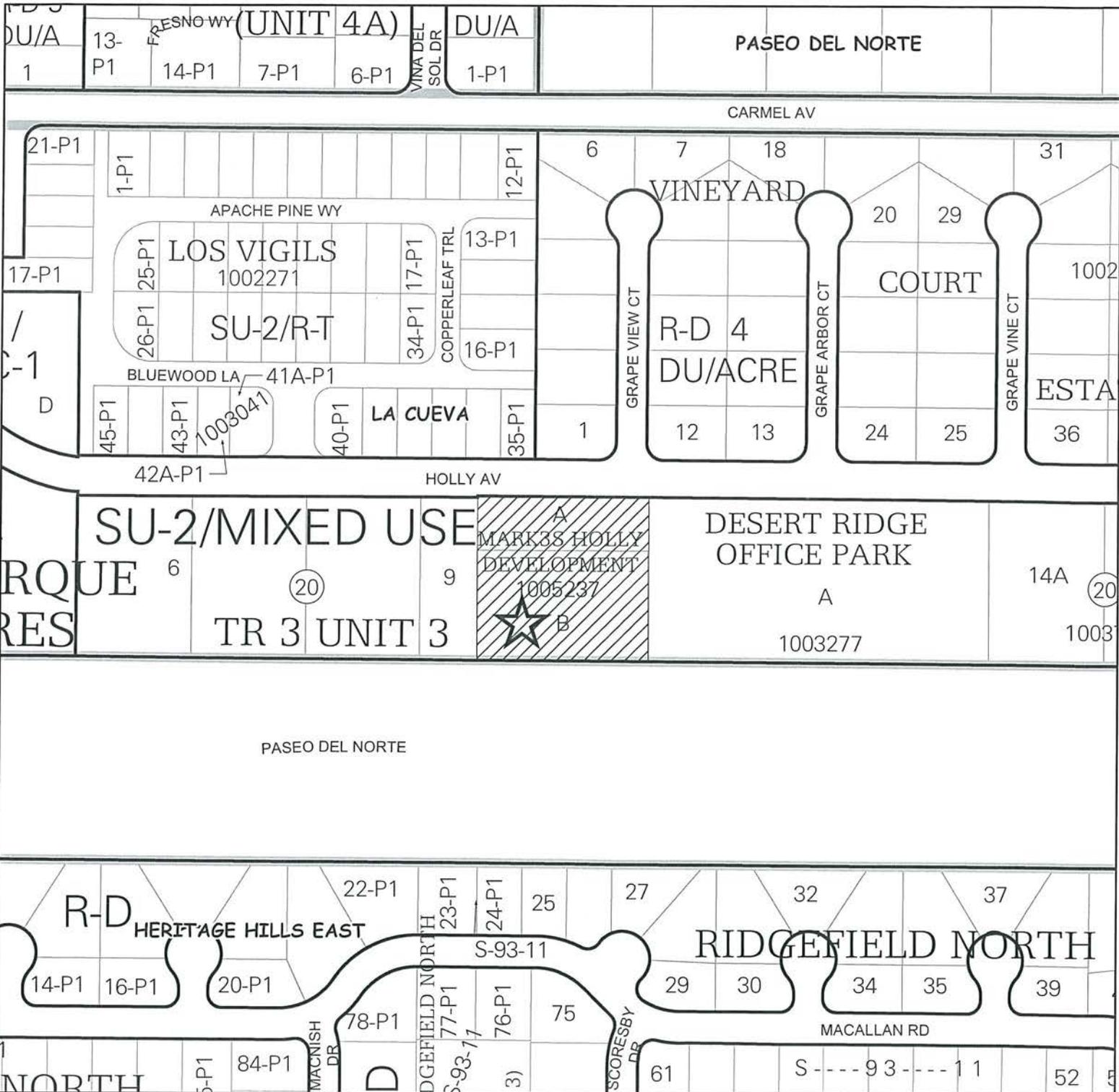
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

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ZONING MAP

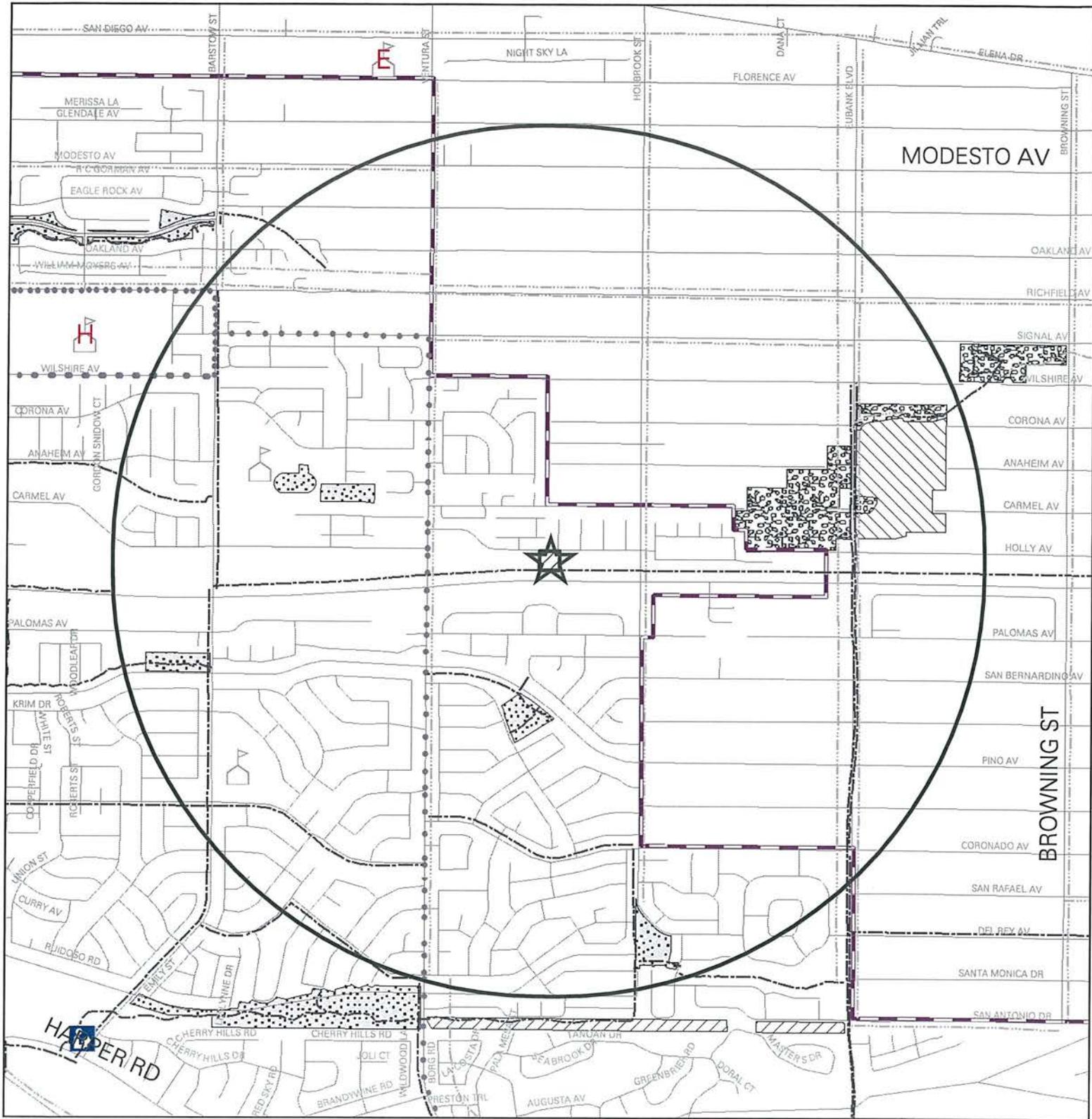
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1 inch = 200 feet

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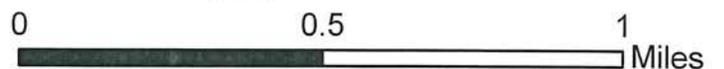


Public Facilities Map with One-Mile Buffer



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

Project Number: 1005237



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | <i>Zoning</i> | <i>Comprehensive Plan Area; Applicable Rank II & III Plans</i> | <i>Land Use</i> |
|--------------|-------------------------------------|--|-------------------------------|
| <i>Site</i> | SU- 2Mixed Use | Developing Urban/Rural, La Cueva Sector Development Plan | Vacant/ office |
| <i>North</i> | R-D and SU-2 R-T | same | Single family housing |
| <i>South</i> | R-D to the south of Paseo del Norte | same | Roadway/Single family housing |
| <i>East</i> | SU- 2Mixed Use | Rural, La Cueva Sector Development Plan | Office |
| <i>West</i> | SU- 2Mixed Use, SU-I for C-1 | Developing Urban, La Cueva Sector Development Plan | Commercial /Vacant |

II. INTRODUCTION

Proposal

The applicant proposes amendments to the approved site development plan for subdivision (SPS) and site development plan for building permit (SPBP) (06-EPC-01580 and 01581) for Tracts A and B of the Mark 3S Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street. The site is 1.34 acres. The applicant proposes a new two story, 9,707 square foot building on Tract A for a private elementary school. There is an existing pre-school on Tract B. The new building would allow the addition of an elementary to the site in conjunction with the existing pre-school. The existing SPBP was approved for a one story office building on Tract A. The applicant must amend the SPBP and SPS to show to the new proposed building, changes to the site, revised calculations and new lot lines.

EPC Role

This request is before the EPC because EPC review is required for all SU-2 zoned properties in the La Cueva Sector Development Plan (LCSDP) area (LCSDP, p. 26).The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO), though the City Council would make the final decision. The applicant is adding approximately 5,000 square feet of building to the previously approved SPBP; this is more than the 10% of building square footage that constitutes a minor amendment to a Site Plan which can be approved administratively. The request is a quasi-judicial matter.

History/Background

The property was zoned SU-2/Mixed Use zone with the adoption of the La Cueva Sector Development Plan (LCSDP) in 2000. In 2006 the EPC approved a SPS and SPBP for both tracts. The SPS divided the site into Tracts A and B, the existing configuration, and showed proposed infrastructure and development. These plans showed a preschool on tract B that was built in 2007 and an office on Tract A. The office was never built and now the applicant is proposing to develop a school instead.

Context

The area contains single family residential uses to the north, a mix of commercial and office uses to the east and west. Paseo del Norte borders the site to the south. The site has pedestrian and vehicle access from Holly Street and pedestrian access to the trail along Paseo del Norte. The proposed school will be a compatible use with the other uses in the area because it will be of a similar intensity and style.

Transportation System

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

The Long Range Roadway System designates Paseo del Norte as a Principal Arterial.

The Long Range Roadway System designates Ventura Street as a Collector street.

The Long Range Roadway System designates Holly Avenue as a Local street.

Comprehensive Plan Corridor Designation

Paseo del Norte is an express corridor. The express corridor gives priority to automobile traffic.

Trails/Bikeways

A paved multi-use trail runs along the north side of Paseo del Norte, to the south of the site.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zone SU-2 /Mixed Use pursuant to the La Cueva Sector Development Plan. This zone allows uses as regulated in the C-1 zone with certain exceptions and additions; including

prohibiting gas stations, car washes and car repair adjacent to residentially zoned property and allowing townhomes and restaurant with full service liquor permissively

The proposed use, private elementary school, is permissive under the SU-2/Mixed Use zone because it is allowed permissively in the C-1 zone.

Albuquerque / Bernalillo County Comprehensive Plan

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

The western quarter of the subject site is located in the area designated Developing 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.” Applicable policies include:

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 proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve a portion of the views to the east and the west. The request furthers Policy II.B.5.d.

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

The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrical service. The request furthers Policy II.B.5.e.

Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

The proposed development connects to the existing trail corridor along Paseo del Norte. The request furthers Policy II.B.5g.

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

The proposed development will provide employment and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request furthers Policy II.B.5i.

The eastern ¾ of the site is in the area designated Rural by the Comprehensive Plan:

Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.

The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request furthers policy 3b.

Economic Development

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local business owner. The request furthers Policy II.D.6b because it will allow the expansion of an existing local business.

La Cueva Sector Development Plan (LCSDP)-Rank III

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

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

The following overarching Guiding Principles and Guiding Land Use Principles apply to the request: Compliance with the Design Regulations is evaluated in Site Development Plan for Building Permit section of this report.

OVERARCHING GUIDING PRINCIPLES PAGE 4:

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

The request will result in the development of a compatible use on the subject site. The proposed school building will be a low intensity use and will not generate excess traffic or noise. The request is consistent with Bullet 4.

GUIDING LAND USE PRINCIPLES (P. 25):

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

The request furthers Principle two because it will allow the development of a service use (school) that may serve children in the area.

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

The applicant submitted a view analysis showing that portions of both the views to the east and views to west will be protected. The proposed height, 26 feet, is the same as would be allowed for residential buildings on the lots to the north. The request furthers Principle 8.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The

community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design guidelines of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality and will use similar landscape materials. The request further Principle 9

SITE DEVELOPMENT PLAN FOR SUBDIVISION

The applicant proposes to amend the SPS to show the platting and construction that was approved with the first phase and is now built. This includes the lot lines, trail connection to the trail along Paseo del Norte, walls and sidewalk, Public Utility and drainage easement and fire hydrant built as part of the first phase. The only changes from the approved SPS are the amended parking calculations and square footage for the school.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes to amend the existing SPBP to add a 9,707 square foot, two story building for a private elementary school. The original SPBP showed the foot print for a 4,930 square foot, one story office building and elevations. The building foot print remains the same, but the building square footage increases by approximately 5,000 square feet, with the addition of a second story. The approved SPBP and SPS show the building on Tract A as an office building rather than a school and include elevations, so the applicant must amend the existing plans in order to develop the school.

Site Plan Layout / Configuration

The proposed new building will be in the north east corner of tract A, there will be entrances facing the parking area and the plaza space to south of building. The site has access from Holly Avenue. The building will be a similar style to the existing building on the site. The same stucco colors, windows, and architectural details are proposed. The site has two existing dumpsters that will remain. The existing parking meets the requirement of the plan by providing parking that is appropriately sized for the site, landscaped to decrease temperature gain and break up the parking area. The applicant is not proposing any changes to the parking area.

Public Outdoor Space

The applicant proposes a landscaped patio/plaza area to the south of the new proposed building.

Vehicular Access, Circulation and Parking

The parking is to the side of the building and parking is provide in accordance with the zoning code § 14-16-3-1, General Parking Regulations, at 1 space per each employee. Ten spaces are allocated for the new school; there are 23 spaces on Tract A.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site development plan for building permit shows sidewalk connection from the building to the street and from the parking area to the building. There is an existing connection to the trail along Paseo del Norte. An existing seven space bike rack is provided in the parking area.

Walls/Fences

No new walls are proposed. There is an existing wall along the eastern boundary of the site and along the southern boundary of the site.

Lighting and Security

The existing parking area contains standard 19 foot light poles with cut off fixtures. Building mounted lights are proposed on all four sides of the building. The proposed lighting complies with §14-16-3-9, Area Lighting Regulations.

Landscaping

The site has existing landscaping in the parking area, along the south side of the site and along the north side of the side adjacent to Holly Avenue. The applicant proposes the same landscaping as was previously approved; this complies with the zoning code § 14-16-3-10, Landscape Regulations.

Grading, Drainage, Utility Plans

The site is relatively flat and drains from south to north. Runoff will be accommodated in the existing infrastructure along Holly Avenue.

Architecture

The applicant proposes a modern building that contains the same design elements as the existing building to the south.

Signage

The applicant proposes a building mounted sign comprised of bronze colored letters, approximately 54 square feet in size. The sign complies with the zoning code, §14-16-3-5, General Signage Regulations and the C-1 zone, 14-16-2-16. The C-1 zone allows building mounted signs in the Developing Urban area to cover up to 20% of the building façade. However, when there is also a freestanding sign the percentage is reduced to 10. There is an existing monument sign on the site, so the new could only take up 10% of the façade. The façade is approximately 2,392 square feet. The sign complies with the Zoning Code.

La Cueva Sector Development Plan (LCSDP) Design Regulations

The La Cueva Sector Develop Plan (LCSDP) contains extensive design regulations. Staff reviewed the site development plan for building permit request against these regulations; because of the extent of the regulations, staff summarized the regulations and noted compliance or lack of compliance.

For the complete text of the regulations see page 30 of the LCSDP.

1. Trail Connections:

An existing connection from the site to the trail along Paseo del Norte satisfies the requirements of this section.

