



**Environmental
Planning
Commission**

*Agenda Number: 06
Project Number: 1005280
Case #: 16EPC-40022
May 12, 2016*

Staff Report

Agent	HCI Engineering
Applicant	Palo Alto, Inc.
Request	Site Development Plan for Building Permit Amendment
Legal Description	Lot 1, McMahon Marketplace
Location	Near the SE corner of the intersection of Unser Blvd. NW and McMahon Blvd. NW (10600 Unser Blvd. NW)
Size	1.2 acres
Zoning	SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption

Staff Recommendation

APPROVAL of Case 16EPC-40022 based on the Findings beginning on Page 15, and subject to the Conditions of Approval beginning on Page 17.

Staff Planner
Catalina Lehner, AICP- Senior Planner

Summary of Analysis

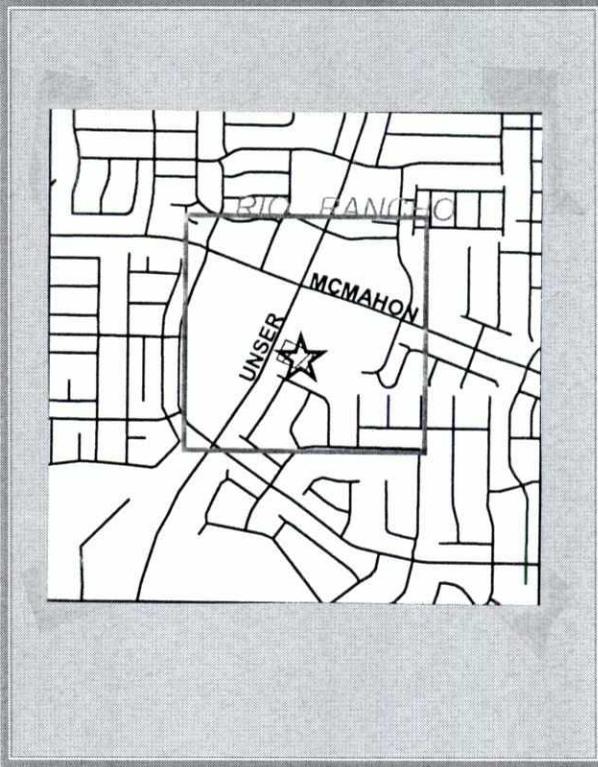
The request is for a Site Development Plan for Building Permit Amendment for Lot 1 of the McMahon Marketplace. The subject site is vacant.

The applicant proposes a fast-food restaurant with a drive-up service window. The approved site development plan for McMahon Marketplace contains elevations (site development plan for building permit) that the applicant wishes to deviate from, though the design standards in the site plan development for subdivision apply.

The subject site is in the Established Urban Area. The West Side Strategic Plan and Unser Blvd. Design Overlay Zone also apply. The request generally furthers applicable Goals and policies.

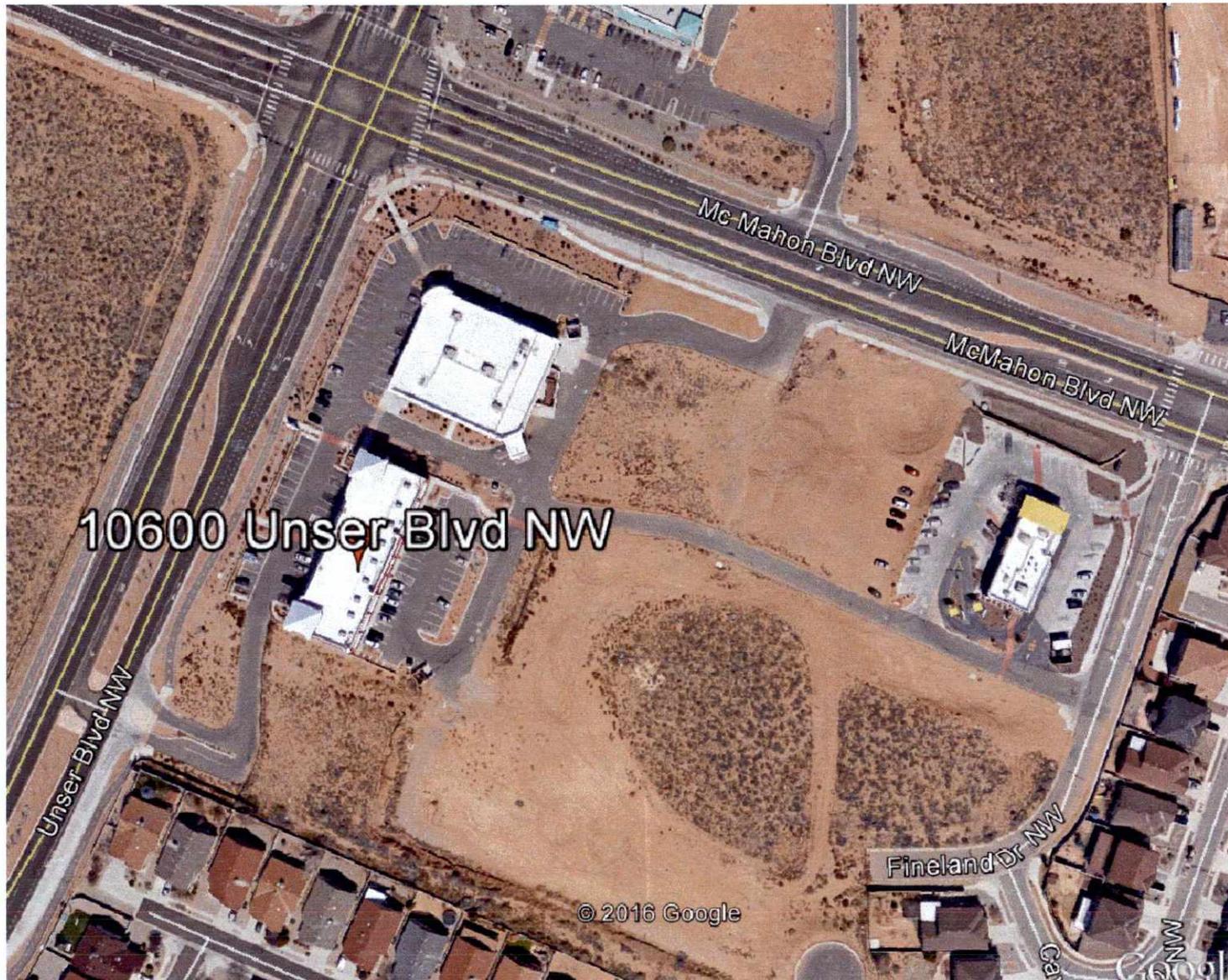
The Tuscany NA and the Westside Coalition were notified. A facilitated meeting was held. Concerns are the southern wall, operating hours, and trash. A commercial property owner is concerned about signage and architecture/design.

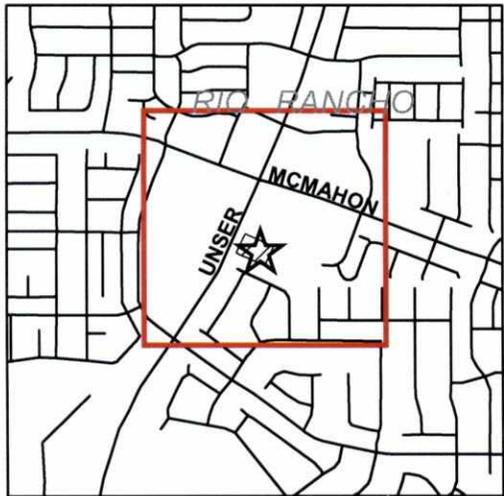
Staff recommends approval subject to conditions needed to comply with the design standards and create clarity.



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

McMahon Marketplace as of 2016.
The subject site, Lot 1, is in the larger site's SW corner.





LAND USE MAP

Note: Grey shading indicates County.