2. On-site Open Space:

These regulations are primarily applicable to residential development.

3. Pedestrian Circulation:

3R-4: A 15-foot sidewalk shall be provided along the entire entry façade of all buildings. Shading shall be provided along the façade, using canopies, portals or shade trees spaced at 25 ft. The sidewalk area should be predominantly a walkable surface, although shade structures, landscaping and seating may be placed within this area.

The site plan shows the connections from the building to the street, the internal sidewalks and pedestrian connection required. A 10 foot wide landscaped area with a sidewalk, seating and shading is proposed along the north façade of the building. Although the plan calls for a 15 foot wide area, staff believes that this meets the intent of the plan.

4. Non-Residential Building Orientation:

The proposed new building meets the requirements of the LCSDP by providing attractive façades including windows and building articulation on all sides of the building and landscaping. The building entrance is convenient to the walkway and the parking is on the side of the building.

5. Architectural Character, Non-residential buildings:

The proposed building has clear entrances, articulated façades, and is less 50,000 square feet in size. The architectural details, including windows, steel windows shades, stucco colors, landscaping materials and style match the existing building.

6. Architectural Character, Multi-Family Residential Buildings: Not applicable

7. Architectural Character, Single-Family Residential: Not Applicable

8. Open Space and Common Areas:

A plaza/ common area exists in between the existing building and the proposed building. The applicant proposes two additional benches. The area will be landscaped and is accessible from the buildings and parking area.

9. Building Materials and Colors:

The proposed building will be neutral colored (tan and brown) with trim that will blend with the predominate building materials. These design elements meet the requirements of the LCSDP.

10. Perimeter Walls: The site has existing compliant walls, no new walls are proposed.

11. Views: The applicant provided a view analysis showing the views into and out of the site, as required by the plan, in order to preserve views to the Sandia Mountains and the West esa. The analysis shows that the proposed building will block a portion of the views towards the Sandia

Mountains, but a portion will still be visible. The building height is allowed by the underlying zoning.

12. Off street parking: The existing parking meets the requirement of the plan by providing parking that is appropriately sized for the site, landscaped to decrease temperature gain and break up the parking area. The applicant is not proposing any changes to the parking area.

13. Signage: The proposed signage complies with the LCSDP because it will be consistent with and complementary to the color, material and style of the proposed building (medium bronze metal letters). The individual letters are less than 2 feet in height.

14. Lighting: The existing parking lot lighting complies with the plan's requirements to have outdoor fixtures be fully shielded,

15. Loading Dock, Trash Collection and similar features: The site has two existing dumpsters that meet the requirements of the plan for screening and design.

16. Landscaping: Trees are placed along front of the building in accordance with the street ordinance. The existing parking lot landscaping complies with the Zoning Code, §14-16-3-10 Landscaping Regulations, and with intent of the LCSDP to provide a pleasant microclimate for pedestrians.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant has addressed the Transportation Development comments. Planning staff and the applicant met with Transportation staff and confirmed that the applicant's proposed revisions are acceptable. The applicant also provided the required paperwork to address the comments from ABCWUA.

Neighborhood/Public

The applicant notified Vineyard Estates NA, Heritage East Association of Residents and District 4 Coalition of NA's. All three associations submitted letters of support for the requests.

The City notified property owners within 100 feet of the site. Staff received one phone call regarding the project. The caller wanted information about the proposal, but was not opposed to the requests.

V. CONCLUSION

The proposed amendments are consistent with the design guidelines of the LCSDP and comply with zoning code and the applicable policies in the Comprehensive Plan. The proposed building will allow the development of a new school that will serve the area. The

FINDINGS – 15 EPC-40013-May 14th, 2015-Site Development Plan for Subdivision

1. This is a request for an amendment to a Site Development Plan for Subdivision for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use.
2. The request will update the previously approved Site Development Plan for Subdivision to show a proposed new building and the improvements and replat that occurred since the previous approval (06-EPC-01580).
3. The site is subject to the design guidelines of the La Cueva Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. An amendment to the previously approved SPBP (15EPC-40012) is heard concurrently with this request.
6. The request is consistent with Albuquerque Bernalillo County Comprehensive Plan: The western quarter of the subject site is located in the area designated Developing 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..” Applicable policies include:
 - A. 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 proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve apportion of the views to the east and the west. The request furthers Policy II.B.5.d.
 - B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured. The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrically service. The request furthers Policy II.B.5.e.

- C. Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.
The proposed development connects to the existing trail corridor along Paseo del Norte. The request furthers Policy II.B.5g.
- D. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
The proposed development will provide employment and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request furthers Policy II.B.5i.
- E. The eastern $\frac{3}{4}$ of the site is in the area designated Rural by the Comprehensive Plan: Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.
The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request furthers Policy II.B.3b.
Economic Development
- F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.
The applicant is a local business owner. The request furthers Policy II.D.6b because it will allow the expansion of an existing local business.

7. The request is consistent with the policies of La Cueva Sector Development Plan:
- A. Bullet 4: Land uses that are compatible with existing development.
The request will result in the development of a compatible use on the subject site. The proposed school building will be a low intensity use and will not generate excess traffic or noise. The request is consistent with bullet 4.
- B. Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.
The request furthers Principle two because it will allow the development of a service use (school) that may serve children in the area.
- C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.
The applicant submitted a view analysis showing that portions of both the views to the east and views to west will be protected. The proposed height, 26 feet, is the same as would be allowed for residential buildings on the lots to the north. The request furthers Principle 8.
- D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape.

The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design guidelines of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality and will use similar landscape materials. The request further Principle 9.

8. The applicant notified Vineyard Estates NA, Heritage East Association of Residents and District 4 Coalition of NA's. All three associations submitted letters of support for the requests.
9. The City notified property owners within 100 feet of the site. Staff received one phone call asking for information, but the caller was not opposed to the project.

RECOMMENDATION - 15 EPC-40013-May 14th, 2015

APPROVAL of 15EPC-40013, Site Development Plan for Subdivision for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use, based on the preceding Findings (and subject to the following Conditions of Approval.)

CONDITIONS OF APPROVAL - 15EPC-40013- May 14th, 2015- Site Development Plan for Subdivision

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.

FINDINGS - 15EPC-40012- May 14th, 2015-Site Development Plan for Building Permit

1. This is a request for an amendment to a Site Development Plan for Building Permit for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use.
2. The request will allow the development of a new two story, 9,707 square foot building for a private elementary school. The request amend the previously approved SPBP (06EPC-01581) which showed a one story office building on Tract A and a preschool, now constructed on Tract B.
3. The site is subject to the requirements of the La Cueva Sector Development Plan
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. An amendment to the previously approved SPS (15EPC-40013) is heard concurrently with this request.
6. The request is consistent with Albuquerque Bernalillo County Comprehensive Plan:

The western quarter of the subject site is located in the area designated Developing 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..” Applicable policies include:

- A. 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 proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve apportion of the views to the east and the west. The request furthers Policy II.B.5.d.
- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrically service. The request furthers Policy II.B.5.e.

- C. Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.
The proposed development connects to the existing trail corridor along Paseo del Norte. The request furthers Policy II.B.5g.
- D. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
The proposed development will provide employment and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request furthers Policy II.B.5i.
- E. The eastern $\frac{3}{4}$ of the site is in the area designated Rural by the Comprehensive Plan: Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.
The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request furthers Policy II.B 3b.
Economic Development
- F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.
The applicant is a local business owner. The request furthers Policy II.D.6b because it will allow the expansion of an existing local business.
7. The request is consistent with the policies of La Cueva Sector Development Plan:
- A. Bullet 4: Land uses that are compatible with existing development.
The request will results in the development of a compatible use on the subject site. The proposed school building will be a low intensity use and will not generate excess traffic or noise. The request is consistent with bullet 4.
- B. Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.
The request furthers Principle two because it will allow the development of a service use (school) that may serve children in the area.
- C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.
The applicant submitted a view analysis showing that portions of both the views to the east and views to west will be protected. The proposed height, 26 feet, is the same as would be allowed for residential buildings on the lots to the north. The request furthers Principle 8.
- D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape.

The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design guidelines of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality and will use similar landscape materials. The request further Principle 9.

8. The applicant notified Vineyard Estates NA, Heritage East Association of Residents and District 4 Coalition of NA's. All three associations submitted letters of support for the requests.
9. The City notified property owners within 100 feet of the site. Staff received one phone call asking for information, but the caller was not opposed to the project.

RECOMMENDATION - 15 EPC-40012-May 14th, 2015

APPROVAL of 15EPC-40012, a request for Site Development Plan for Building Permit for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 15 EPC-40012-May 14th, 2015-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 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.

-
4. The applicant will continue to work with PNM to clarify the issue of distribution lines.



Maggie Gould
Planner

Notice of Decision cc list:

| | | | |
|-----------------------------|-----------------------------|---------|-------|
| High Mesa Consulting | 6010-B Midway Park Blvd. NE | ABQ, NM | 87109 |
| Mark 3S INC. C/O Tina Patel | 1720 Louisiana Blvd. NE | ABQ, NM | 87110 |

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Vineyard Estates NA (R)

Heritage East Association of Residents (R)

District 4 Coalition of NA's

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

- Address adequacy of existing parking lot to handle drop-off of both students and children at day-care center. How many children is the combination of these facilities expected to handle?
- In lieu of the 11-foot by 11-foot clear sight triangle, provide a 35-foot by 35-foot clear sight triangle for the entrance all of the way to the roadway curb as per the DPM, Chapter 23, Section 3.D.5 . Add the language to the clear sight triangle, "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
- Provide standard handicapped space symbol on all handicapped spaces.
- Under the parking requirements, show the accessible parking spaces required as per Table 1106.1. Also, within this section, show requirements for motorcycle and bicycle parking as per 14-16-3-1 of the Zoning Code. Label how many spaces the bike rack accommodates.
- Provide legible vicinity map with adjacent and major streets clearly labeled.
- Show beginning and end of new proposed curb. Call out all COA Standard detail drawings for all construction within COA right-of-way including 2415 for curb, 2426 for the access, and 2430 for sidewalk, as applicable.
- Provide all necessary curb ramp details. Detectable warning devices will be required for any curb within the COA right-of-way. For parallel ramps adjacent to the ADA van accessible aisles, provide a minimum ramp width of 6 feet from the back of curb.
- The van-accessible aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space

so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

- Include ADA van accessible signs for each of the handicapped spaces adjacent to this aisle. These signs shall also include the new required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
- Indicate whether existing pavement is to remain or if pavement will be removed and replaced. For any new pavement, provide a typical section.
- For all interior curb around the parking lot, label a 6-inch or 8-inch curb height.
- 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).

Hydrology Development

This new building will need a Grading and Drainage plan for Building Permit along with addressing the first flush requirements for the new impervious area.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No objection to the request.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

1. Request an availability statement at the following link:
http://www.abcwua.org/Availability_Statements.aspx
2. A separate account for both water and sanitary sewer will be required for Building A.
3. Building A cannot share a fire line with Building B. Separate fire lines are required for each building.
4. Building A cannot share a common private sanitary sewer. Sanitary sewer service for Building A will need to be separate and connect to the existing sanitary sewer along Holly Ave.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

Reviewed, no comment

City Forester

POLICE DEPARTMENT/Planning

This project is in the Northeast Area Command.

- It appears the proposed parking lot light poles located in the islands are in conflict with the landscaping plan. Once the proposed trees become mature, they will reduce the effectiveness of available illumination. Recommend removing from the plans the trees immediately adjacent to all pole lights.
- Suggest incorporating a video surveillance system into the plans. Cameras should be positioned to view all vehicle/pedestrian access points, parking lots, walkways, building approach and entrances, common areas, recreational areas and maintenance facilities. Each cameras should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comment.

FIRE DEPARTMENT/Planning

All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

1) Required Hydrants (DPM Ch 25 Sec 8 and Sec 7): Please be aware of hydrant requirements as per the DPM.

2) Fire Department Connections (As per City Ordinance 912.2.1 Locations) All Fire department Connection shall be within 100 feet on an approved Fire Hydrant. Please Clarify relocation of Fire Line.

TRANSIT DEPARTMENT

| | | |
|--|----------------------------|--|
| Project # 1005237 15EPC-40012 AMENDEMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 15EPC-40013 AMENDEMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION ALL OR PORTION OF TRACTS A & B, MARK 3S HOLLY DEVELOPMENT | Adjacent and nearby routes | Route #2, Eubank Route, is located 1470 feet west from the northwest corner of the property, on Ventura. |
| | Adjacent bus stops | None |
| | Site plan requirements | None |
| | Large site TDM suggestions | None. |

| | | |
|--|-------------------|------|
| ZONED SU-2 MIXED USES LOCATED ON HOLLY AVE NE BETWEEN VENTURA ST NE AND HOLBROOK ST NE CONTAINING APPROX. 1.3421 ACRES. (C-20) | Other information | None |
|--|-------------------|------|

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

| | |
|---|---|
| Project #1005237 15EPC-40012 AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 15EPC-40013 AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION | Mark 3S Holly Development , Tracts A and B, is located on Holly Ave NE between Ventura St NE and Holbrook St NE. The owner of the above property requests an Amendment to the Site Development Plan for Building Permit and an Amendment to the Site Development Plan for Subdivision for a property that is currently serving as a Pre-School. The developer plans to expand the existing Pre-School into a small Private Elementary School. This will have no adverse impacts to the APS district. |
|---|---|

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1005237 Amendment to Site Development Plan for Building Permit and Amendment to Site Development Plan for Subdivision (Montessori Pre-school expansion on Holly Ave NE) 15EPC-40012 and 15EPC-40013

- Existing PNM overhead distribution facilities are located along the northern boundary of the subject property. It is necessary for the applicant to coordinate with PNM's New Service Delivery to ensure that sufficient NESC horizontal and vertical safety clearances as well as OSHA requirements are met between the existing distribution line and the second story of the proposed two-story building. If safety clearances cannot be met, the applicant will be required to

relocate the line at their expense. PNM's New Service Delivery engineer can assist in evaluating adequate clearances prior to the EPC hearing. Please contact:

Mike Moyer

PNM – New Service Delivery

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-3697

2. Screening should 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. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Looking east across the vacant portion of the site where the new building will be developed. Looking south from Holly Avenue toward existing building.





Looking southwest across the site.
Looking east at the existing sidewalk and landscaping.





Looking southeast across the site from northwest corner of site at the existing parking lot and building, vacant area for new building is to the left.

Looking north across the site from the Paseo del Norte Trail.





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

Date: December 22, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005237***
06EPC-01580 EPC Site Development Plan-
Subdivision
06EPC-01581 EPC Site Development Plan-
Building Permit

Mark 3S inc., c/o Amit Patel
1720 Louisiana Blvd. NE, Suite 212
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of eastern half of Lots 9 & 10, Block 20, Unit 3, Tract 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on HOLLY AVE. NE, between VENTURA ST. NE and HOLBROOK ST. NE, containing approximately 2 acres. (C-20)
Petra Morris, Staff Planner

On December 21, 2006 the Environmental Planning Commission voted to approve Project#1005237/ 06EPC 01580, a Site Development Plan for Subdivision, for the Eastern Half of Lot 9 and Lot 10, Block 20, Unit 3, Tract 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for the eastern half of Lot 9 and all of Lot 10, Block 20, Unit 3, Tract 3, North Albuquerque Acres, containing 1.3 acres.
2. The subject site is located on the south side of Holly Avenue NE, between Ventura Street and Holbrook Street. The subject site is currently undeveloped.
3. The subject site is zoned SU2 Mixed Use. The zoning was established under the La Cueva Sector Development Plan, when the subject site was annexed into the City in 2003 (O-02-73). The proposed uses are permissive under the current zoning.
4. The purpose of the Site Development Plan for Subdivision is to remove the lot line between the eastern half of Lot 9 and Lot 10 and to create two new tracts, A and B.

OFFICIAL NOTICE OF DECISION
DECEMBER 21, 2006
PROJECT #1005237
PAGE 2 OF 6

5. The subject site is located within the Developing Urban and Rural Areas of the Comprehensive Plan. The request is located within the La Cueva Sector Development Plan.
6. The request does not conflict with any goals or policies in the Comprehensive Plan. The request supports Policies II.B3a, II.B.5d, 5e, 5i and 5k because the request is in keeping with other development in the area, respects neighborhood values, provides a buffer between the residential development to the north and traffic on Paseo del Norte, would not be an intense use and would provide services that complement the residences, is an infill opportunity and will encourage pedestrian activity.
7. The request does not conflict with any policies or regulations in the La Cueva Sector Development Plan. The request supports La Cueva Sector Development Plan Design Guidelines 1R1, 3R3, 4R1, 5R1, 5R2, 5R3, 5R7, 5R8 and 8R2 because of the architectural elements, the provision of outdoor seating and the connection to the trail.
8. The applicant met with the Vineyard Estates Neighborhood Association in a facilitated meeting. There is general neighborhood support for the request. Staff has received no adverse comments from the neighborhood association and adjacent property owners.

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. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Cross access to all tracts will be provided by note on Site Plan for Subdivision and Building Permit.

- d. Site plan shall comply and be designed per DPM Standards.
 - e. Platting must be a concurrent DRB action.
-

On December 21, 2006 the Environmental Planning Commission voted to approve Project#1005237/06EPC 01580, a Site Development Plan for Building Permit, for the Eastern Half of Lot 9 and Lot 10, Block 20, Unit 3, Tract 3, North Albuquerque Acres, based on the preceding Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for the eastern half of Lot 9 and all of Lot 10, Block 20, Unit 3, Tract 3, North Albuquerque Acres, containing 1.3 acres.
2. The subject site is located on the south side of Holly Avenue NE, between Ventura Street and Holbrook Street. The subject site is currently undeveloped.
3. The subject site is zoned SU2 Mixed Use. The zoning was established under the La Cueva Sector Development Plan, when the subject site was annexed into the City in 2003 (O-02-73). The proposed uses are permissive under the current zoning.
4. The request is for approval of a single story office building (A) and a single story office building and daycare (B). There are no phases of development proposed.
5. The subject site is located within the Developing Urban and Rural Areas of the Comprehensive Plan. The request is located within the La Cueva Sector Development Plan.
6. The request does not conflict with any goals or policies in the Comprehensive Plan. The request supports Policies II.B3a, II.B.5d, 5e, 5i and 5k because the request is in keeping with other development in the area, respects neighborhood values, provides a buffer between the residential development to the north and traffic on Paseo del Norte, would not be an intense use and would provide services that complement the residences, is an infill opportunity and will encourage pedestrian activity.
7. The request does not conflict with any policies or regulations in the La Cueva Sector Development Plan. The request supports La Cueva Sector Development Plan Design Guidelines 1R1, 3R3, 4R1, 5R1, 5R2, 5R3, 5R7, 5R8 and 8R2 because of the architectural elements, the provision of outdoor seating and the connection to the trail.

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8. The applicant met with the Vineyard Estates Neighborhood Association in a facilitated meeting. There is general neighborhood support for the request. Staff has received no adverse comments from the neighborhood association and adjacent property owners.

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. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Cross access to all tracts will be provided by note on Site Plan for Subdivision and Building Permit.
 - d. Site plan shall comply and be designed per DPM Standards.
 - e. Platting must be a concurrent DRB action.
4. The applicant shall seed the excess right-of-way adjacent to their property with native seeds.
5. The applicant shall provide 2 additional shade trees along the southern property line in front of the six parking spaces and 4 shade trees in the playground area. The landscaping plan shall show irrigation for perennials.
6. The applicant shall show accurate landscaping plan calculations that comply with Zone Code Section 14-16-3-10. The square footage of the landscaped areas shall be correctly added up and all landscaped areas shall have a minimum of 75% live ground cover, not including any tree canopies.

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7. The applicant shall add common color names to the site plan elevations.
8. A pedestrian connection shall be provided between the parking along the western edge and the buildings. This connection and drive aisle crossing shall be textured, tinted or colored in a contrasting manner. This shall be shown on the site development plan for building permit.
9. A note shall be added to the site development plan elevations and site development plan for building permit the reads: Any roof equipment shall be shielded from view and shall comply with La Cueva Sector Development Plan Design Guideline 11R-3.
10. The outdoor seating provided in the landscaping plan shall also be shown on the site development plan for building permit.
11. The applicant shall add a note to the site development plan for building permit stating that any sign lighting shall comply with the New Mexico Night Sky Protection Act.
12. The wall that runs parallel to Paseo del Norte shall be no taller than 3 feet between the southeastern corner of the dumpster and the southwestern corner of the playground area.
13. Any lighting that is within 100' of a residentially zoned property shall be a maximum of 16 feet in height, per the Zoning Code Section 14-16-3-9(F).

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 5, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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DECEMBER 21, 2006
PROJECT #1005237
PAGE 6 OF 6

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,

C. Marone

for

Richard Dineen
Planning Director

RD/MG /ac

cc: Jeff Mortensen & Assoc., 6010 B Midway Park Blvd. NE, Albuquerque, NM 87109
Rebecca Thuma, Heritage East Assoc., 7815 Quintana Dr. NE, Albuquerque, NM 87109
Nancy Kettenaker, Heritage East Assoc., 7416 Don Diego St. NE, Albuquerque, NM 87109
Cynthia Reinhart, North Albuquerque Acres Comm. Assoc., 11300 Oakland Ne, Albuquerque, NM 87122
Jackie McDowell, North Albuquerque Acres Comm. Assoc., 7820 Beverly Hills Ave. NE, Albuquerque, NM 87122
Pat Verrelle, Vineyard Estates NA, 8415 Vintage Dr. NE, Albuquerque, NM 87122
Tony Huffman, Vineyard Estates NA, 8912 Corona Ave. NE, Albuquerque, NM 87122



Supplemental Form (SF)

| | | | |
|---|----------|----------|---|
| SUBDIVISION | S | Z | ZONING & PLANNING |
| <input type="checkbox"/> Major subdivision action | | | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Minor subdivision action | | | |
| <input type="checkbox"/> Vacation | V | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| <input type="checkbox"/> Variance (Non-Zoning) | | | <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar |
| SITE DEVELOPMENT PLAN | P | | <input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations |
| <input checked="" type="checkbox"/> for Subdivision | | | |
| <input checked="" type="checkbox"/> for Building Permit | | | |
| <input type="checkbox"/> Administrative Amendment/Approval (AA) | D | | <input type="checkbox"/> Street Name Change (Local & Collector) |
| <input type="checkbox"/> IP Master Development Plan | | | |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC) | L | A | APPEAL / PROTEST of... |
| STORM DRAINAGE (Form D) | | | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other |
| <input type="checkbox"/> Storm Drainage Cost Allocation Plan | | | |

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

APPLICATION INFORMATION:

Professional/Agent (if any): HIGH MESA CONSULTING GROUP PHONE: (505)345-4250
 ADDRESS: 6010-B Midway Park Blvd NE FAX: (505)345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gmeans@highmesa.com

APPLICANT: MARK 3S INC. C/O TINA PATEL PHONE: (505)271-1288
 ADDRESS: 1720 LOUISIANA BLV. NE, SUITE 212 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owners List all owners: _____

DESCRIPTION OF REQUEST: AMENDED SITE DEVELOPEMENT PLAN FOR BUILDING PERMIT,
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

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. TRACTS A & B Block: n/a Unit: n/a
 Subdiv/Addn/TBKA: MARK 3S HOLLY DEVELOPMENT
 Existing Zoning: SU-2 / MIXED USED Proposed zoning: n/a MRGCD Map No n/a
 Zone Atlas page(s): C-20 UPC Code: 102006440804040133 & 102006440702940134

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJECT
No. 1006337, 06EPC-01581, 06EPC-01580

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.3421
 LOCATION OF PROPERTY BY STREETS: On or Near: 9350 HOLLY AVE NE & 9360 HOLLY AVE NE
 Between: VENTURA STREET NE and HOLBROOK STREET NE

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

SIGNATURE J. Graeme Means DATE 3/31/2015
 (Print Name) J. Graeme Means, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

| | | | | |
|--|--------------------------|-------------|------|------------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>BEPC - 40012</u> | <u>ASBP</u> | | <u>\$ 255.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | <u>ISEPC - 40013</u> | <u>ASTS</u> | | <u>\$ 255.00</u> |
| <input checked="" type="checkbox"/> All case #s are assigned | | <u>ADY</u> | | <u>\$ 75.00</u> |
| <input checked="" type="checkbox"/> AGIS copy has been sent | | <u>CMF</u> | | <u>\$ 50.00</u> |
| <input checked="" 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 | | | | Total |
| <input type="checkbox"/> F.H.D.P. fee rebate | | | | <u>\$ 635.00</u> |

Hearing date May 14, 2015

JM
 Staff signature & Date

Project # 1005237
59,65 FT

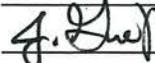
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- 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.**

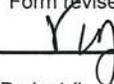
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

J. Graeme Means, P.E.

 Applicant name (print)
 Applicant signature / date 3/31/15



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

Application case numbers
 15EPL - 40012
 - 40013

Form revised November 2010

 Planner signature / date 4-1-15
 Project #: 1005237

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: High Mesa Consulting Group (agent) DATE OF REQUEST: 3/26/15 ZONE ATLAS PAGE(S): C-20

CURRENT:

ZONING SU-2 Mixed Use
PARCEL SIZE (AC/SQ. FT.) 1.3421 AC

LEGAL DESCRIPTION:

LOT OR TRACT # A & B BLOCK # _____
SUBDIVISION NAME Mark 3S Holly Development

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 2
BUILDING SIZE: 19,075 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE J. Jerome Mean DATE 3/26/15

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

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

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

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

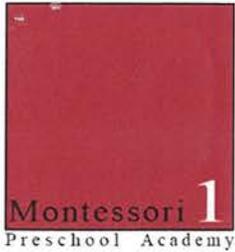
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

3/27/15
DATE

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

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



MONTESSORI ONE PRESCHOOL ACADEMY

Address: 9360 Holly Avenue, NE, Albuquerque, New Mexico 87122
Phone Number: 505.822.5150
Fax Number: 505.822.5120
Web Address: www.montessorione.net

Mark 3S, Inc
1720 Louisiana Boulevard NE
Suite 212
Albuquerque NM, 87110
(505)271-1288

City of Albuquerque
Planning Department
600 2nd Street NW
Plaza Del Sol

March 26, 2015

To Whom It May Concern:

Mark3S is the owner Tracts A & B, MARK 3S HOLLY DEVELOPMENT

We hereby authorize High Mesa Consulting Group to make EPC, DRB, and any other planning and construction submittals on our behalf for this project. If you have any questions or concerns, please feel free to contact me at (505)720-6817 or via email at tnpatel@flash.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Swati Patel", is written over a horizontal line.

Swati (Tina) Patel
Secretary, Mark3S Inc.

Cc. Amit Patel, President
Hemal Patel, Treasurer

HIGH MESA Consulting Group

2015.012.1
April 1, 2015

Mr. Peter Nicholls, Chair
Environmental Planning Commission
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: Request for Amended Site Development Plan for Building Permit and Amended Site Development Plan for Subdivision.
Tracts A and B, Mark 3S Holly Development

Dear Mr. Nicholls:

Transmitted are the following items associated with the subject request:

- Development/Plan Application and Supplemental Form P(1) along with related fees
- Proposed Amended Site Plan for Building Permit **20 copies**
- Original DRB signed Site Plan being amended **20 copies** (Included as attachment to proposed Amended Plan)
- Proposed Amended Site Plan for Subdivision **20 copies**
- Original DRB signed Site Plan for Subdivision being amended **20 copies**
- Site plans and related drawings reduced to 8.5" x 11" format **1 copy**
- Zone Atlas map C-20 with the site clearly outlined
- Letter Briefly Describing, Explaining and Justifying the Request (Incorporated Within this Letter)
- Letter of authorization from the property owner
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Completed Site Plan for Building Permit Checklist
- Color Renderings (8 ½" x 11") of Building Elevations **1 copy**
- Traffic Impact Study (TIS) form with required signature

On behalf of our clients, Mark 3S, Inc. as the Owner of Tracts A and B, Mark 3S Holly Development, we are requesting Amended Site Development Plan for Subdivision and Amended Site Development Plan for Building Permit Approvals. These Site Development Plans were originally approved in 2007 and Office/Daycare Building "B" was constructed along with all of the associated site grading, paving utility, and public infrastructure improvements. Office Building "A" was not constructed at that time.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E.

2015.012.1
April 1, 2015
Page 2

The property Owner/Developer has operated a successful Montessori Pre-School for several years in Building "B" and now wishes to construct Building "A" to expand their operations to include a private Montessori Elementary School. To accomplish this goal, the new building requires additional square footage and the Owner/Developer is proposing to amend the previously approved plans for Building "A" to now be a two-story building with a larger square footage. The increase in square footage exceeds the threshold for Administrative Amendment, so this EPC submittal is made to address this amendment. Additionally, the use for Building "A" is being changed from Office to Private Elementary School.

As shown by the parking calculations, parking requirements for an elementary school are much less than those for an office. As such, the existing parking spaces exceed those required for the amended use. The new building footprint is almost identical to that originally approved, and all site paving, sidewalks, parking, utilities, and landscaping are existing based on the originally approved plans. The site will be served by existing facilities planned for this site and addressed by previous submittals. There are no proposed site changes.

Please schedule this matter for the next Appropriate EPC Hearing. If we can be of further assistance or provide additional information, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

GM:CLS
Enclosures

xc: Tina Patel w/encl

Additional Materials from the Applicant

Gould, Maggie S.

From: Graeme Means <GMeans@highmesacg.com>
Sent: Monday, April 27, 2015 8:08 AM
To: Kris Cadena (kcadena@abcwua.org)
Cc: Gould, Maggie S.; Benjamin Gardner
Subject: Comments for EPC project 1005237
Attachments: Availability.pdf; Shared Sewer Agreement.pdf

Kris,

The following public agency comments were provided for the subject project:

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

1. Request an availability statement at the following link: http://www.abcwua.org/Availability_Statements.aspx
2. A separate account for both water and sanitary sewer will be required for Building
3. Building A cannot share a fire line with Building B. Separate fire lines are required for each building.
4. Building A cannot share a common private sanitary sewer. Sanitary sewer service for Building A will need to be separate and connect to the existing sanitary sewer along 10th Ave.

As discussed last Friday, all of the site work for this project was completed with the first phase of development in 2007, including related vacation, subdivision, replat, and public infrastructure improvements. At that time, we satisfied the requirements of the availability statement (comment 1, copy attached).

We understand that separate lots require separate accounts (comment 2) and will proceed with that understanding.

We will revise our conceptual utility plan to reflect separate fire lines (comment 3).

We completed and recorded a shared sanitary sewer maintenance agreement as coordinated with the ABCWUA (comment 4, copy attached).

Please let us know if you have any questions or comments.

Thank you,

Graeme.

SANITARY SEWER MAINTENANCE DECLARATION

Mark3S, Inc. ("Owner") hereby declares as follows:

RECITALS

1. Owner owns Tract A, Mark3S Holly Development (hereinafter, "Tract A") and Tract B, Mark3S Holly Development (hereinafter, "Tract B") as shown in that certain Plat of Tracts A and B, Mark3S Holly Development filed as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 1, 2007, Book 2007C, Page 49, Doc # 2007033385 (hereinafter, the "Plat").
2. Tract B will be served by a certain sanitary sewer line (hereinafter, the "Line") running across Tract A from Tract B to Holly Avenue NE within a private sanitary sewer easement as shown on the Plat.
3. Owner wishes to provide for the maintenance obligation and cost of maintenance with respect to the Line, after Owner conveys either Tract A or Tract B, or both, to other(s).

COVENANTS:

1. Maintenance Obligation and Easement. The owner of Tract A shall have the obligation to maintain the line in good operating condition and repair to serve and be available for Tract B. In the event that the sanitary sewer line requires repair, the owner of either Tract may make such repair, regardless of whether the other party, or neither party, is at fault for the disrepair. If Tract B incurs the cost of maintenance or repair, it will bill the Owner of Tract A for such cost and will be entitled to prompt reimbursement, in any event within 30 days, after Tract A invoices the other party. Invoices not paid within 30 days will incur interest at the rate of 12% per annum. In the event that the owner of Tract A does not reimburse the owner of Tract B for maintenance or repair as set forth herein, the owner of Tract B incurring the maintenance or repair cost will be entitled to file a notice of lien upon Tract A and foreclose such lien in accordance with the procedure for foreclosure of mortgages under New Mexico law.
2. Notices. Notice will be provided by certified mail, return receipt requested, to the owner of Tract A or Tract B, as the case may be, at the address shown for such owner with the Bernalillo County Tax Assessor.
3. Attorney's Fees. In the event of any litigation with respect to this Declaration, the prevailing party will be entitled to recover reasonable attorneys' fees and costs.
4. Binding Effect: Amendment. This Declaration is binding upon Owner, its successors and assigns, runs with and binds Tract A and Tract B, and may be modified only in writing, executed by the owners of Tract A and Tract B.