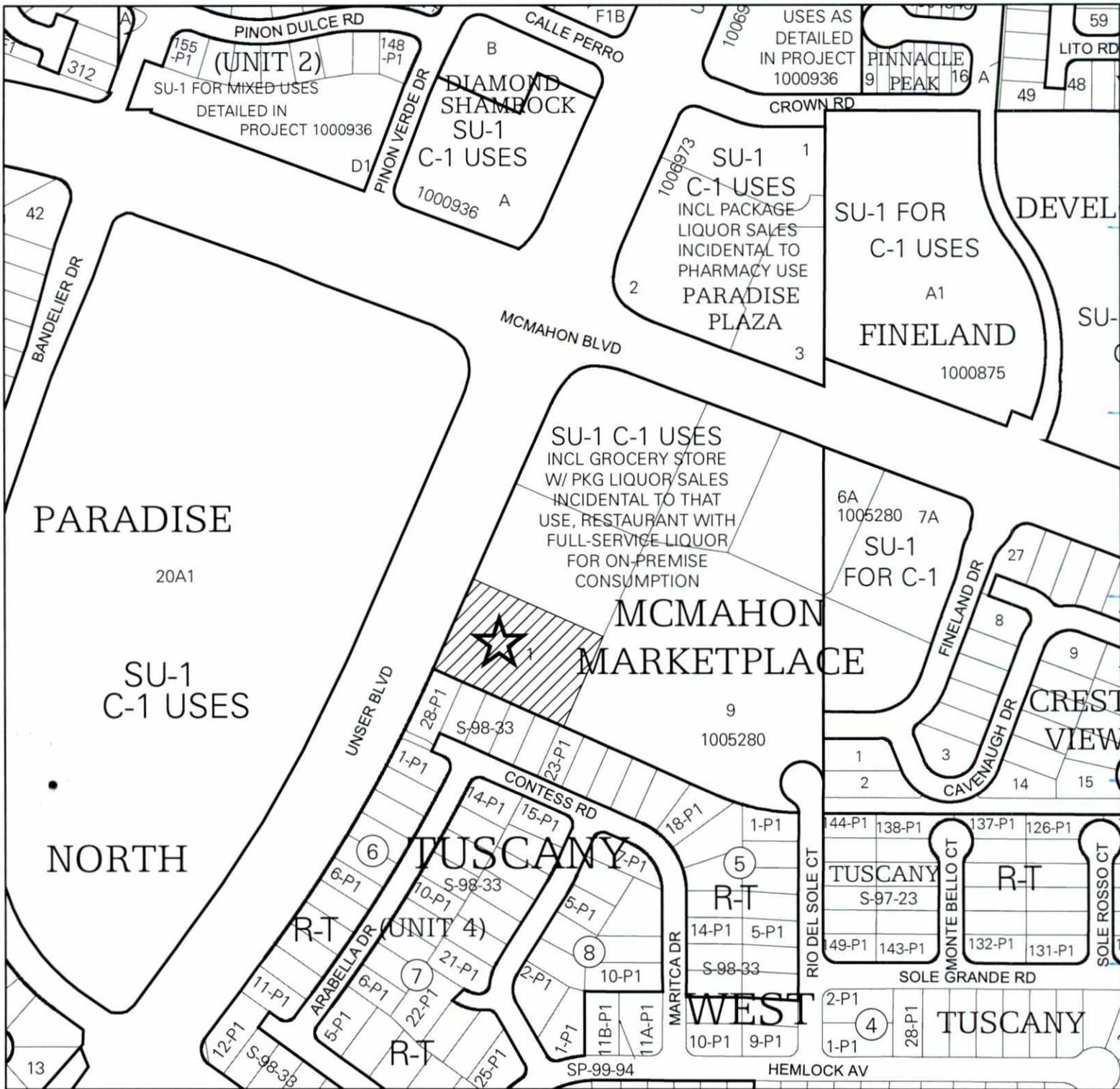
KEY to Land Use Abbreviations

- 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 = 258 feet

Project Number:
1005280
Hearing Date:
05/12/2016
Zone Map Page: A-11
Additional Case Numbers:
16EPC-40022



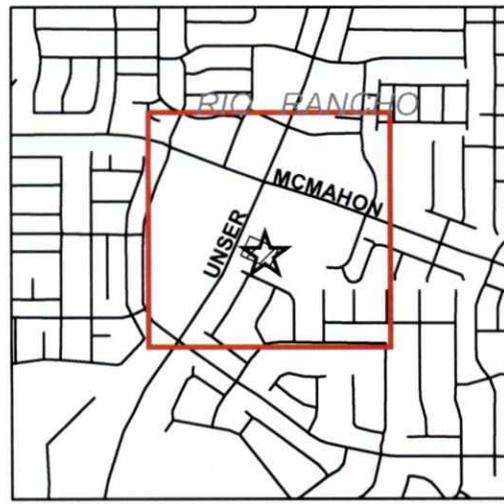
ZONING MAP

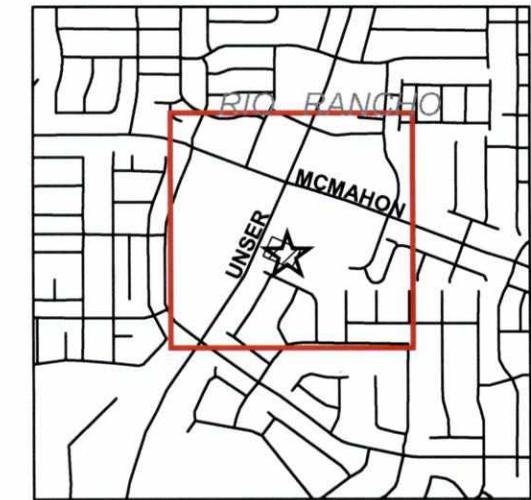
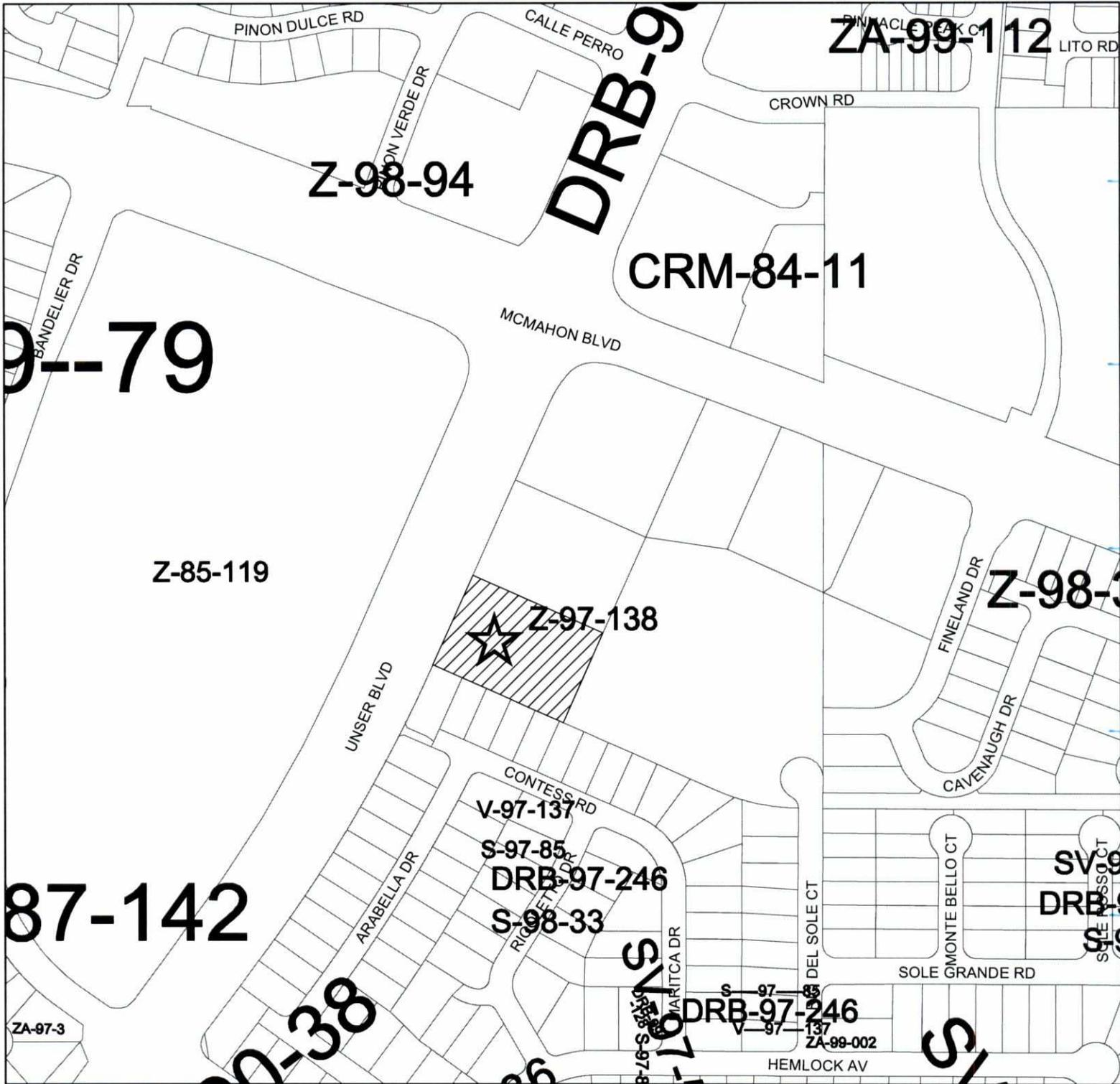
Note: Grey shading indicates County.