Maggie Toulouse

Bern. Co. DEC

R 11.00

2007033386

6816333

Page: 1 of 2

03/01/2007 11:48A

Bk-A133 Pg-3327

Mark3S, Inc.

By *Amit Patel*
Name: Amit Patel
Title: President

STATE OF New Mexico)
COUNTY OF Bernalillo)

This instrument was acknowledged before me on February 21, 2007, by
Amit Patel, as President of Mark3S, inc.

Gwendolyn R. Berg
Notary Public

My commission expires:

4-11-09



OFFICIAL SEAL
GWENDOLYN R. BERG
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 4-11-09



2007033386
6618333
Page: 2 of 2
03/01/2007 11:40A
Bk-R133 Pg-3327

2006.07.02



Albuquerque Bernalillo County Water Utility Authority

One Civic Plaza NW, Room 5012
Albuquerque, NM 87102
Phone (505) 768-2500
Fax (505) 768-2580

November 20, 2006

Chair
Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Vice-Chair
Issac Benton
City of Albuquerque
Councillor, District 3

Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Teresa Cordova
County of Bernalillo
Commissioner, District 2

Issac Benton
City of Albuquerque
Councillor, District 3

Martin Heinrich
City of Albuquerque
Councillor, District 6

Deanna Archuleta
County of Bernalillo
Commissioner, District 3

Martin J. Chávez
City of Albuquerque
Mayor

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
<http://www.abcwua.org>

J. Graeme Means, P.E.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Availability Statement
Lot 10 & east half of Lot 9, Blk 20, N. Abq. Acres, Tract 3 Unit 3 - C-20**

Dear Mr. Means,

Project Information: The project site includes approximately ±1.32 acres of land located between Paseo del Norte and Holly, about 900-feet west of Holbrook. The site is also within the limits of the City of Albuquerque and is currently zoned SU-2, mixed use. The site plan included with your request for service availability showed two (2) proposed structures with access from Holly, with the largest totaling 9,485 sq. ft. Proposed lot lines, shown on the site plan, show two parcels with one siding Paseo Del Norte and the other fronting Holly. The following information and requirements are given based on these assumptions.

Existing Conditions: Water and sanitary sewer lines are present within the Holly Avenue rights-of-way. The water and sanitary sewer lines are both 8-inch PVC pipes. Multiple water lines are present within Paseo del Norte but these are out of zone transmission lines and well collectors which are not available for use by your project.

Service is generally available from the existing water and sewer lines in Holly. Your utility layout shows shared sewer services draining to Holly. Water lines, meters and fire hydrants, as proposed in the site layout, must be located within public right-of-way. Private on site service and fire lines to Tract B must be within a private easement. Shared sanitary sewer service will require a recorded agreement between all affected tracts.

Fire Protection: As indicated by the Fire Marshal's Office on October 27, 2006, the instantaneous water flow required is 1,314 gpm and one (1) fire hydrant is required for the largest building, within 450-feet to the furthest point of the building.

Easements: Public water and sewer easements are required for all lines to be constructed outside of dedicated rights-of-way. The minimum easement width for any onsite public water line loop, if it proves necessary, shall be 20-feet in width. Acceptable easements must be documented on the final site plan and/or plat prior to DRB approval.

Design and Construction of all required improvements will be at the developer / property owner's expense. Construction of the new fire sprinkler lines must be performed under the expedited work order procedure. Each new connection to the public mains must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer utility expansion charges (UEC) payable at the time of service application. All charges and rates collected will be

based on the ordinances and policies in effect at the time service is actually requested and authorized.

Consumptive Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of service availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility as soon as possible.

Please feel free to contact the Water Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Encl: System / Location Map(s)

C: f/ Readers #61104
f/ Availability C-20
f/ 1005237

XC: Benjamin Gardner

From: Graeme Means <GMeans@highmesacg.com>
Sent: Monday, April 27, 2015 8:53 AM
To: Wolfenbarger, Jeanne
Cc: Gould, Maggie S.; Benjamin Gardner
Subject: EPC project 1005237

Jeanne,

Thank you for taking the time to meet with us last Friday to discuss the Transportation Development comments. The following is a list of the comments along with our responses and clarifications. As discussed last Friday, it is our intention to provide an updated plan prior to EPC as opposed to waiting until the DRB submittal. We would like you to in turn provide updated comments for inclusion in the package that is distributed to the Planning Commission.

Transportation Development

- Address adequacy of existing parking lot to handle drop-off of both students and children at day-care center. How many children is the combination of these facilities expected to handle? **This facility does not allow conventional drop-off and pickup as is exhibited at most schools. All parents must park and walk their children in and also park to go inside to pick them up. The elementary school has two age groups with different start and end times. The pre-school has different programs that also have different start and end times. The multiple start and end times will spread out the parking requirements and the trips into and out of the site. We will provide information on the breakdown of students and children at the pre-school and elementary school.**
- In lieu of the 11-foot by 11-foot clear sight triangle, provide a 35-foot by 35-foot clear sight triangle for the entrance all of the way to the roadway curb as per the DPM, Chapter 23, Section 3.D.5 . Add the language to the clear sight triangle, "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." **As discussed, DPM 23.3 is applicable to street intersections and not driveways. As such, the 35ft clear site triangle is excessive for this application and would include the existing monument sign that was previously approved. We will demonstrate on the plan the actual clear sight distance that exceeds the 11 foot triangle required for driveways.**
- Provide standard handicapped space symbol on all handicapped spaces. **As discussed, all site paving improvements were constructed with the initial phase of development and approvals in 2007. The symbols are existing.**
- Under the parking requirements, show the accessible parking spaces required as per Table 1106.1. Also, within this section, show requirements for motorcycle and bicycle parking as per 14-16-3-1 of the Zoning Code. Label how many spaces the bike rack accommodates. **This information is included on the plan under "site plan notes".**
- Provide legible vicinity map with adjacent and major streets clearly labeled. **We will replace the original vicinity map with the current one.**
- Show beginning and end of new proposed curb. Call out all COA Standard detail drawings for all construction within COA right-of-way including 2415 for curb, 2426 for the access, and 2430 for sidewalk, as applicable. **All improvements are existing, so no new callouts are required.**
- Provide all necessary curb ramp details. Detectable warning devices will be required for any curb within the COA right-of-way. For parallel ramps adjacent to the ADA van accessible aisles, provide a minimum ramp width of 6 feet from the back of curb. **All improvements are existing, so no new callouts or details are**

required. Detectable warning devices are in place at the curb ramps in the public right-of-way at the existing entrance.

- The van-accessible aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978) **We will add these markings to the plan.**
- Include ADA van accessible signs for each of the handicapped spaces adjacent to this aisle. These signs shall also include the new required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" **We will add these signs to the plan.**
- Indicate whether existing pavement is to remain or if pavement will be removed and replaced. For any new pavement, provide a typical section. **All improvements are existing, we will add a large note to the plan indicating that no new improvements are proposed.**
- For all interior curb around the parking lot, label a 6-inch or 8-inch curb height. **All improvements are existing, so no new callouts are required. As shown by the grading plan, all curbs are 6".**
- 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). **All required permanent improvements were constructed in 2007 in accordance with the DRB approved Infrastructure List and Work Order plans prepared to support the project.**

We will submit the revised plan to you in the next day or two. Please let us know if you have any questions or comments.

Thank you,

Graeme.



J. Graeme Means, P.E., LEED AP BD+C
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com

We invite you to visit our updated website at www.highmesacg.com

From: Gould, Maggie S. [mailto:MGould@cabq.gov]
Sent: Wednesday, April 22, 2015 3:14 PM
To: Graeme Means
Cc: Dicome, Kym
Subject: EPC project 1005237

Hello Graeme,

Here are my comments and the agency comments. Please let me know if you have questions or if you need anyone's contact information.

Neighborhood Notification

"ATTACHMENT A"

J. Graeme Means, P.E.
High Mesa Consulting Group
**(DRB SUBMITTAL) – TRACT A AND B, MARK 35 HOLLY DEVELOPMENT LOCATED AT 9350
AND 9360 HOLLY AVENUE NE, BETWEEN HOLLY AVENUE NE AND PASEO DEL NORTE NE
zone map C-20.**

VINEYARD ESTATES N.A. "R"

***Elizabeth Meek**

8831 Hampton Ave. NE/87122 508-0806 (h)

Tony Huffman

9712 Sand Verbena Trl. NE/87122-3667 823-2456 (h)

HERITAGE EAST ASSOC. OF RESIDENTS "R"

***Karl Benedict**

9415 DeVargas Loop NE/87109 301-4541 (c)

Neil Schwart

7722 Quintana Dr. NE/87109 856-7956 (h)

DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**

6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)

Peggy Neff

8305 Calle Soquelle NE/87113 977-8903 (h)

***President of Association or Coalition**

7002 3150 0005 7420 4301

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

| | |
|---|-----------------|
| Postage | \$ 5.75 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 11.75 |

Postmark Here

Sent To
Neil Schwart
 Street, Apt. No.; or PO Box No. **Heritage East Assoc. Of Residents "R"**
 City, State, ZIP+4 **7722 Quintana Dr. NE**
Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 7420 4318

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|---|-----------------|
| Postage | \$ 5.75 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 11.75 |

Postmark Here

Sent To
Karl Benedict
 Street, Apt. No.; or PO Box No. **Heritage East Assoc. of Residents "R"**
 City, State, ZIP+4 **9415 De Vargas Loop NE**
Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 7420 4288

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OFFICIAL USE

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|---|-----------------|
| Postage | \$ 5.75 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 11.75 |

Postmark Here

Sent To
Tony Huffman
 Street, Apt. No.; or PO Box No. **Vineyard Estates N.A. "R"**
 City, State, ZIP+4 **9712 Sand Verbena Trl. NE**
Albuquerque, NM 87122-3667

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 7420 4295

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OFFICIAL USE

| | |
|---|-----------------|
| Postage | \$ 5.75 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 11.75 |

Postmark Here

Sent To
Elizabeth Meek
 Street, Apt. No.; or PO Box No. **Vineyard Estates N.A. "R"**
 City, State, ZIP+4 **8831 Hampton Ave. NE**
Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 7420 4332

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

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|---|-----------------|
| Postage | \$ 5.75 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 11.75 |

Postmark Here

Sent To
Michael Pridham
 Street, Apt. No.; or PO Box No. **District 4 Coalition of N.A.'s**
 City, State, ZIP+4 **6413 Northland Ave. NE**
Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 7420 4325

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

| | |
|---|-----------------|
| Postage | \$ 5.75 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 11.75 |

Postmark Here

Sent To
Peggy Neff
 Street, Apt. No.; or PO Box No. **District 4 Coalition of N.A.'s**
 City, State, ZIP+4 **8305 Calle Soquette NE**
Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

HIGH MESA Consulting Group

Typical

2015.012.1
March 30, 2015

VINEYARD ESTATES N.A. "R"

- Elizabeth Meek Via Certified Mail – Return Receipt Requested
8831 Hampton Ave. NE Albuquerque NM, 87122
(505)508-0806 (h)
- Tony Huffman Via Certified Mail – Return Receipt Requested
9712 Sand Verbena Trl. NE Albuquerque NM, 87122-3667
(505)823-2456 (h)

Project Title: Mark 3S Holly Development

Type of Request: Amendment to Site Development Plan for Subdivision and Site Development for Building Permit

Current Legal Description: Tracts A & B, MARK 3S HOLLY DEVELOPMENT

Developer: Mark 3S Inc.

Agent/Engineer: High Mesa Consulting Group

Contact: J. Graeme Means, PE, Principal

Transmitted herewith is a copy of the Amended Site Development Plan for Subdivision and Site Development for Building Permit for the above described property. This project is scheduled to be heard before the Environmental Planning Commission on May 14, 2015. The meeting will be held at 600 2nd St. NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our Clients, Mark3S Inc. as the owners of Tract A and B, Mark 3S Holly Development, we are requesting an Amended Site Development Plan for Subdivision and Site Development Plan for Building Permit, we are proposing to increase the square footage of Office Building A for a proposed Private Elementary School.

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

GM:CLS
Enclosures

xc: Tina Patel w/enc

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E.

Received 4/16/15



VENA
VINEYARD ESTATES NEIGHBORHOOD ASSOCIATION

VENA
8831 Hampton Ave. NE
Albuquerque, NM 87122

www.venaabq.org

2014-2015
VENA Executive Board

Elizabeth Meek
President
djesmeek@comcast.net

Diane Boomershine &
Tom Boomershine
Vice Presidents
windsong510@Q.com

Donna Daniello
Secretary
donnadaniello@yahoo.com

Tony Huffman
Treasurer
thuffman663@comcast.net

Lucy Baca
Board Member
lx Baca@gmail.com

Aaron Brundage
Board Member
a.l.brundage@yahoo.com

Michell Garza
Board Member
mygsmile@comcast.net

Germaine Johnson
Board Member
mamagemaine@gmail.com

Doug Miles
Board Member
Dougmiles1@gmail.com

Pat Verrelle
Board Member
PatVerrelle@comcast.net

Larry Feight
Architectural Chair
lfeight@comcast.net

Tony Huffman
District 4 Coalition
Representative
thuffman663@comcast.net

APRIL 9, 2015

To Whom It May Concern,

I have received notice that Montessori One Preschool Academy is planning to expand their school and develop the north portion of the property into a private elementary school. The plans are being heard before the Environmental Planning Commission (EPC) on May 14, 2015. I was also contacted directly by the director of Montessori One Preschool Academy, Tina Patel, to consider endorsement of her planned expansion.

The Vineyard Estates Neighborhood Association (VENA) boundaries surround Montessori One Preschool Academy and the neighborhood association which is directly affected.

It is the VENA board's decision to have no objection to the Montessori One expansion and subsequent addition of the private elementary school based on the new property plans available and its existence as a current good neighbor. The new private elementary school will be a welcome addition to our Northeast Heights neighborhood.

Thank you for contacting VENA. We are grateful to be included in the discussion.

Sincerely,

Elizabeth S. Meek
President, Vineyard Estates Neighborhood Association



HEAR

Heritage East Association of Residents

P.O. Box 92465
Albuquerque, NM 87199-2465
www.hear-online.org

April 15, 2015

To Whom It May Concern,

I have received notice that Montessori One Preschool Academy is planning to expand their school and develop the north portion of their property into a private elementary school. The plans are being heard before the Environmental Planning Commission (EPC) on May 14, 2015. I was also contacted by the director of Montessori One Preschool Academy, Tina Patel, to consider endorsement of her planned expansion.

As the northern boundary of the Heritage East Association of Residents (HEAR) is well to the south of this building project (we are located on the south side of Paseo Del Norté), this project has no direct affect on any of our members' properties or their sight lines.

Therefore, it is the HEAR board's decision to have no objection to the Montessori One expansion and subsequent addition of the private elementary school based on the new property plans available and its existence as a current good neighbor. The new elementary school will be a welcome addition to our Northeast Heights neighborhood.

Thank you for contacting HEAR regarding this matter. It is much appreciated.

Sincerely,

Karl Benedict
President, Heritage East Association of Residents

District 4 Coalition of Neighborhoods
Albuquerque, New Mexico

April 17, 2015

Re: EPC Request - Montessori ONE Preschool Academy, 9360 Holly Ave. NE

To Whom It May Concern,

On April 15, 2015, the District 4 Coalition was given a presentation by representatives of the Montessori One Preschool Academy about a proposed expansion of the school on the property located at 9360 Holly Avenue NE.

Some Coalition members indicated the school was a good neighbor and the expansion would be welcomed.

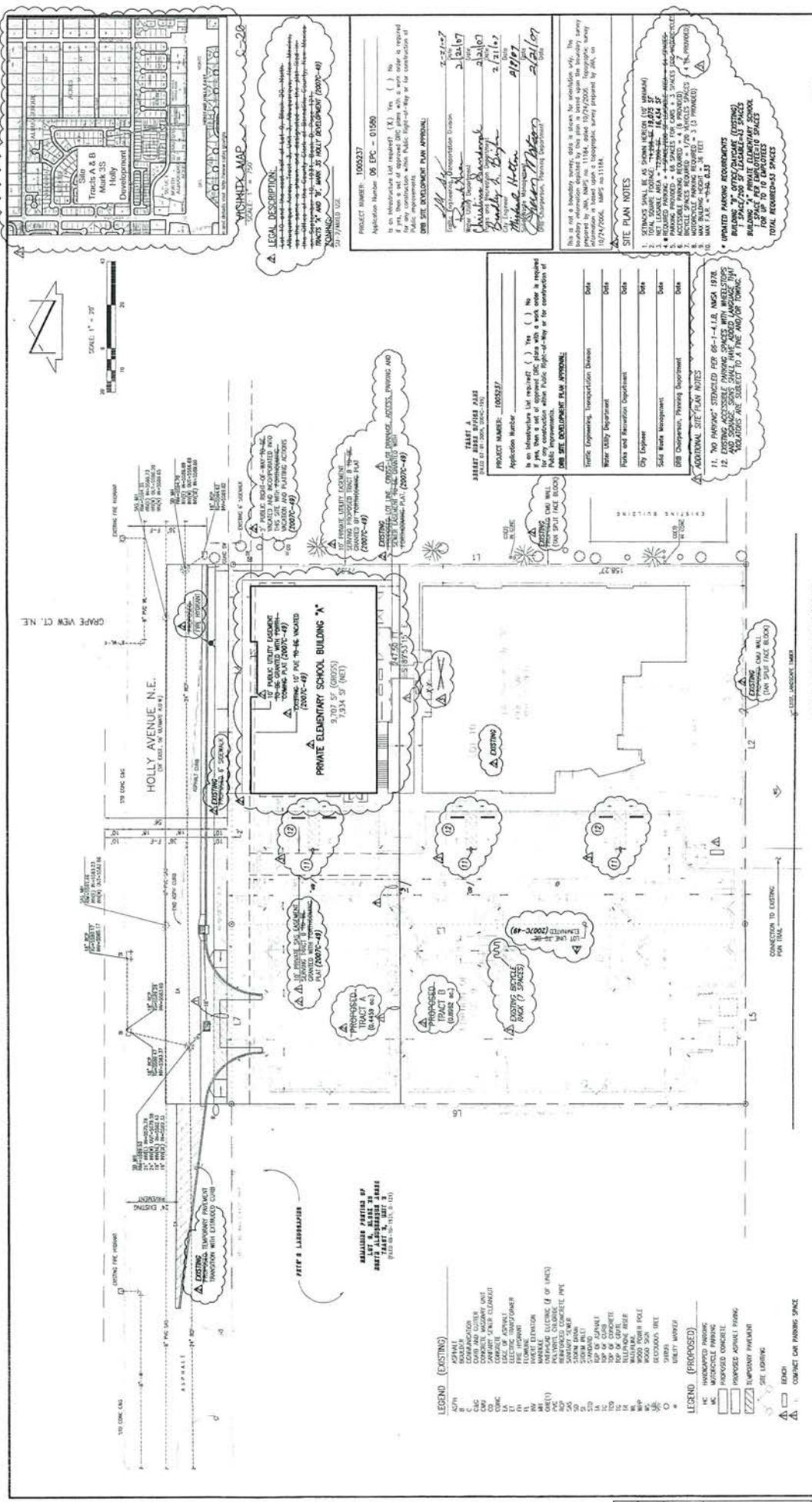
After the presentation the Coalition took a unanimous vote to endorse the proposed addition to the school.

Sincerely,

Steve Wentworth

Steve Wentworth
Moderator of the April 15, 2015 meeting
897-3052

Michael Pridham
President, District 4 Coalition
2730 San Pedro Dr. NE – Suite B-1
Albuquerque, NM 87110



LEGAL DESCRIPTION:
 TRACTS A & B
 Mark 3S
 Holly
 Development
 TRACTS A & B
 MARK 3S HOLLY DEVELOPMENT (2007-04)

PROJECT NUMBER: 1000237
 Application Number: 06 EPC - 01500
 In accordance with the provisions of the City of Miami Ordinance 2007-10, the City Engineer is required to issue a Certificate of Approval for any construction when Public Right-of-Way or for construction of a public improvement.

ONE SITE DEVELOPMENT PLAN APPROVAL:
 Date: 2/21/17
 City Engineer: *Christina Boudreau*
 Date: 2/21/17
 City Engineer: *Michelle H. Hester*
 Date: 2/21/17
 City Engineer: *Shirley M. Hester*

ADDITIONAL SITE PLAN NOTES:
 1. NO PARKING STACKED PER 66-1.4.8, F.S. 1978.
 2. EXISTING ACCESSIBLE PARKING SPACES WITH WHEELCHAIR ACCESSIBLE SPACES ARE SUBJECT TO A FINE AND/OR FILING.

INDEX OF DRAWINGS

| SHEET | DESCRIPTION |
|-------|---------------------------|
| 1 | SITE PLAN FOR SUBDIVISION |
| 2 | CONCEPTUAL UTILITY PLAN |

RECORDS BY: JCA
DRAWN BY: JCA
APPROVED BY: JCA

DATE: 10-2006
SHEET: 1 OF 2

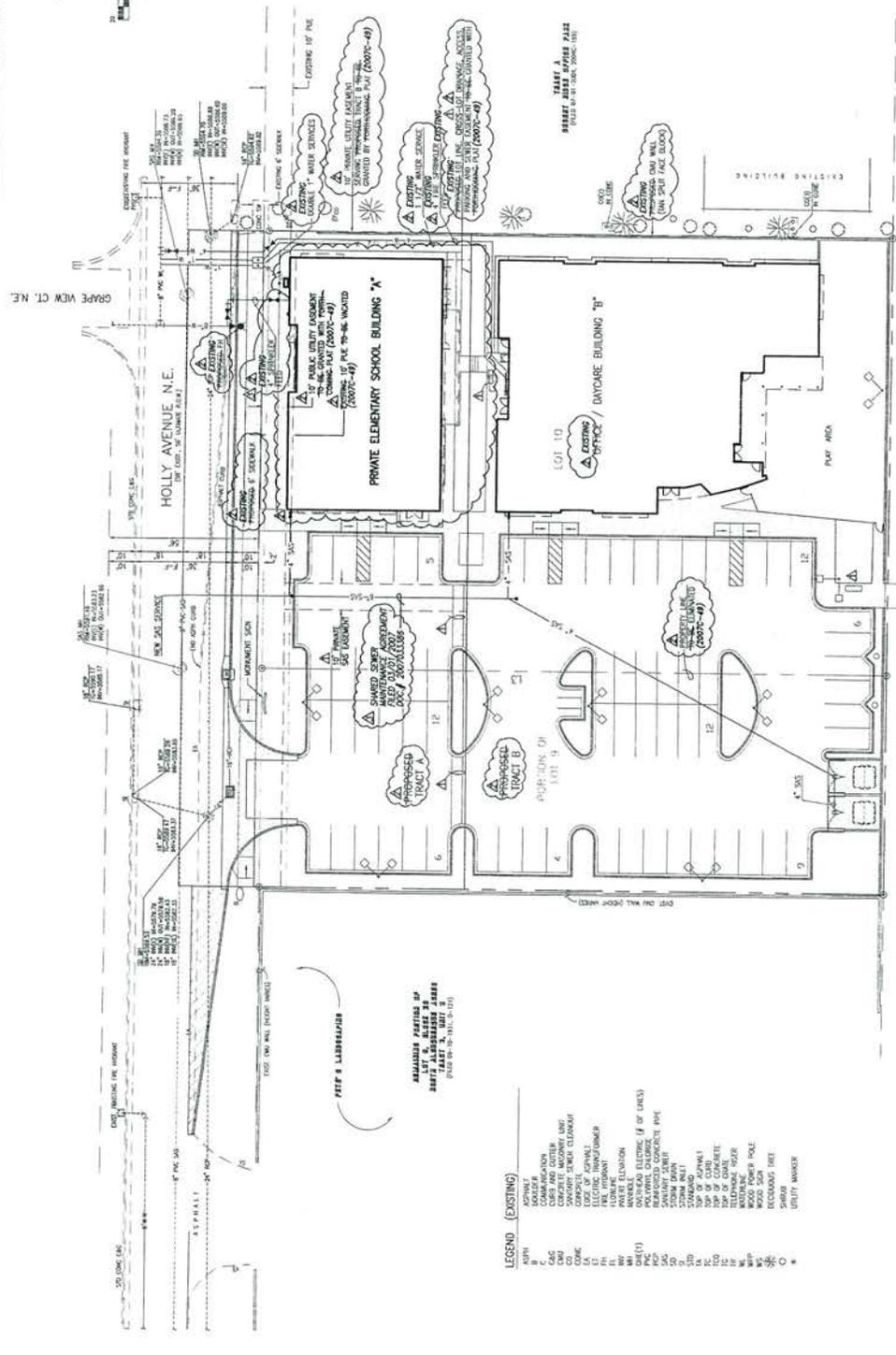
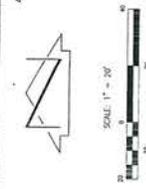
DATE: 2015.012.1

NOTE:
 ALL SITE PAVING IMPROVEMENTS AND PUBLIC STREET IMPROVEMENTS WERE CONSTRUCTED IN 2007 AND ARE NOW EXISTING. NO NEW PAVING IMPROVEMENTS ARE PROPOSED WITH THIS AMENDMENT.

**SITE PLAN FOR SUBDIVISION
 MARK 3S HOLLY DEVELOPMENT**



LEGAL DESCRIPTION:
 TRACTS "A" AND "B", MARK 3S HOLLY DEVELOPMENT (2007C-43)
 THIS PROJECT IS SITUATED WITHIN THE UNINCORPORATED AREA OF THE CITY OF SAN ANTONIO, TEXAS, AND IS BOUND BY THE FOLLOWING: NORTH BY TRACTS "A" AND "B", MARK 3S HOLLY DEVELOPMENT (2007C-43); EAST BY TRACTS "A" AND "B", MARK 3S HOLLY DEVELOPMENT (2007C-43); SOUTH BY TRACTS "A" AND "B", MARK 3S HOLLY DEVELOPMENT (2007C-43); WEST BY TRACTS "A" AND "B", MARK 3S HOLLY DEVELOPMENT (2007C-43).



2015.012.1
 2015.012.1
 10-2006
 2 of 2

This is not a building survey, which means that the building, any building information depicted by this plan is based upon the building survey prepared by the owner on 11/14/14, dated 10/27/2006. Topographic survey information is based upon the topographic survey prepared by J&K on 10/27/2006, MPT no. 11184.

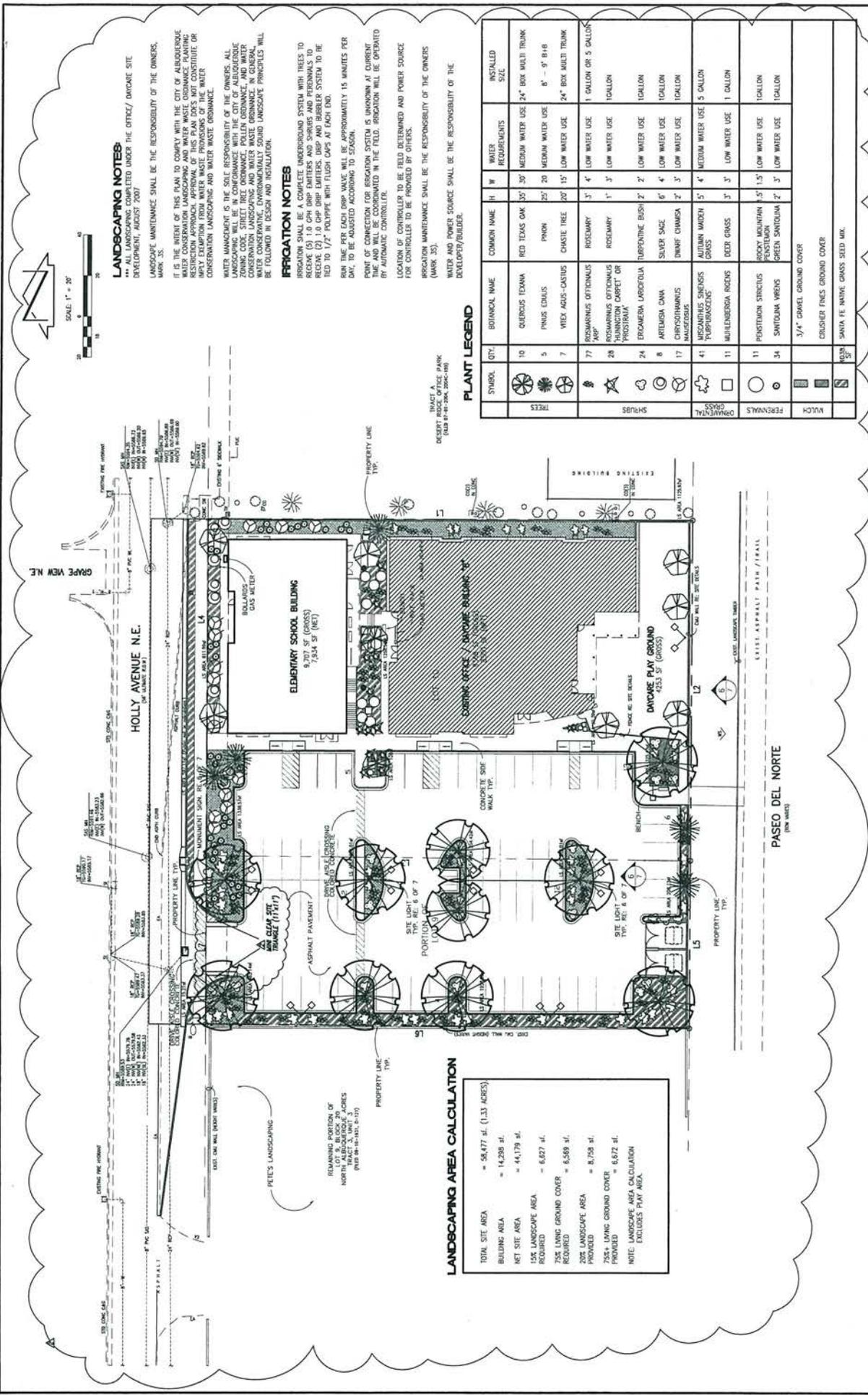
| NO. | DATE | BY | DESCRIPTION |
|-----|----------|----|-------------------------------------|
| 1 | 10/27/06 | SK | ADDRESS EPC COMMENTS |
| 2 | 10/27/06 | SK | ELEMENTARY SCHOOL AMENDMENT |
| 3 | 10/27/06 | SK | ADDRESS PRELIMINARY REVIEW COMMENTS |

CONCEPTUAL UTILITY PLAN MARK 3S HOLLY DEVELOPMENT

LEGEND (EXISTING)

| | |
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| ASPH | ASPHALT |
| CEM | CEMENT |
| CONG | CONCRETE |
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LANDSCAPING NOTES

** ALL LANDSCAPING COMPLETED UNDER THE OFFICE / DAYCARE SITE DEVELOPMENT, AUGUST 2007

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS, MARK 3S.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING SCHEDULE. PLANTINGS SHALL BE SELECTIONS THAT ARE SUITABLE TO THE LOCAL CLIMATE AND WATER CONSERVATION. PLANTINGS SHALL BE SELECTIONS THAT ARE SUITABLE TO THE LOCAL CLIMATE AND WATER CONSERVATION. PLANTINGS SHALL BE SELECTIONS THAT ARE SUITABLE TO THE LOCAL CLIMATE AND WATER CONSERVATION.

IRRIGATION NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO BE IRRIGATED BY A SEPARATE SYSTEM. IRRIGATION SHALL BE IRRIGATED BY A SEPARATE SYSTEM. IRRIGATION SHALL BE IRRIGATED BY A SEPARATE SYSTEM.