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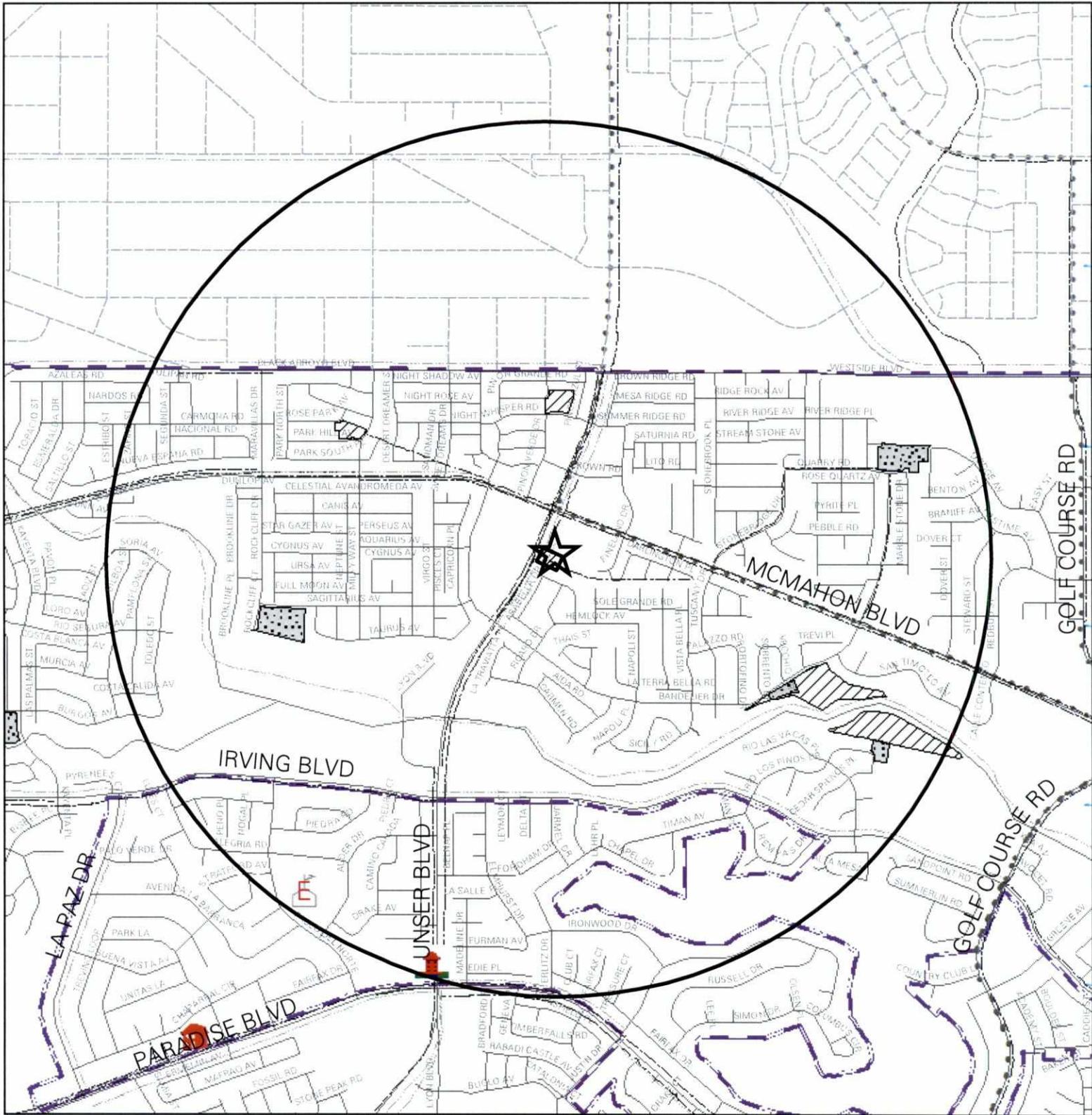
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 258 feet

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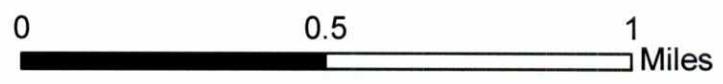


Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| 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 | Undeveloped County Park |
| LIBRARY | SOLID WASTE | Proposed Bike Facilities | Developed City Park |
| MUSEUM | | Albuquerque City Limits | Undeveloped City Park |



Project Number: 1005280



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption	Established Urban West Side Strategic Plan Unser Blvd. Design Overlay Zone	Vacant
North	SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption	Established Urban West Side Strategic Plan Unser Blvd. Design Overlay Zone	Bank, retail drug store
South	R-T	Established Urban West Side Strategic Plan	Single-family homes
East	SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption	Established Urban West Side Strategic Plan	Vacant
West	SU-1 for C-1 Uses	Established Urban West Side Strategic Plan Unser Blvd. Design Overlay Zone	Vacant

II. INTRODUCTION

Request

The request is for a Site Development Plan for Building Permit Amendment for an approximately 1.2 acre site described as Lot 1, McMahan Marketplace (the “subject site”). The subject site is part of a larger, approximately (≈) 13 acre shopping center site that comprises the SE corner of the intersection of Unser Blvd. and McMahan Blvd., known as McMahan Marketplace.

The McMahan Marketplace site consists of nine tracts; three tracts have developed thus far and contain a retail pharmacy, a strip of small retail shops and a fast-food restaurant. The zoning is SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption.

The subject site, Lot 1, is undeveloped. The proposed use, a fast-food restaurant with a drive-up service window, is permissive under the current zoning. A fast-food restaurant with a drive-up service window was approved for Lot 1 in 2009 with the site development plan for subdivision for McMahan Marketplace, which governs the larger 13-acre site and contains design standards. The site development plan for building permit for McMahan Marketplace shows elevations for a fast-food restaurant.

The applicant is requesting an amendment to the site development plan for building permit portion of the original approval because the elevations of the proposed fast-food restaurant vary substantially from the approved elevations for McMahon Marketplace. The design standards in the site development plan for subdivision apply.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plan approval in the SU-1 zone, pursuant to 14-16-2-22(A)(1) of the Zoning Code. Also, the governing site development plan for subdivision requires that the subject site be reviewed by the EPC. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

Context

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan (WSSP). The WSSP designates the larger subject site as the McMahon/Unser Neighborhood Center. The Unser Blvd. Design Overlay Zone also applies. Unser Blvd. is designated as an Express Corridor in the Comprehensive Plan, and McMahon Blvd. is designated as an Enhanced Transit Corridor. There is no applicable Sector Plan.

Across Unser Blvd. to the west, is an \approx 19 acre vacant site. Further west are single-family homes. East of the subject site is Lot 9 of McMahon Marketplace, which is undeveloped, and a roadway that leads through the site to the fast-food restaurant on the site's northeastern side.

Adjacent north of the subject site, on Lot 2 of McMahon Marketplace, is a strip of small shops that include a nail salon, MVD office, yoga studio, candy shop, and sit-down restaurant. Further north is a retail pharmacy, on Lot 3 of McMahon Marketplace. To the south are the single-family homes of the Tuscany Subdivision.