PLANT LEGEND

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | H | W | WATER REQUIREMENTS | INSTALLED SIZE |
|----------|-----|--------------------------------------|-----------------|------|------|--------------------|-----------------------|
| (Symbol) | 10 | QUERCUS TEXANA | RED TEXAS OAK | 35' | 30" | MEDIUM WATER USE | 24" BOX MULTI TRUNK |
| (Symbol) | 5 | PINUS EDULIS | PINON | 25' | 20" | MEDIUM WATER USE | 8" - 9" B+H |
| (Symbol) | 7 | VITEX AGUS-CASCIUS | CHASTE TREE | 20' | 15" | LOW WATER USE | 24" BOX MULTI TRUNK |
| (Symbol) | 77 | ROSEMARINUS OFFICINALIS | ROSEMARY | 3' | 4" | LOW WATER USE | 1 GALLON OR 5 GALLONS |
| (Symbol) | 28 | ASPIDETRICHUM OBTUSUM / PHOENIX PALM | ROSEMARY | 1' | 3" | LOW WATER USE | 1 GALLON |
| (Symbol) | 24 | ERICACEA LARICIFOLIA | TURBENTINE BUSH | 2' | 2" | LOW WATER USE | 1 GALLON |
| (Symbol) | 8 | ARTEMISA CANA | SILVER SAGE | 6' | 4" | LOW WATER USE | 1 GALLON |
| (Symbol) | 17 | CORYDORUS MARITIMUS | DRYER CHAMISA | 2' | 3" | LOW WATER USE | 1 GALLON |
| (Symbol) | 41 | LEGUMINOSAE SARGISSUS PURPURASCENS | MULLEN WARDEN | 5' | 4" | MEDIUM WATER USE | 5 GALLON |
| (Symbol) | 11 | MULLEBERBERA INEQUIS | DEER GRASS | 3' | 3" | LOW WATER USE | 1 GALLON |
| (Symbol) | 11 | PENSTEMON STRICTUS | ROCKY MOUNTAIN | 1.5' | 1.5" | LOW WATER USE | 1 GALLON |
| (Symbol) | 34 | SANTOUMA VIRENS | GREEN SANTOLINA | 2' | 3" | LOW WATER USE | 1 GALLON |
| (Symbol) | | 3/4" GRAVEL GROUND COVER | | | | | |
| (Symbol) | | CRUSHER FINES GROUND COVER | | | | | |
| (Symbol) | | SANTA FE MIXED GRASS SEED MIX. | | | | | |

TRACT A
DESERT FRIDGE OFFICE MARK
(SEE PLAN SHEET 2006.0702)

LANDSCAPING AREA CALCULATION

| | |
|--|-------------------------------|
| TOTAL SITE AREA | = 58,477 sq. ft. (1.33 ACRES) |
| BUILDING AREA | = 14,298 sq. ft. |
| NET SITE AREA | = 44,179 sq. ft. |
| 15% LANDSCAPE AREA REQUIRED | = 6,627 sq. ft. |
| 75% LIVING GROUND COVER PROVIDED | = 6,589 sq. ft. |
| 20% LANDSCAPE AREA PROVIDED | = 8,758 sq. ft. |
| 75%+ LIVING GROUND COVER PROVIDED | = 6,672 sq. ft. |
| NOTE: LANDSCAPE AREA CALCULATION INCLUDES PARK AREA. | |

2015.0121

JOB NO. 2006.0702

DATE 09-2006

SHEET (2A) 7

REVISIONS

REVISION NO. 1

DATE 1/25/08

BY JAC

DESCRIPTION REVISION FOR PERM APPROVAL CONDITIONS. ELEMENTARY SCHOOL ADJACENT

LANDSCAPE PLAN

MARK 3S HOLLY DEVELOPMENT

DESIGNED BY JAC

DRAWN BY JAC

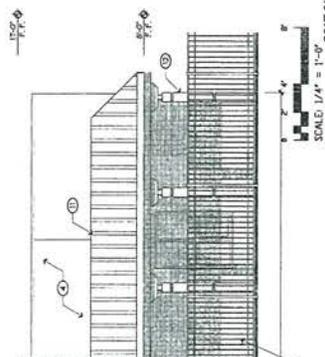
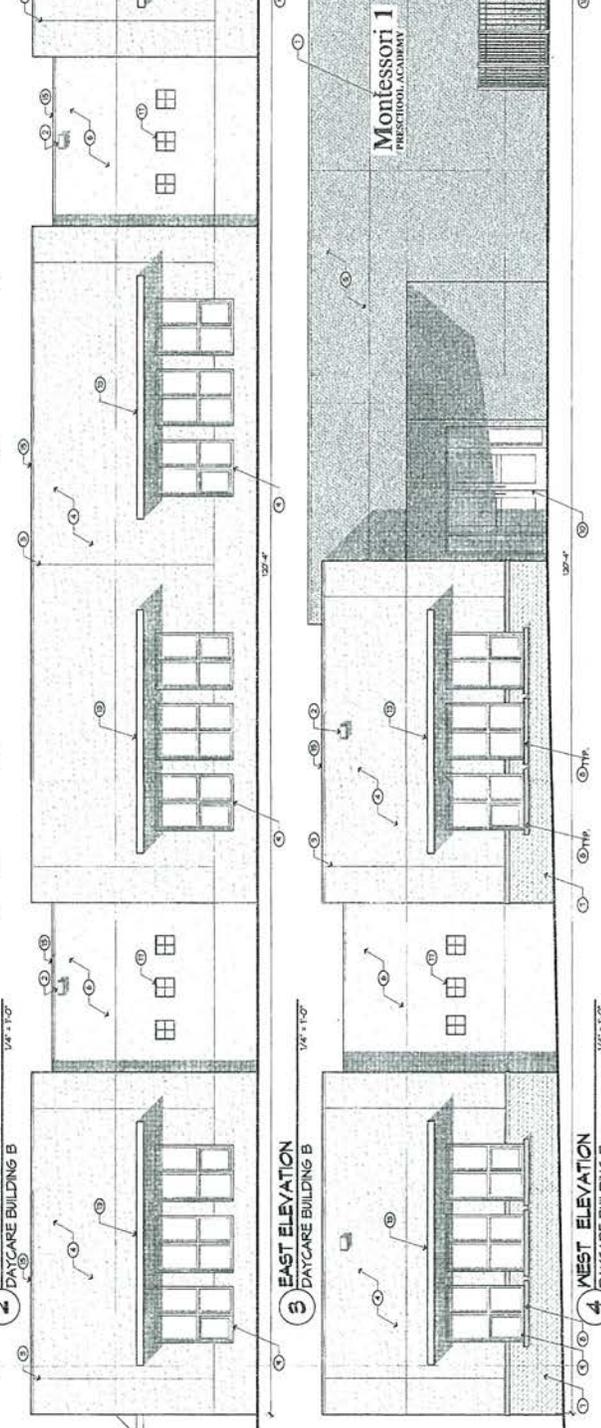
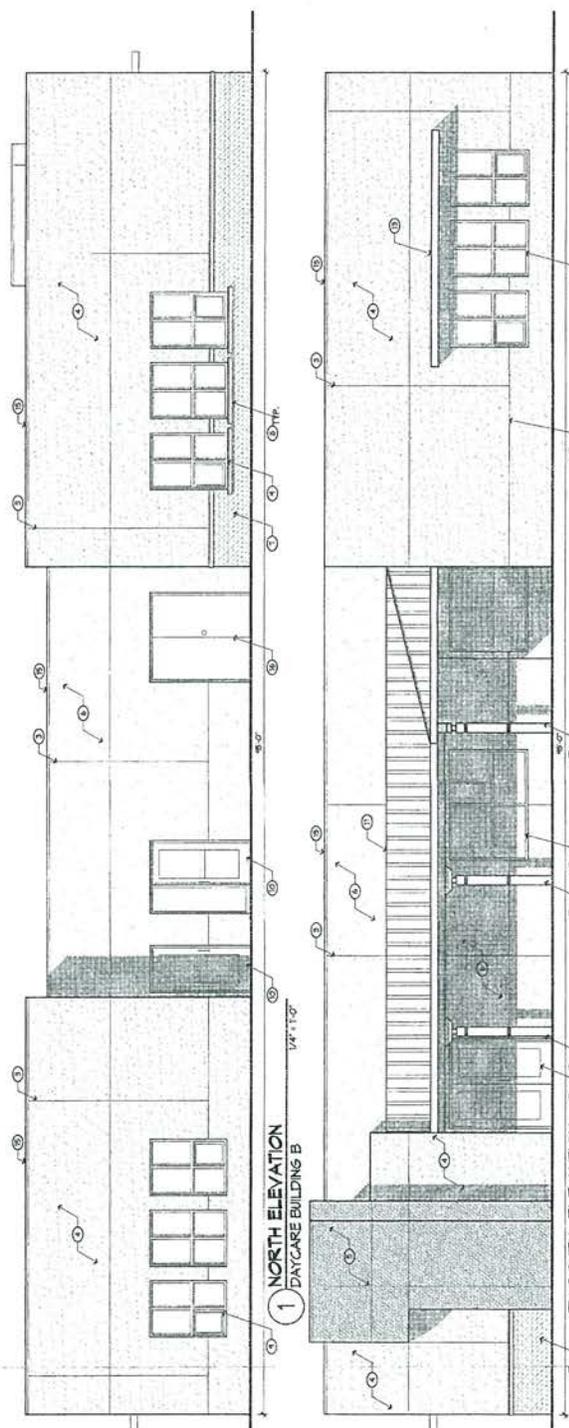
APPROVED BY JAC

DATE 03-20-2007

SCALE 1" = 30'



- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND WELL-BEING CODE (IWWC).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND WELL-BEING CODE (IWWC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND WELL-BEING CODE (IWWC).
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND WELL-BEING CODE (IWWC).
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 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND WELL-BEING CODE (IWWC).
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND WELL-BEING CODE (IWWC).
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND WELL-BEING CODE (IWWC).
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS AND WELL-BEING CODE (IWWC).



REVISED BY JLS
DATE 1/25/16
REVISIONS FOR THE APPROVAL CONDITIONS
 1. 1/25/16 S.C.A. NO CHANGE (EXISTING)

APPROVED BY [Signature]

DATE 10-2016

PROJECT MARK 3S HOLLY DEVELOPMENT

JOB NO. 2015.0121

SCALE 1/4" = 1'-0"

DATE 10-2016

PROJECT MARK 3S HOLLY DEVELOPMENT

JOB NO. 2015.0121

SCALE 1/4" = 1'-0"



**ELEVATIONS BUILDING B
 MARK 3S HOLLY DEVELOPMENT**



SCALE: 1" = 20'
 0 10 20

LANDSCAPING NOTES:

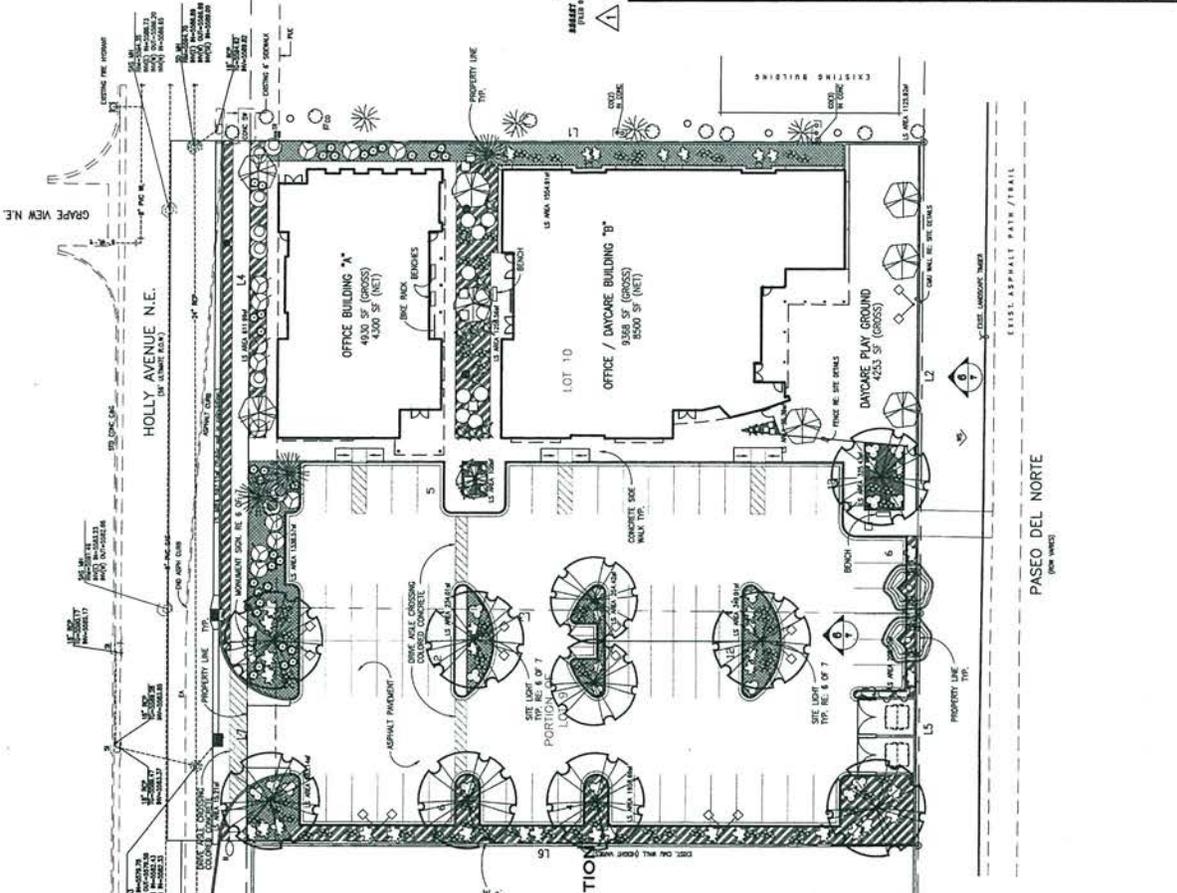
LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS, MARK 3S.
 IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANNING AND DESIGN MANUAL. THIS PLAN DOES NOT CONSTITUTE OR GUARANTEE ANY WATER WASTE OR CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE OR CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE OR CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE OR CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

IRRIGATION NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS AND PERENNIALS TO RECEIVE (3) 1.0 GPH DRIP EMITTERS. THE SYSTEM SHALL BE OPERATED TO BE TESTED TO 1/2" PRODDIPE WITH FLUSH COPS AT EACH END.
 WHEN THE PER EACH DRIP VALUE WILL BE APPROXIMATELY 15 MINUTES PER POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT DATE. THE SYSTEM 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 OWNERS (MARK 3S).
 WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

TABLE A
PLANT LEGEND
 (PLANT SYMBOLS AND COMMON NAMES)

| SYMBOL | BOTANICAL NAME | COMMON NAME | H | W | WATER REQUIREMENTS | INSTALLED SIZE |
|--------|-------------------------|--------------------------------|------|------|--------------------|----------------------|
| 10 | QUERCUS TEXANA | RED TEXAS OAK | 30' | 30' | MEDIUM WATER USE | 24" BOX MULTI TRUNK |
| 3 | PINUS EDULIS | PNON | 25' | 20' | MEDIUM WATER USE | 8" - 9" B&B |
| 7 | VITEX AGUS-CASTUS | CHASTE TREE | 20' | 15' | LOW WATER USE | 24" BOX MULTI TRUNK |
| 2 | CHITALEPA TASHKENIENSIS | CHITALEPA | 30' | 20' | LOW WATER USE | 2" CALIPER |
| 77 | ROSMARINUS OFFICINALIS | ROSEMARY | 3' | 4' | LOW WATER USE | 1 GALLON OR 5 GALLON |
| 28 | ROSMARINUS OFFICINALIS | ROSEMARY | 1' | 3' | LOW WATER USE | 10 GALLON |
| 24 | ERIGADERIA LARCEFLORA | TURPENTINE BUSH | 2' | 2' | LOW WATER USE | 10 GALLON |
| 8 | ARTEMISA CANA | SILVER SAGE | 6' | 4' | LOW WATER USE | 10 GALLON |
| 17 | CHRISTOTHAMNUS | DMOFF CHAMISA | 2' | 3' | LOW WATER USE | 10 GALLON |
| 41 | YUCCA | YUCCA | 5' | 4' | MEDIUM WATER USE | 5 GALLON |
| 11 | MULLEBERBERIA | DEER GRASS | 3' | 3' | LOW WATER USE | 1 GALLON |
| 11 | PERSTEMON STRICTUS | ROCKY MOUNTAIN | 1.5' | 1.5' | LOW WATER USE | 10 GALLON |
| 34 | SANTOLINA VIRBIS | GREEN SANTOLINA | 2' | 3' | LOW WATER USE | 10 GALLON |
| | | 3/4" GRAVEL GROUND COVER | | | | |
| | | CRUSHER FINES GROUND COVER | | | | |
| | | SANTA FE NATIVE GRASS SEED MIX | | | | |



LANDSCAPING AREA CALCULATION

| | |
|---------------------------------|-------------------------------|
| TOTAL SITE AREA | = 58,477 sq. ft. (1.33 ACRES) |
| BUILDING AREA | = 14,208 sq. ft. |
| NET SITE AREA | = 44,179 sq. ft. |
| 15% LANDSCAPE AREA REQUIRED | = 6,627 sq. ft. |
| 75% USING GROUND COVER PROVIDED | = 6,569 sq. ft. |
| 2% LANDSCAPE AREA PROVIDED | = 8,776 sq. ft. |
| 75% USING GROUND COVER PROVIDED | = 6,699 sq. ft. |

NOTE: LANDSCAPE AREA CALCULATION EXCLUDES PLAY AREA.