History

The subject site was annexed in 1985 (Enactment No. 37-185) as part of an approx. 10,200-acre annexation of land in northwest Albuquerque (AX-85-20, Z-85-84). Various zoning categories were established, including R-1 for a portion of this acreage. For several years, the subject site remained vacant.

In 1998, a request for C-1 zoning and mixed-use zoning was withdrawn (Z-97-138). In June 1999, the Environmental Planning Commission (EPC) denied a proposed zone map amendment for Tract 16-A-1 from R-1 to straight C-2 (Z-99-79). Instead, the EPC approved zoning of "SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use" with the condition that a site plan for subdivision be submitted within six months, which did not occur.

In July 2001, the EPC approved a zone map amendment (01110 00751) and site plan for subdivision (00128 00752) for Tract 16-A-1* (Project #1001279). The zoning was changed from

R-1 to “SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use” in order to develop a grocery store. Design Standards for the Unser/McMahon Village Center North were also included. Note that, also in 2001, the EPC approved zone changes (to SU-1 for Mixed-Use) and associated site plans for subdivision for the sites to the north and northwest of the subject site. This zoning was used as guiding land use designations for the Westside/McMahon Land Use and Transportation Guide (Enactment No. 117-1999).

*McMahon Marketplace, prior to being subdivided, was described as Tract 16-A-1.

In September 2003, the EPC approved another zone map amendment (03EPC-01093) and site plan for subdivision (03EPC-01155) for Tract 16-A-1, which superseded the 2001 approvals (Project #1001279). Since the site plan for subdivision from 2001 (00128 00752) was never finalized, the zoning had reverted to R-1. The zoning was changed in 2003 to “SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use”. The site plan for subdivision contained design standards applicable to Tract 16-A-1. Though the site plan did not receive final sign-off at DRB, the EPC had approved the design standards. The design standards were used as a benchmark to evaluate the 2007 proposal for McMahon Marketplace.

In August 2005, the EPC approved a zone map amendment for the site to the west from SU-1 for C-1 to SU-1 for C-1 allowing grocery store with package liquor sales and restaurant with full service liquor (Project #1004313). The associated site plan for subdivision shows a grocery store with a fuel center, two retail strips, a bank and eight pad sites. Even if this project is not realized, the zoning would allow a wide variety of commercial uses, including several drive-thru uses, at a location characterized by heavy traffic.

In 2007, the EPC heard a three-part proposal for a zone map amendment, a site development plan for subdivision and a site development plan for building permit (Project #1005280/06EPC-01706, 06EPC-01705, 06EPC-01704) to create the McMahon Marketplace. The submittal included design standards for future development and building elevations for all of the pad sites, including Lot 1. After a couple of deferrals, the EPC approved the proposal on April 12, 2007. It was finalized through the DRB process in 2009.

Since 2009, there have been four administrative approvals (AAs) pertaining to the McMahon Marketplace:

Approval Date	Amendment	Lot
November 2009	Revisions to building footprint, elevations and landscaping	Lot 3 (retail pharmacy)
September 2011	Building expansion and drive-aisle adjustments	Lot 3
March 2012	Replace drive-up bank with retail shops	Lot 2 (shops)
February 2014	Revisions to landscaping for Lot 7-A	Lot 7-A
March 2016	Revisions to parking layout, plaza space, minor elevations changes	Lot 8

Transportation System

The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates McMahon Blvd. and Unser Blvd. as Regional Principal Arterials.

The Comprehensive Plan designates Unser Blvd. NW as an Express Corridor and McMahon Blvd. as an Enhanced Transit Corridor.

Trails & Bikeways, Transit

The Comprehensive Plan designates McMahon Blvd. as an Enhanced Transit Corridor and Unser Blvd. as an Express Corridor. Bicycle lanes exist on McMahon Blvd. and Unser Blvd. as they pass the subject site.

Currently, no Albuquerque Ride routes pass by the subject site. The closest bus routes are #157-Montano/Uptown/Kirtland, and #92-Taylor Ranch, which stop west of the subject site at the Golf Course Rd./Ellison Rd. intersection. #157 offers all day service and #92 is a commuter route with limited hours. ABQ Route #155, Coors Blvd., has a connection to Southern Blvd. that passes the McMahon Marketplace's northern side and provides limited service.

Public Facilities/Community Services

A fire station is about 0.5 mile south of the subject site. Four parks are located within a 1-mile radius of the subject site.

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

III. ZONING

Definitions (Zoning Code §14-16-1-5)

Site Development Plan for Building Permit: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies, in addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Zoning Descriptors

The subject site is zoned SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption. The SU-1 zone (§14-16-2-22) "provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the

appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.” A site development plan is required for development on the subject site, pursuant to (A)(1) of the SU-1 zone.

The C-1 zone (§14-16-2-16) “provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.” The proposed use, a fast-food restaurant with a drive-up service window, is permissive under the current zoning. The drive-up service window is a conditional use listed in (B)(6); however, a conditional use is not needed because the zoning refers to “C-1 Uses” so both permissive and conditional uses are allowed.

IV. ANALYSIS- ADOPTED ORDINANCES, PLANS AND POLICIES

A) ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

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

**Note: Only policies that pertain to the development on Lot 1 are included here. Overarching Goals and policies were addressed in 2007 with the three-part proposal (zone map amendment, site development plan for subdivision, and site development plan for building permit) for McMahon Marketplace.*

Land Use Policies-Developing & Established Urban

Policy II.B.5a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The request would add another fast-food restaurant to the area, which is characterized by a range of urban land uses such as retail (gym, animal clinic, pharmacies and fast-food restaurants) and residential uses. There is another fast-food restaurant in the area already so the request would not contribute to more land use diversity. Policy II.B.5a-full range of urban land uses, is partially furthered.

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

The proposed new development would be generally appropriate in terms of its location and intensity. The subject site is located in an existing shopping center site that is subject to design standards, which were established to respect neighborhood values and conditions of the area, which is not considered a scenic or natural environment. The proposed restaurant would not be more intense than existing development nearby. There is no known neighborhood opposition as of this writing, though some concerns have been expressed. The request partially furthers Policy II.B.5d-neighborhood values/environmental conditions/other concerns.

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

The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would generally not disrupt neighborhood integrity. The request furthers Policy II.B5e- new growth/urban facilities/neighborhood integrity.

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

The design is franchise and would not be a comparable quality to other buildings in the shopping center; the colors used are not listed in the design standards. The proposed restaurant would be generally appropriate for the area, though changes in design and materials are needed to increase the building's compatibility with other buildings. The request partially furthers Policy II.B.5l-quality design/new development.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system, efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed restaurant use is auto-oriented and the area is currently underserved by Transit. However, the pathway to Unser Blvd. and the pathway adjacent to the residences, as shown on the approved site development plan for subdivision, are proposed. The site has excellent access to the road network, and there is a bicycle lane on Unser Blvd.. The request partially furthers the Transportation and Transit Goal.

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

Pedestrian pathways are proposed in the locations shown on the approved site development plan for subdivision: one pedestrian pathway leads from the restaurant to Unser Blvd. and the other runs along the southern boundary with the residences. To an extent, these would help mitigate the drive-thru use; however, by its nature, drive-thru uses are auto-oriented and safe and pleasant pedestrian opportunities cannot be thoroughly integrated with them. The request partially furthers Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions.

B) WEST SIDE STRATEGIC PLAN (RANK II)

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

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

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Seven

Bar community, which lies between the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard Corridor (see p. 54).

The subject site is located in the McMahon/Unser Neighborhood Center (p. 109). The WSSP states that: “The Planning Commissions will bear the primary responsibility of enforcing the Community and Neighborhood Center intent of the Plan through rigorous review of pending applications relative to strategic plan policies (p. 41).”

Community Concept Policies

WSSP Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers (p. 38).

The request would result in development of a commercial use in a designated activity center—the McMahon/Unser Neighborhood Center, which would continue to be surrounded by residential development. The proposed non-residential development would occur in a designated center, so WSSP Policy 1.1 is generally furthered.

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/ bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings (p. 39).

The subject site is in the McMahon/Unser Neighborhood Center. A pedestrian pathway is proposed to connect the site to Unser Blvd. Another pathway would run along the site’s southern side. Pedestrian access between buildings and through the parking lot areas, however, needs improvement. The request partially furthers WSSP Policy 1.5.

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

The McMahon/Unser Neighborhood Center contains non-residential uses and serves many surrounding subdivisions, such as Tuscany and Skies West. The request would provide an additional commercial use in a shopping center; safe pedestrian and bicycle access would be provided. The request furtheres WSSP Policy 3.4.

C) *Westside-McMahon Land Use & Transportation Guide (Enactment No. 117-1999)**

**included in the West Side Strategic Plan (WSSP)*

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

The subject site falls within the boundaries of Enactment No. 117-1999. Note the following found in Section 4: “The map included as Attachment A, Transportation and Land Use Concept for the Westside-McMahon Corridor, and the performance measures listed below establish the policies that will be used by the EPC and the City Council in their review of development and rezoning proposals for properties located within the Westside-McMahon corridor”. The following policies apply:

Section 3: The land use concepts set forth herein are not intended to imply zoning or supersede existing zoning and/or development plans. [Informational]

Section 4(A): Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A (which designates the subject site as Low Commercial).

Section 4(A)(2): Low Commercial includes neighborhood scale commercial development as allowed under the C-1 zone category of the City of Albuquerque Comprehensive Zoning Code.

Section 4(C): Connections that provide safe and efficient pedestrian movements to enhance mobility within the corridor and encourage the use of transit, bicycle and pedestrian modes as an alternative to automobile travel should be provided between adjoining uses and between developments and the transportation system.”

The Westside-McMahon Land Use and Transportation Guide (the Guide) designates the subject site “Low Commercial”. The WSSP envisions C-1 neighborhood commercial uses, which are most appropriate for this location in the McMahon/Unser neighborhood center (WSSP, p. 140). The “Medium Commercial” category, appropriate for C-2 uses, is only found near Westside Blvd. and NM 528. The proposed fast-food restaurant with drive-up service window is a C-1 use (restaurant is permissive and drive-up service window is conditional).

Attachment A shows bicycle/pedestrian facilities along Unser Blvd. and along McMahon Blvd. The trail along Unser and the sidewalk along McMahon exist. The request proposes the pedestrian connections shown on the approved site development plan for subdivision- one to Unser Blvd. and another to a trail along the subject site’s southern boundary. This will help contribute to “safe and efficient” pedestrian movements. The request complies with Sections 4(A), 4(A)(2) and 4(C) of Enactment 117-1999.

D) Unser Boulevard Design Overlay Zone (R95-1992)

The Unser Boulevard Design Overlay Zone (UBDOZ), which contains minimal signage controls, extends approximately 500 feet from the centerline of Unser Boulevard and runs from Interstate 40 to the Sandoval County line. One free-standing sign is allowed, and it cannot exceed 75 sf in size and 12 ft. tall. Building-mounted signs cannot exceed 12% of the façade to which they are applied; signs are limited to one per façade.

Signage proposed on the subject site must comply with the general sign regulations in the Zoning Code, the provisions of this overlay zone, and the McMahan Marketplace design standards. In cases of conflict between applicable regulations, the design standards prevail. Since the request must comply with the design standards, and the design standards incorporated the UBDOZ, the request will be consistent with the UBDOZ.

V. SITE DEVELOPMENT PLAN FOR SUBDIVISION

The site development plan for subdivision for the McMahan Marketplace (Project #1005280, approved in 2007) contains design standards that apply to all nine tracts in the 13-acre shopping center site. The design standards address the usual elements: site planning, parking, landscape, architecture, setbacks, screening, and signage.

The purpose of design standards is to create a framework to ensure that a development will further applicable City Plans, goals and policies. Design standards should create high-quality development and do more than re-iterate minimum Zoning Code requirements.

The 2007 McMahan Marketplace proposal consisted of three actions: a zone map amendment, a site development plan for subdivision, and a site development plan for building permit. The site development plan for subdivision contains site layout information and design standards that apply to all nine lots. The site development plan for building permit contains elevations for buildings envisioned on each pad site.

Since the applicant wants to amend the approved elevations for the fast-food restaurant on Lot 1, the current request is for a site development plan for building permit amendment. Staff has reviewed the request using the approved design standards for McMahan Marketplace and finds that it mostly complies, with a few exceptions as explained below such as the proposed landscaping palette and some architectural details.

VI. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT

The request is for a Site Development Plan for Building Permit Amendment. The applicant wants to amend ***the approved elevations for the fast-food restaurant on Lot 1.***

Zoning Code §14-16-3-11 states that "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, Staff has reviewed the proposed site development plan for conformance with applicable goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the Westside-McMahan Land Use & Transportation Guide, the Unser Boulevard Design Overlay Zone and the Zoning Code.

Note: This review includes discussion of how the request complies with the McMahon Marketplace Design Standards and notes instances of non-compliance, when applicable.

Site Plan Layout / Configuration

The subject site, Lot 1, is located in the southwestern corner of the larger, \approx 13 acre site. The subject site is rectangular in shape, with the short side on Unser Blvd. NW. The proposed building would be located along the site's northern end, with the main entrance facing south toward the parking lot. The dumpster is located near the northeastern corner of the subject site. Both locations are consistent with those shown on the approved site development plan for subdivision for McMahon Marketplace.

Setbacks

The design standards require setbacks for buildings and parking lots. 10 feet are required facing street frontage; the narrowest portion of the setback is 16 feet. A minimum of 30 feet from the adjacent residences is required; the parking lot is setback 60 feet and the building further. The request complies.

Outdoor Space

The design standards require that free-standing restaurants provide a minimum of 600 sf of outdoor patio space shaded by trees and/or a shade structure that matches building architecture. A 794 sf patio area is proposed on the building's western side; the covered portion is \approx 315 sf. The dimensions need to be indicated. It would match building architecture and meet the requirement of 30% shade provided, as well as be consistent with the patio location on the approved site development plan for subdivision (main sheet and patio detail sheet).

Vehicular Access, Circulation and Parking

Access & Circulation: The subject site is accessed via a drive aisle from Unser Blvd. NW, at the site's southern end. Vehicles proceed north and to access the drive-thru lane, which queues on the building's northern side, away from the adjacent residential uses. Vehicles would exit using the same drive aisle, which is divided by an existing island.

Parking: Because the requested zoning is SU-1, off-street parking is as decided by the EPC pursuant to Zoning Code §14-16-2-22, Special Use Zone. The design standards indicate that parking shall not exceed the amount required in the Zoning Code and that cross-access is acceptable. Parking calculations are pursuant to Zoning Code §14-16-3-1, Off Street Parking Regulations: 1 space for every four seats of a restaurant. 13 parking spaces are required and 26 are provided. The design standards for parking are met.

The SU-1 zone, however, gives the EPC discretion over parking; the design standards are vague. If a parking limitation was desired, they should have said no more than minimum plus 10%, which is common in design standards, but this is not stated. 2 handicap spaces are required and 2 are provided. 1 motorcycle space is required and 2 are provided, in a location visible from the building's entrance. 2 bicycle spaces are required and two are provided.

TIS: A Traffic Impact Study (TIS) was not required.

Pedestrian and Bicycle Access and Circulation, Transit Access

Separate pedestrian and vehicular access would be provided as required, consistent with a primary goal of the design standards. Pedestrian connections are required as shown in the Design Standards (see diagram). The two pedestrian connections are to Unser Blvd. from the building, and from the south across the parking lot). The sidewalk in front of the building is the required minimum of 8 feet wide, clear and unobstructed, pursuant to §14-16-3-18(C)(1).

Where a pathway crosses a drive aisle, it is required to 8 feet wide and of textured, colored concrete. The pathway across the drive-thru lane on the building's northern side needs to meet this standard (Standard B.1.3) and provide a clear pathway for connection to the shops adjacent to the north.

Walls/Fences

A retaining wall exists along a portion of the subject site's southern side. It will be extended with a new wall to the site's eastern edge. A face-on detail is needed to ensure compatibility with the site (neutral color stucco, for example). The height is unclear since there is no detail, other than a cut-section on the Grading and Drainage Plan. The design standards do not have a detail for the retaining wall.

An ≈ 3.75 foot tall screen wall is proposed to face Unser Blvd. NW, to screen vehicle's headlights. The screen wall detail is consistent with that in the approved design standards. It would have a cap and a design feature to comply with the Zoning Code's wall regulations in §14-16-3-19(C), since it faces a public right-of-way. The color needs to be specified; it's required to match Benjamin Moore#1032 Brown.