MARK 3S HOLLY DEVELOPMENT

LANDSCAPE PLAN

DATE: 09-2006

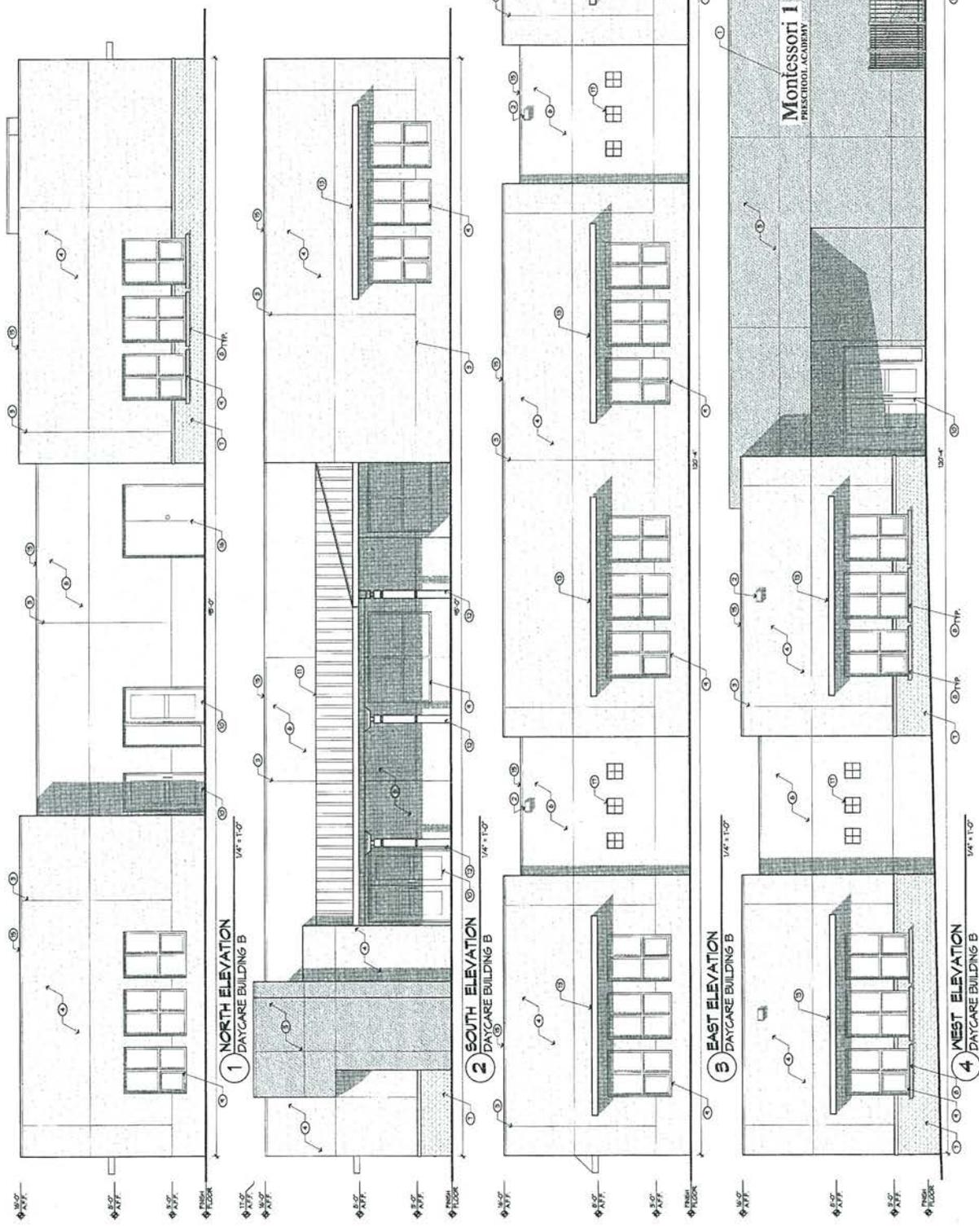
PROJECT: 02-05-2007

SCALE: 08-33

DATE: 2006.07.02

DATE: 09-2006

SHEET: 2 OF 7



- GENERAL NOTES:**
1. ALL WORK SHOWN SHALL BE INSTALLED UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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 16. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 17. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- KEYED NOTES:**
1. FINISH MATERIAL, INCLUDING INTERIOR/EXTERIOR PAINT, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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MARK A. ANDERSON ARCHITECTS, INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.MAA-ARCHITECTS.COM

**ELEVATIONS BUILDING B
MARK 3S HOLLY DEVELOPMENT**

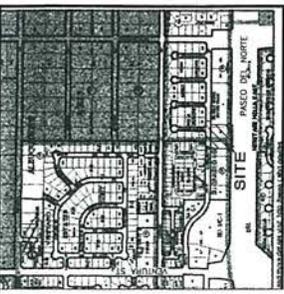
DESIGNED BY: J.E. DRAWN BY: J.E. APPROVED BY: _____

DATE: 1/25/07 DATE: 1/25/07 DATE: 1/25/07

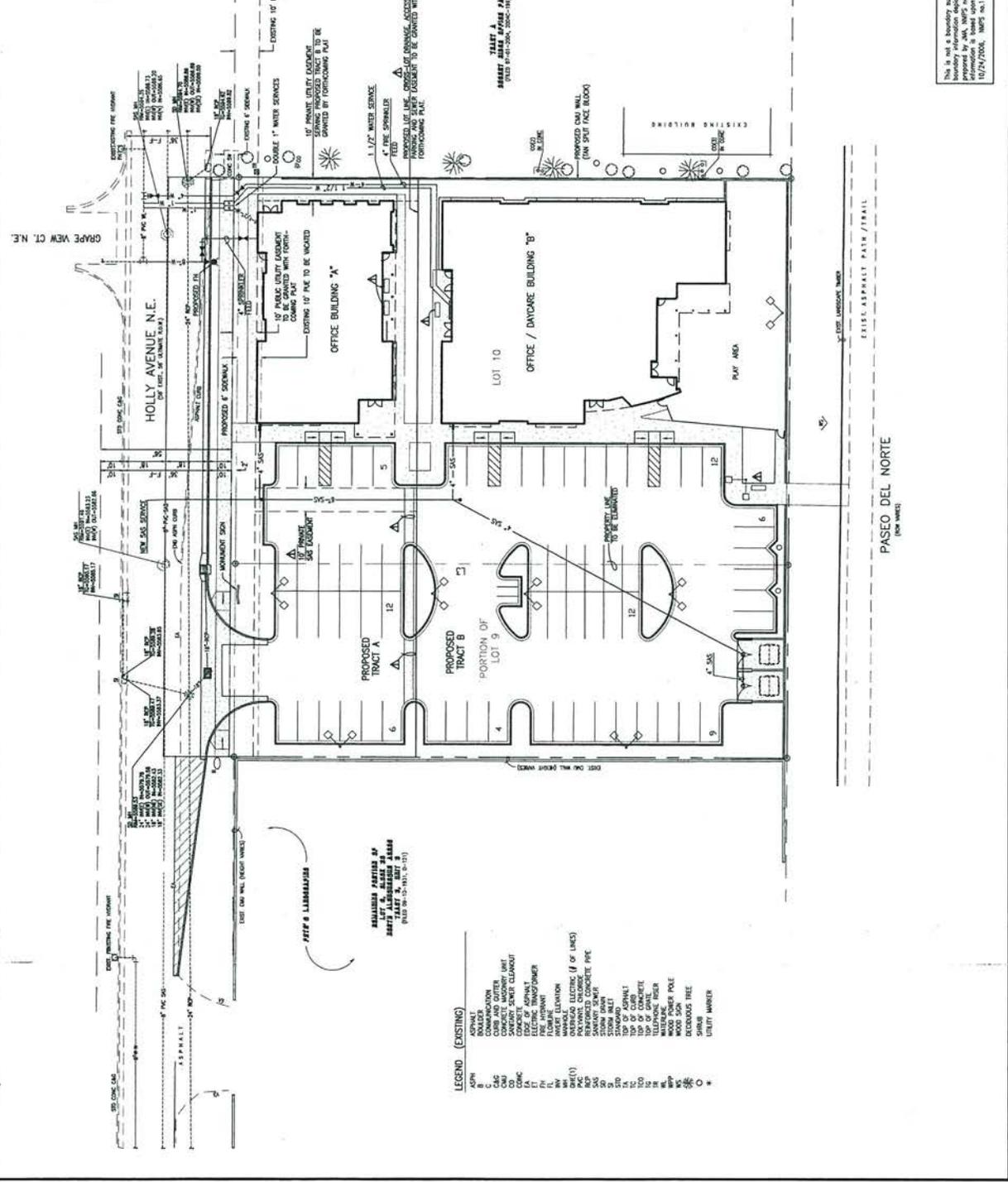
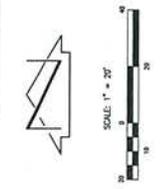
REVISIONS PER IFC APPROVAL CONDITIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|---------|------|--------------------|
| 1 | 1/25/07 | J.E. | ISSUED FOR PERMITS |

DATE: 2006.0702
 DATE: 10-2006
 SHEET: 4 OF 7



LEGAL DESCRIPTION:
 Lot 10 and the east half of Lot 9, Block 20, North Holly Avenue N.E., in the City of Albuquerque, New Mexico, as the same is shown and depicted on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1991, Book 51, Page 121.



This is a preliminary utility plan. It is shown for information only. The boundary information depicted by this plan is based upon the boundary survey prepared by S.M. Smith on 11/18/04, dated 10/29/2005. Topographic survey information is based upon the topographic survey prepared by S.M. Smith on 10/29/2005. MMS No. 11134.



- LEGEND (EXISTING)**
- 8 20" PIPE
 - 9 18" PIPE
 - 10 16" PIPE
 - 11 14" PIPE
 - 12 12" PIPE
 - 13 10" PIPE
 - 14 8" PIPE
 - 15 6" PIPE
 - 16 4" PIPE
 - 17 3" PIPE
 - 18 2" PIPE
 - 19 1" PIPE
 - 20 1/2" PIPE
 - 21 1/4" PIPE
 - 22 1/8" PIPE
 - 23 1/16" PIPE
 - 24 1/32" PIPE
 - 25 1/64" PIPE
 - 26 1/128" PIPE
 - 27 1/256" PIPE
 - 28 1/512" PIPE
 - 29 1/1024" PIPE
 - 30 1/2048" PIPE
 - 31 1/4096" PIPE
 - 32 1/8192" PIPE
 - 33 1/16384" PIPE
 - 34 1/32768" PIPE
 - 35 1/65536" PIPE
 - 36 1/131072" PIPE
 - 37 1/262144" PIPE
 - 38 1/524288" PIPE
 - 39 1/1048576" PIPE
 - 40 1/2097152" PIPE
 - 41 1/4194304" PIPE
 - 42 1/8388608" PIPE
 - 43 1/16777216" PIPE
 - 44 1/33554432" PIPE
 - 45 1/67108864" PIPE
 - 46 1/134217728" PIPE
 - 47 1/268435456" PIPE
 - 48 1/536870912" PIPE
 - 49 1/1073741824" PIPE
 - 50 1/2147483648" PIPE
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 - 58 1/549755813888" PIPE
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Mark 3S
 Incorporated
 1720 Louisiana Blvd. NE
 Suite # 212
 Albuquerque, NM 87110
 505-271-1288
 OWNERS

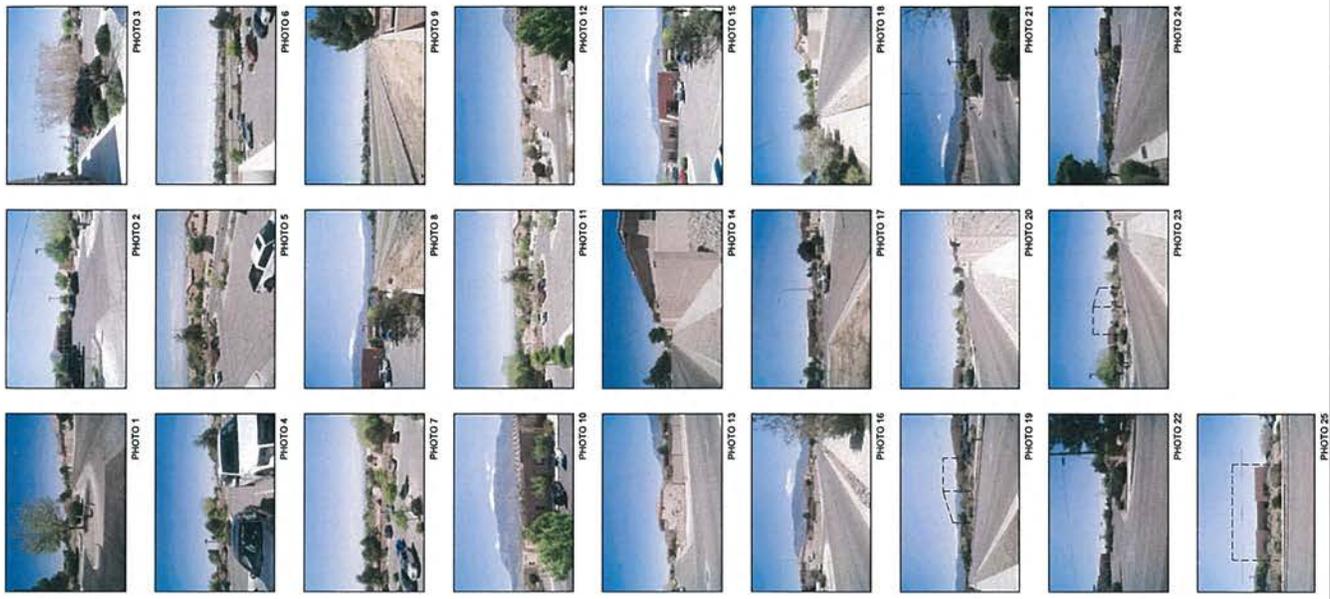


9340 Holly Development
 ELEMENTARY SCHOOL
 Lot 10 & the East Half of Lot 9, Block 20 North Albuquerque Acres,
 Albuquerque, New Mexico 87122

REVISIONS
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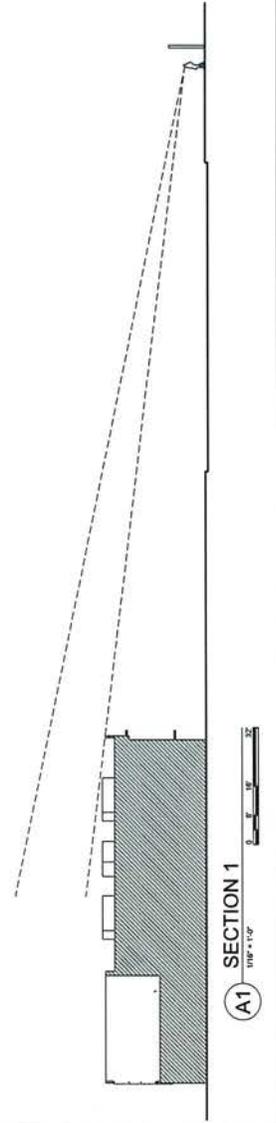
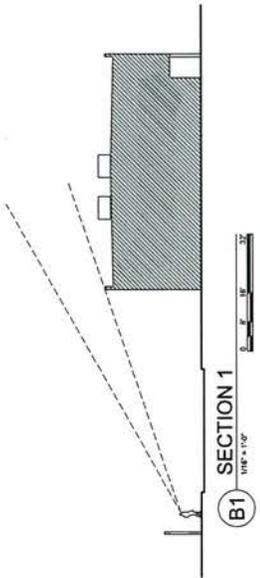
VIEW STUDY
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 PROJECT NO.
 DATE: 04/13/2015
 REVIEWED BY: BC
 DRAWN BY: BC OK