Landscaping

The landscaping plan proposes a variety of trees and shrubs; however, many of them are not on the plant palette included in the design standards and therefore will need to be switched out. For example, all three types of trees proposed (Ash, Honey Locust, Austrian Pine) are not included in the design standards. Similar, approved trees would work as a substitute. The same is true for a few shrubs. The annual flower bed would need to be wildflowers listed on the palette, as well.

Landscape coverage meets the 80% overall required by the design standards, though a couple of places are gravel only and would benefit from the addition of a plant or two. The color of gravel needs to be specified as either brown or pink to match existing (not both). Curb notches for supplemental irrigation need to be shown on the landscaping plan, and be in the same locations as on the grading and drainage plan.

Parking lot trees are required at the rate of one tree for each ten spaces; 3 parking lot trees are required. Five are provided. This needs to be stated on the landscaping plan. The Zoning Code requires that no parking space be over 100 feet from a tree [14-16-3-10 (G)(1)(b)]. This requirement is also met. Street trees are proposed along Unser Blvd., at the rate of one for every 25 linear feet (note that Staff did not count the drive aisle).

Lighting and Security

New light poles are proposed near the center of the subject site to illuminate the parking area. The light poles would be double-fixture, shielded and painted dark bronze. The design standards specify that light poles cannot be taller than 16 feet within 130 feet of a residential area (note: this is slightly more stringent than the Zoning Code standard of within 100 feet of a residential area). The proposed light poles would be 16 feet high and about 70 feet north of the back yards of the adjacent homes, so they comply.

Pedestrian scale lighting is required (Standard G.6) and will need to be provided in pedestrian gathering areas, such as the patio. The location should be noted and a detail provided.

Grading & Drainage Plan

Water generally flows southwest to northeast across the subject site. Ponding areas to address first flush requirements are located throughout the site. Several curb notches, for supplemental irrigation and to meet the first flush requirement, are shown in locations where water would flow into them. These need to be shown on the landscaping plan.

Utility Plan

Water and sanitary sewer would connect to existing lines that run north-south from the shops building adjacent north. An overhead easement for electric poles runs along Unser Blvd.

Architecture

The proposed building's architecture is a modern design associated with the particular fast-food franchise (franchise architecture). The proposed design is a major departure from the approved elevations of the site development plan for building permit, which is why the applicant is requesting to amend the site development plan for building permit.

The design standards still apply to the request. Non-compliance with the design standards would result in a building that is very different architecturally than the existing buildings on the larger site and incompatible with them.

Though the elevations were designed to create architectural cohesiveness throughout McMahon Marketplace, Staff finds that it is possible to not follow the elevations exactly (amend them) but still comply with the design standards for building architecture. Some revisions to the proposed architecture are needed to make the building comply with the design standards and be compatible with the existing buildings, especially the shops building adjacent to the north.

The design standards include a color palette of Sherwin Williams and Benjamin Moore colors, which the other buildings in the shopping center were required (and will be required) to adhere to. Common name colors such as light tan, dark tan, terra cotta red, grey, off-white and blue are specified. The proposed building is light grey and dark grey with a purple accent and metal panels that are a very dark grey and appear black.

The easiest way to modify the elevations, and comply with the design standards, is to use colors and materials from the approved color palette. Instead of grey and darker grey, Staff suggests a combination of medium tan and darker tan, or a combination of the grey and terra cotta red

allowed by the design standards (SW 7018- Dovetail, medium grey and SW 6341- Red Cent). The building adjacent to the north is tan in color with terra cotta red square accents.

The dark purple accent color should be replaced with a medium blue accent (SW 6496- Oceanside) from the approved color palette. The very dark grey metal should be replaced with clear anodized aluminum, which is silver in color, and is allowed and is found on the building adjacent to the north. Though the proposed building wouldn't have the silver awnings characteristic of the McMahon Marketplace, the silver slatting would be a similar element of the same material.

The building would be 24 feet tall; 26 feet is allowed. The color(s) for the dumpster walls and gates need to be specified.

Signage

The design standards allow one Type A monument sign on the subject site. The Type A monument sign is limited to 40 sf and 6 feet tall; the Type B monument sign is limited to 60 sf and 9 feet tall. One free-standing, Type A monument sign is proposed on the subject site's western side. The design standards do not control signage location. The submittal includes a sign detail for Type A, but it needs to specify the color and materials of the base and casing.

Building-mounted (or wall) signage is limited to one sign per building façade. The request complies. Signs on single-tenant buildings are not allowed to exceed 6% of the size of the façade to which they are applied. A calculation table is provided with the proposed elevations sheets. The bell logo sign on the western elevation will need to be reduced slightly to comply (from 6.8% of façade to 6% of façade).

The signage "cut sheets" depict signage much larger than that allowed; Staff suggests labeling them as "illustrative" and providing signage details that match the signage actually proposed.

VII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City Departments and other agencies reviewed this application from April 4, 2016 to April 20, 2016. Transportation Staff's comments are for clarification and include identifying, dimensioning and labeling site plan items such as easements, drive pads, medians, curb cuts, etc. Hydrology Staff point out that there is a McMahon Marketplace Master Drainage Plan that will need to be adhered to.

Long-Range Planning Staff commented regarding provision of direct pedestrian access. The Solid Waste Management Department commented that the refuse truck cannot access the refuse enclosure at the proposed location, and that all entrances/exits need to be clearly marked. Utility Staff comment that the applicant should request an availability/serviceability statement online. Agency comments begin on p. 21.

Neighborhood/Public

The affected neighborhood organizations are the Tuscany Neighborhood Association (NA) and the Westside Coalition of NAs, which was notified as required. Property owners within 100 feet of the subject site were also notified.

The request was recommended for facilitation by the Office of Neighborhood Coordination (ONC). A facilitated meeting was held on April 20, 2016 (see attachment). Neighbors had numerous concerns, most notably hours of operation, trash control and the wall between the subject site and the adjacent Tuscany Subdivision. Neighbors would not like the restaurant to be 24 hours and would like the wall raised to more than 4 feet tall.

As of this writing, Staff has received a written comment from an owner of commercial property in McMahon Marketplace (see attachment). He expressed concern about signage size, the refuse enclosure, and building architecture and design. He also enclosed a copy of the shopping center's CCRs (Covenants, Conditions and Restrictions) and cross-access agreements for the applicant's information. These apply to the subject site and will be enforced privately rather than through a City process.

VIII. CONCLUSION

The request is for a Site Development Plan for Building Permit Amendment for an approximately (\approx) 1.2 acre, vacant site described as Lot 1, McMahon Marketplace (the "subject site"). The subject site is part of a larger, \approx 13 acre shopping center site at the SE corner of the Unser Blvd./McMahon Blvd. intersection, known as McMahon Marketplace.

The applicant proposes to develop a fast-food restaurant with a drive-up service window, is permissive under the current zoning. The subject site is in the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and the Unser Boulevard Design Overlay Zone also apply.

A facilitated meeting was held on April 20, 2016. Neighbors are concerned about hours of operation, trash control and the wall between the subject site and the adjacent subdivision. As of this writing, Staff has received a written comment from a property owner in the shopping center who is concerned about signage size, the refuse enclosure, and building architecture. He also enclosed a copy of the shopping center's CCRs (Covenants, Conditions and Restrictions), which will be enforced privately.

Staff recommends approval subject to conditions, which are needed to improve compliance with the design standards and create clarity.

***FINDINGS – 16EPC-40022 – May 12, 2016 – Site Development Plan for Building Permit
Amendment***

1. This is a request for Site Development Plan for Building Permit Amendment for a 1.2-acre site described as Lot 1, McMahon Marketplace (the “subject site”), which is part of a larger, approximately 13 acre shopping center site that comprises the southeastern corner of the intersection of Unser Blvd. NW and McMahon Blvd. Lot 1 is located in the southwestern corner of the shopping center, known as McMahon Marketplace.
2. The applicant proposes to develop a fast-food restaurant with a drive-up service window on Lot 1. Adjacent south of the subject site is a subdivision of single-family homes. The lot to the north has developed with a strip of small shops; lots east of the subject site are undeveloped.
3. A site development plan for subdivision with design standards (Project #1005280, finalized in 2009) controls the McMahon Marketplace. The proposal that originally developed McMahon Marketplace consisted of a zone map amendment, a site development plan for subdivision and a site development plan for building permit. The design standards apply to all nine lots, including the subject site.
4. The subject site is zoned SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption. A fast-food restaurant with a drive-up service window is permissive under the current zoning. Though a drive-up service window is a conditional use in the C-1 zone, the zoning references “C-1 uses”—so both permissive and conditional uses are allowed permissively.
5. A fast-food restaurant with a drive-up service window was approved on Lot 1 in 2009 with the site development plan for subdivision for McMahon Marketplace. The applicant is requesting an amendment to the site development plan for building permit because the elevations of the proposed fast-food restaurant vary substantially from the approved elevations.
6. The subject site is in the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and the Unser Boulevard Design Overlay Zone also apply.
7. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, the Unser Boulevard Design Overlay Zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The request partially furthers the Transportation and Transit Goal in the Comprehensive Plan. The proposed restaurant use is auto-oriented and the area is currently underserved by Transit. However, the pathway to Unser Blvd. and the pathway adjacent to the residences, as shown on

the approved site development plan for subdivision, are proposed. The site has excellent access to the road network, and there is a bicycle lane on Unser Blvd.

9. The request furthers the Comprehensive Plan land use Policy II.B.5.e - New growth contiguous to existing services. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would generally not disrupt neighborhood integrity.

10. The request partially furthers the following, applicable Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The request would add another fast-food restaurant to the area, which is characterized by a range of urban land uses such as retail (gym, animal clinic, pharmacies and fast-food restaurants) and residential uses. There is another fast-food restaurant in the area already so the request would not contribute to more land use diversity.
 - B. Policy II.B.5d-neighborhood values/environmental conditions/ other concerns. The proposed new development would be generally appropriate in terms of its location and intensity. The subject site is located in an existing shopping center site that is subject to design standards, which were established to respect neighborhood values and conditions of the area, which is not considered a scenic or natural environment. The proposed restaurant would not be more intense than existing development nearby. There is no known neighborhood opposition as of this writing, though some concerns have been expressed.
 - C. Policy II.B.5l-quality design/new development. The design is franchise and modern and would not be of comparable quality to other buildings in the shopping center. The proposed restaurant would be generally appropriate for the area, though improvements in design and materials are needed to increase the building's quality and compatibility.
 - D. Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions. Pedestrian pathways are proposed in the locations shown on the approved site development plan for subdivision: one pedestrian pathway leads from the restaurant to Unser Blvd. and the other runs along the southern boundary with the residences. To an extent, these would help mitigate the drive-thru use; however, by its nature, drive-thru uses are auto-oriented and safe and pleasant pedestrian opportunities cannot be thoroughly integrated with them.

11. The request generally furthers the following, applicable policies of the West Side Strategic Plan (WSSP):
 - A. WSSP Policy 1.1: The request would result in development of a commercial use in a designated activity center—the McMahan/Unser Neighborhood Center, which would continue to be surrounded by residential development. The proposed non-residential development would occur in a designated center.
 - B. WSSP Policy 3.4 (Seven Bar Ranch): The McMahan/Unser Neighborhood Center contains non-residential uses and serves many surrounding subdivisions, such as Tuscany and Skies

West. The request would provide an additional commercial use in a shopping center; safe pedestrian and bicycle access would be provided.

12. The request complies with Sections 4(A), 4(A)(2) and 4(C) of Enactment 117-1999, The Westside-McMahon Land Use and Transportation Guide. The proposed fast-food restaurant with drive-up service window is a C-1 use, and C-1 “Low Commercial” uses are envisioned at this location (WSSP, p. 140, 4A and 4A2). The request proposes pedestrian connections to Unser Blvd. and another to a trail along the subject site’s southern boundary. This will help contribute to “safe and efficient” pedestrian movements (4C).
13. The Unser Boulevard Design Overlay Zone (UBDOZ), which contains signage regulations, applies. The McMahon Marketplace design standards comply with the UBDOZ; since the request will be consistent with the design standards it will be consistent with the UBDOZ.
14. A facilitated meeting was held on April 20, 2016. Neighbors are concerned about hours of operation, trash control and the retaining wall on the subject site’s southern side. As of this writing, Staff has received a written comment from a property owner in the shopping center who is concerned about signage size, the refuse enclosure, and building architecture and design. He submitted a copy of the shopping center’s CCRs (Covenants, Conditions and Restrictions), which will be enforced privately.
15. Conditions of approval are needed to improve compliance with the design standards and provide clarity.

RECOMMENDATION – 16EPC-40022 – May 12, 2016 – Site Development Plan for Building Permit Amendment

APPROVAL of 16EPC-40022, a request for Site Development Plan for Building Permit Amendment for Lot 1, McMahon Marketplace, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL –16EPC-40022 – May 12, 2016 – Site Development Plan for Building Permit Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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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 request shall comply with the design standards in the site development plan for subdivision for McMahan Marketplace.
 4. Pedestrian Connections & Areas:
 - A. The pedestrian crossing, over the drive-thru lane, shall be at least 8 feet wide and of textured colored concrete as required by the design standards (Standard B.1.3). Show location and add keyed note.
 - B. The material and width of the ADA pathway to Unser Blvd. shall be specified and dimensioned.
 - C. Pedestrian scale lighting shall be provided to illuminate pedestrian gathering areas (Standard G.6). Indicate location and provide a detail.
 5. Landscaping Plan:
 - A. The following trees shall be replaced by trees on the design standards' approved landscape palette: Ash, Honey Locust, Austrian Pine, Oklahoma Redbud, Crepe Myrtle and Palm Yucca.
 - B. The following shrubs and groundcovers shall be replaced by trees on the design standards' approved landscape palette: Feather Reed Grass, Winter Barberry, Buffalo Juniper, Blue Mist, and Annual Flowers.
 - C. The curb notches shown on the Grading & Drainage plan shall be shown on the landscaping plan, in the same locations.
 - D. The number of parking lot trees required and provided shall be stated.
 - E. A few plants (2 or 3) shall be added to the barren area near the ADA pathway leading to Unser Blvd.
 6. Architecture:

Colors and materials from the approved building color schedule for McMahan Marketplace shall be used and noted on the building elevation sheets.
 7. Signage:
 - A. The building mounted signage on the western elevation shall be reduced from 6.8% of façade to comply with the 6% of façade limitation (Standard I.2.a.1).
 - B. The "signage cut sheets" shall be labeled illustrative and supplemented with sign details that depict the signage proposed.
 - C. The color and material of the monument sign base and casing shall be specified.

8. Detail Sheets:

- A. Provide a face-on detail of the retaining wall(s) and specify materials and colors on the detail sheet.
- B. Specify the color of the refuse enclosure walls and gate on the detail sheet.

9. Minor Clarifications:

- A. Use a consistent symbol for the existing retaining wall (Sheet C1.0).
- B. The patio area shall be dimensioned and clearly indicated (Sheet C1.0).
- C. Keynote the bench (Sheet C1.0).
- D. Add a scale and north arrow to the landscaping plan (Sheet L1.0).
- E. Specify which color is to be used for the landscape gravel (Sheet L1.0).
- F. Keyed note 1 shall be revised to refer to “monument sign”, not “marquee sign” (Sheet C1.0).
- G. Label the elevations using directions (Sheets A4.0 and A4.1).

10. Conditions from the City Engineer:

- A. Please identify and dimension all existing buildings, drive isle, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
- B. Identify all existing access easements and rights of way width dimensions.
- C. Identify the right of way width, medians, curb cuts, and street widths on Unser Blvd.
- D. Clearly identify and dimension all ADA pathways between buildings and from public ROW.

11. Conditions from Hydrology Staff:

- A. Development of this site should follow the McMahon Marketplace Master Drainage Plan (Drainage File A11D011).
- B. All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1”, therefore the first flush volume should be based on $0.44'' - 0.1'' = 0.34''$ and only consider the impervious areas.
 - State how the first flush will be managed and supporting calculations
 - State the area of Land Treatment D on the plan
- C. See attached general Hydrology Criteria. (Note from Staff: included with your comment e-mail).

12. Conditions from the Water Utility Authority:

Request an availability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to service.