SHEET NO. **A999**
 6

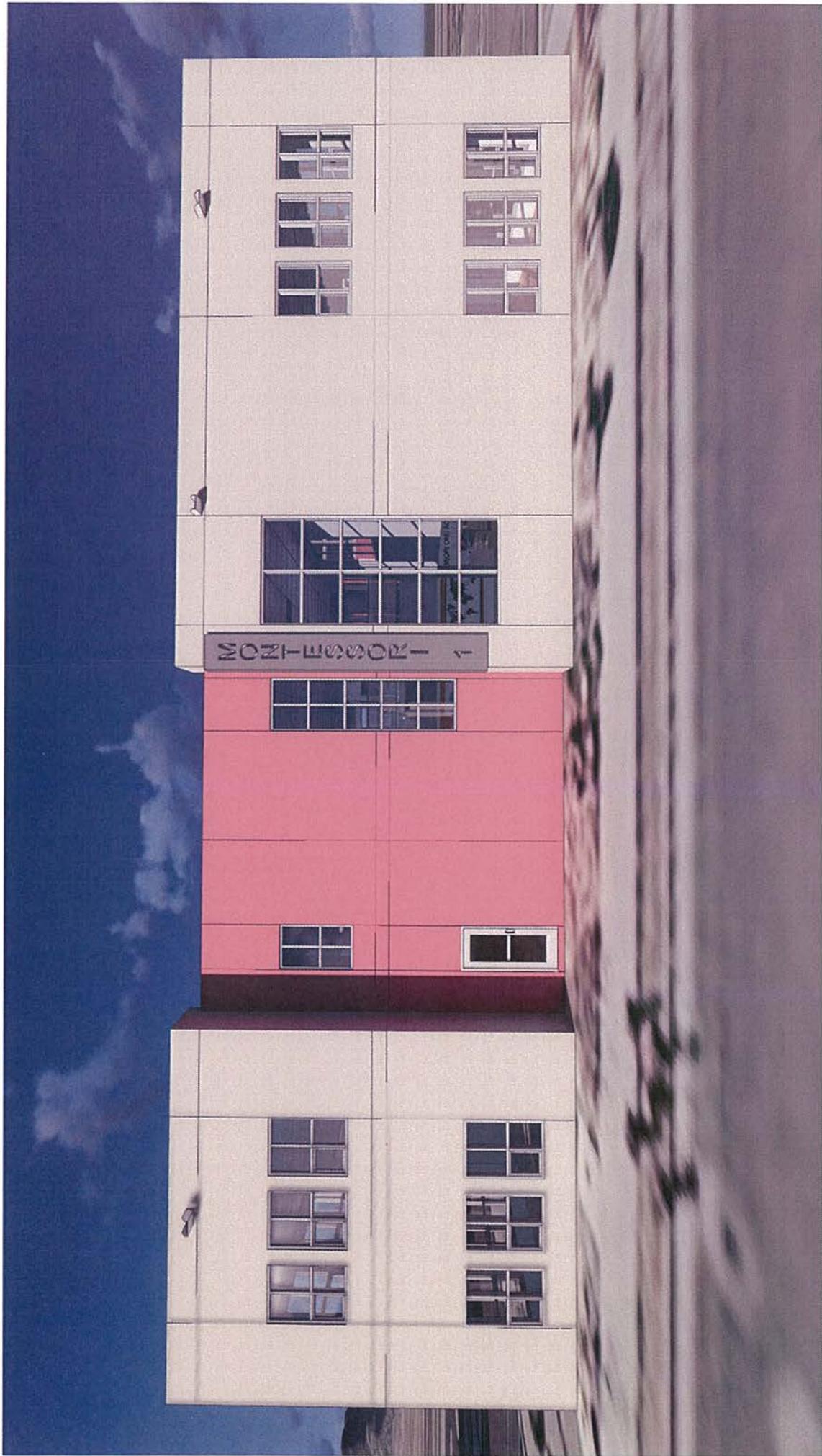


***INDICATES VIEW FROM AND FLOOR OF NEW BUILDING

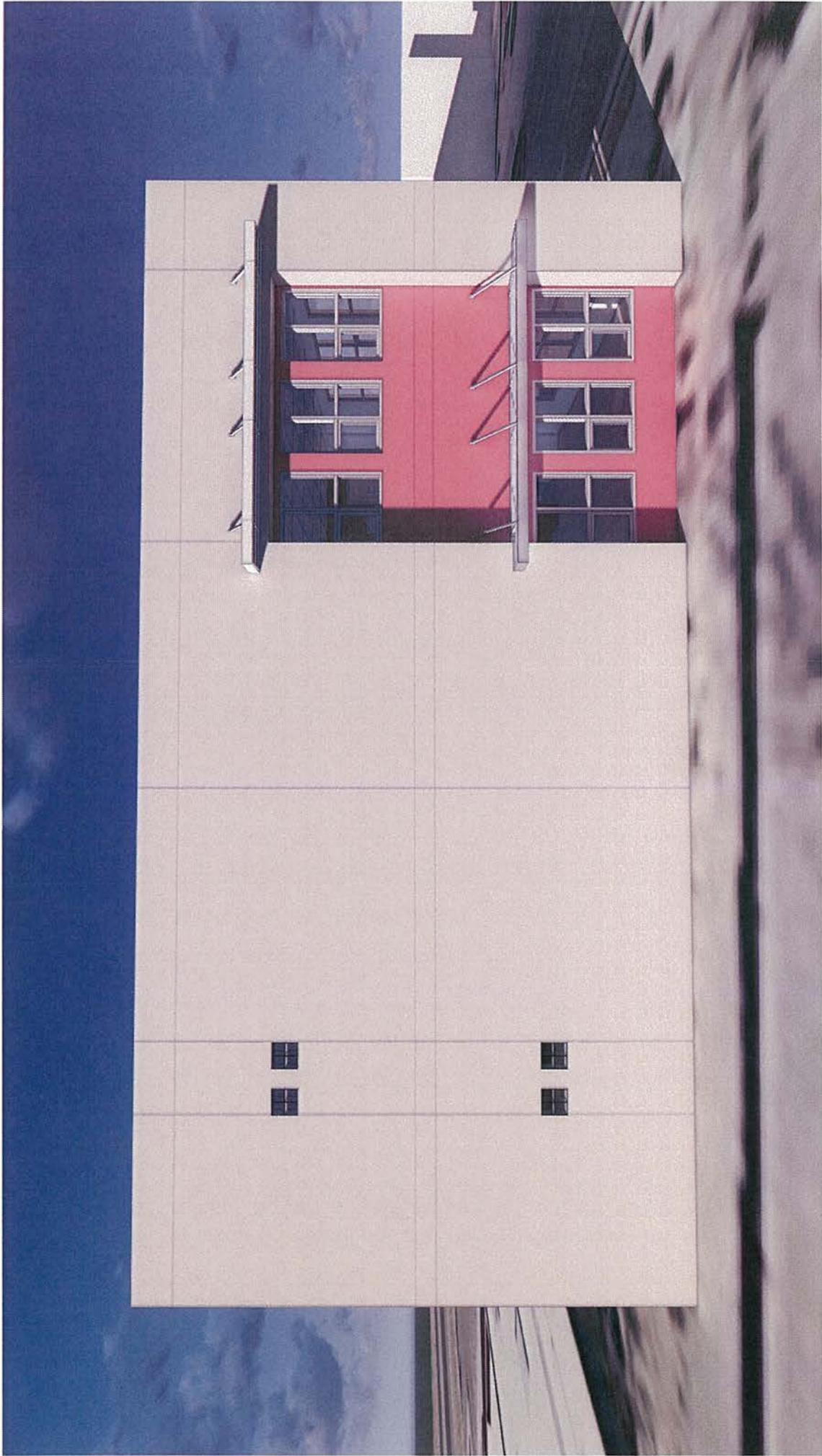
C1 VIEW INDICATION SITE PLAN



A1 SECTION 1



North Elevation



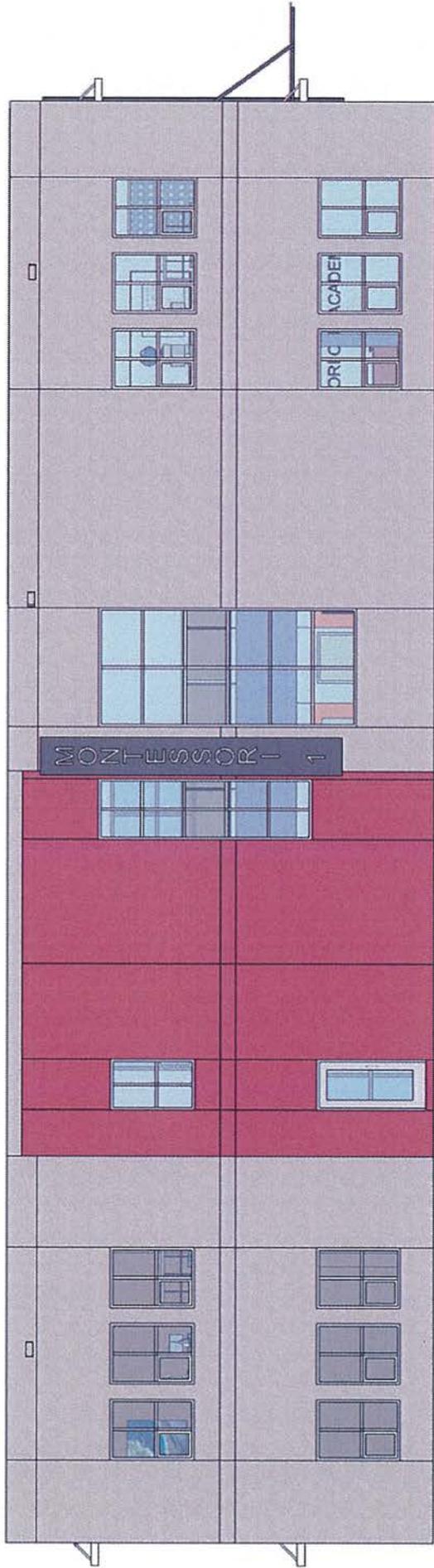
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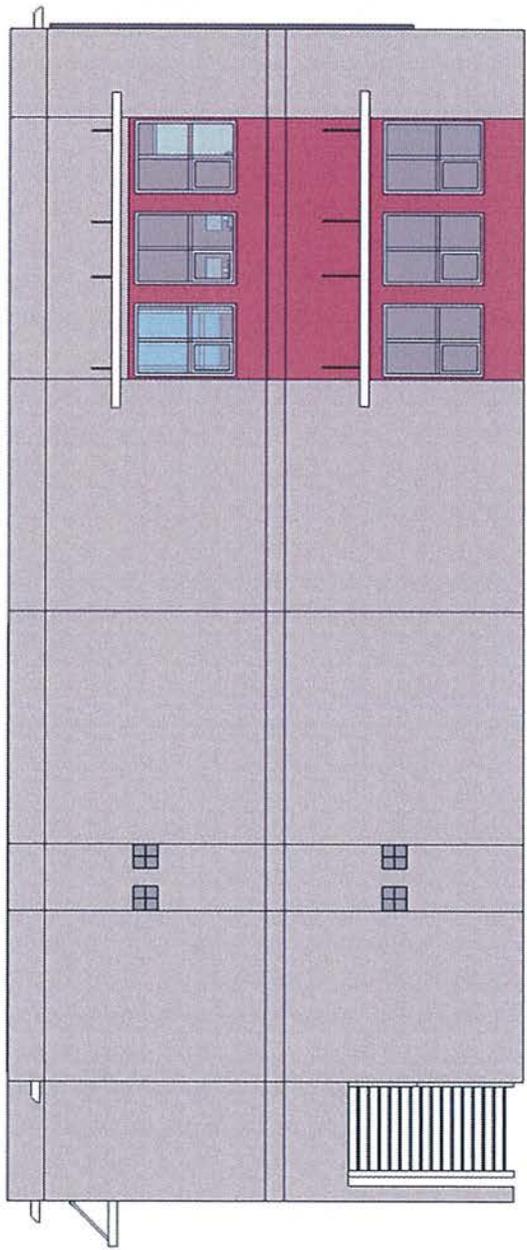
South Elevation



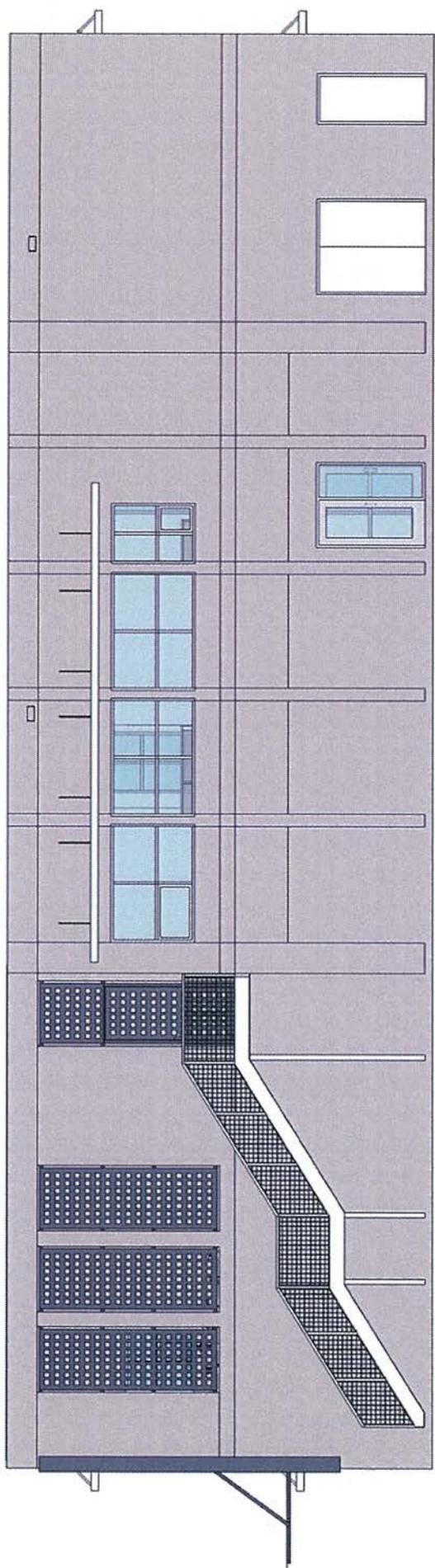
West Elevation



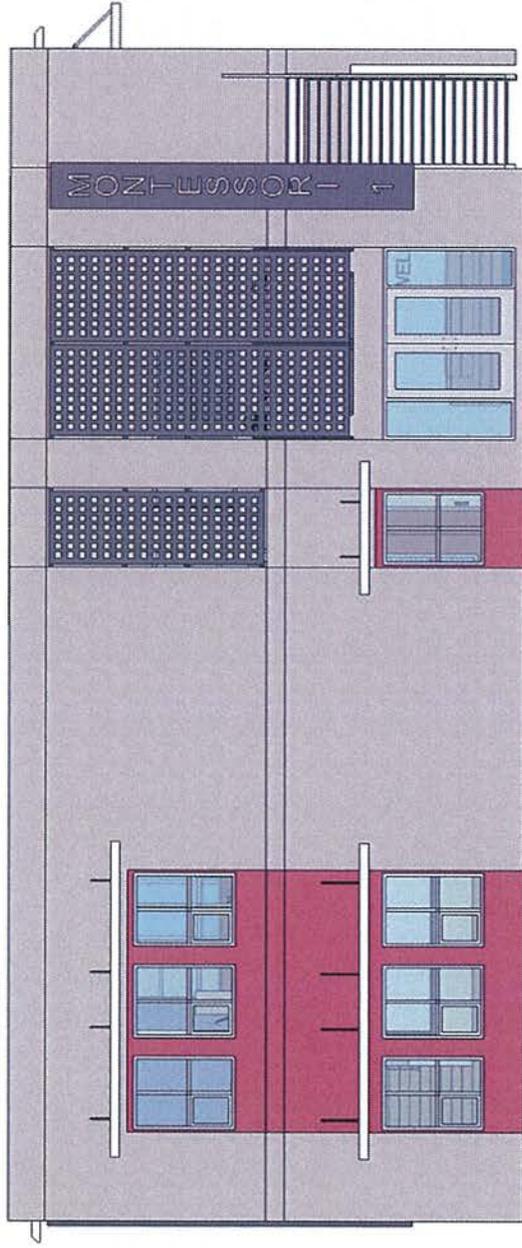
North Elevation



East Elevation



South Elevation



West Elevation