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

- A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and to discuss the proposed sign location, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities. Contact: Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505) 241-3697
 - C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
-

Catalina Lehner

Catalina Lehner, AICP
Senior Planner

Notice of Decision cc list:

Palo Alto, Inc, Jeff Geller, 924 W. Colfax Av., #203, Denver, CO 80204
HCI Engineering, Attn: Cole Haberer, 621 Southpark Dr. #1600, Littleton, CO 80120
Harry Hendriksen, Tuscany NA, 10592 Rio Del Sol Ct. NW. ABQ, NM 87114-2701
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sol Ct. NW. ABQ, NM 87114-2701
Janelle Johnson, Tuscany NA, P.O. Box 6270, ABQ, NM 87197
Rene Horvath, Westside Coalition of NAs, 5515 Palomino Dr. NW, ABQ, NM 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

Tuscany NA (R), Westside Coalition of NAs

4/14/16 – Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 3/29/16 – siw

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

4/5/16 – Recommended for Facilitation - siw, 4/7/16 - Assigned to Philip Crump – th

4/13/16 – Facilitated Meeting scheduled for April 20, 2016 from 6-8 pm, Paradise Hills CC, 5901 Paradise Blvd. NW – siw

Long Range Planning

1. Provide direct pedestrian access, of a material other than asphalt, linking the pedestrian walkway of the building to the north, across the proposed drive-through aisle, to the proposed patio and the entrance of the proposed restaurant. Include “pedestrian-crossing” signs at the crossing to alert drive-through customers of this pedestrian connection.
2. Provide a direct pedestrian connection, of a material other than asphalt, from the Unser Blvd. sidewalk/trail to the entrance of the proposed restaurant, perhaps utilizing the already proposed 8’ textured/colored concrete pedestrian crossing shown on the plan west of the building

Metropolitan Redevelopment

CITY ENGINEER

Transportation Development Services

The following will be required at DRB:

- A. Please identify and dimension all existing buildings, drive isle, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
- B. Identify all existing access easements and rights of way width dimensions.
- C. Identify the right of way width, medians, curb cuts, and street widths on Unser Blvd.
- D. Clearly identify and dimension all ADA pathways between buildings and from public ROW.

Hydrology

-
- A. Development of this site should follow the McMahon Marketplace Master Drainage Plan (Drainage File A11D011).
 - B. All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1”, therefore the first flush volume should be based on 0.44”-0.1”=0.34” and only consider the impervious areas.
 - a. State how the first flush will be managed and supporting calculations
 - b. State the area of Land Treatment D on the plan
 - C. See attached general Hydrology Criteria. (Note from Staff: included with your comment e-mail).

NEW MEXICO DEPARTMENT OF TRANSPORTATION

NMDOT has no comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Per MRCOG’s 2040 Long Range Roadway System Map, Unser Blvd. is a Regional Principal Arterial. Per MRCOG’s 2040 Long Range Bikeway System Map, Unser Blvd. contains an existing Bicycle Lane across the subject property’s frontage.

Traffic Engineering Operations- No comments received.

Street Maintenance- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Amendment to the Site Development Plan for Building Permit include:

1. Please identify and dimension all existing buildings, drive isle, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on Unser Blvd.
4. Clearly identify and dimension all ADA pathways between buildings and from public ROW.
5. Development of this site should follow the McMahon Marketplace Master Drainage Plan (Drainage File A11D011).
6. All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial

abstraction is 0.1", therefore the first flush volume should be based on $0.44'' - 0.1'' = 0.34''$ and only consider the impervious areas.

- a. State how the first flush will be managed and supporting calculations
- b. State the area of Land Treatment D on the plan

7. See attached general Hydrology Criteria. (Note from Staff: included with your comment e-mail).

WATER UTILITY AUTHORITY

Utility Services

Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to service.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no comments.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

Not enough specific information in SharePoint to evaluate the project.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Refuse truck cannot access refuse enclosure at current location, service will need to be 4yd L/B on castors. Recommend re-locating/re-angle enclosure for truck access. Median curb at the SW entrance/exit will need to be narrowed and narrow end of curb will need to be set back to at least the L/D arrow marker. Need a site plan w/all entrances/exits clearly marked w/dimensions to verify truck access. Refuse enclosure needs to be built to COA minimum spec. requirements, i.e., slab/apron concrete 4000 PSI, sanitary drain, side bollards, etc.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1005280 16EPC-40022 SITE DEVELOPMENT FOR BUILDING	Adjacent and nearby routes	None
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PERMIT AMENDMENT. FOR ALL OR PORTION OF LOT 1, MCMAHON MARKETPLACE, ZONED SU-1/C-1, LOCATED ON 10600 UNSER BLVD, NW, CONTAINING APPROX 1.135 ACRES. (A-11)	Adjacent bus stops	None
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY – No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

McMahon Marketplace, Lot 1, is located on 10600 Unser Blvd NW. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the development of a Taco Bell Restaurant and Drive Thru. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT – No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- A. It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- B. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project and to discuss the proposed sign location, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities. Contact:
 Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107
 Phone: (505) 241-3697
- C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Figure 1: Looking North from the subject site's western boundary. The trail runs along Unser Blvd. NW. The buildings are on Lots 2 and 7A.

Figure 2: Looking Northeast, at a portion of the shops building on Lot 2. This is an example of the approved architecture.



Figure 3: Looking South at the subject site from Lot 2. The homes of the Tuscany Subdivision are adjacent south.



Figure 4: Looking South from the subject site, at the existing retaining wall and future pathway location.

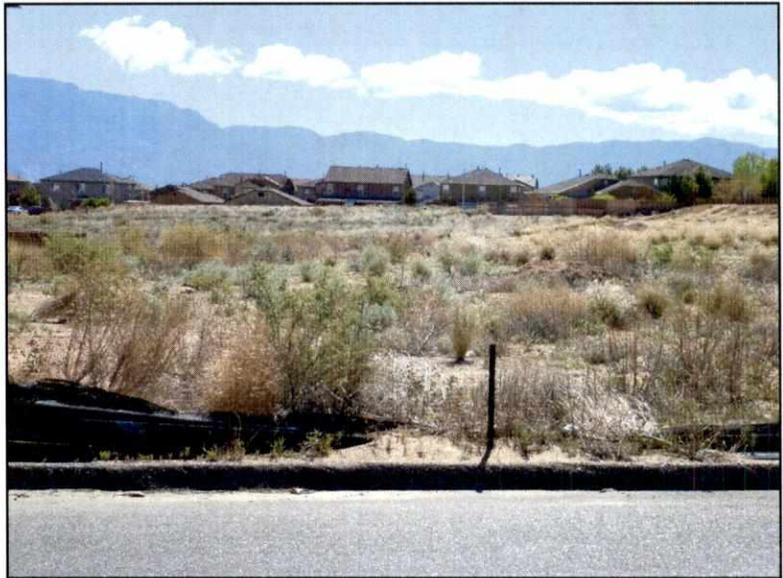


Figure 5: Looking East, from the subject site, at the undeveloped portion of McMahon Marketplace and the homes beyond.



Figure 6: Looking West, from the subject site, across Unser Blvd. NW, at a large, vacant site and the homes beyond.

ZONING

Please refer to the Zoning Code for specifics of
the SU-1 zone

HISTORY



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

Date: April 26, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005280**

06EPC-01706 Zone Map Amendment
06EPC-01705 EPC Site Development
Plan-Building Permit
06EPC-01704 EPC Site Development
Plan-Subdivision

SCM Property LLC
10400 West 18th Ave
Lakewood Co., 80215

LEGAL DESCRIPTION: for all or a portion of Tract E-1-A Crestview Subdivision and Tract 16A-1 Paradise North, a zone map amendment from SU-1 for C-1 uses including grocery store w/ package liquor sales and restaurant with full service liquor to SU-1 for C-1 Uses including package liquor sales incidental to pharmacy use occupying not less than 14,000 sf, located at the southeast corner of Unser Blvd NW and McMahan Blvd NW, containing approximately 13 acres. (A-11) Catalina Lehner, Staff Planner

On April 12, 2007 the Environmental Planning Commission voted to approve Project #1005280, 06EPC-01706, a Zone Map Amendment, based on the following Findings and Conditions:

FINDINGS:

1. This request is for a zone map amendment for a 1.66 acre portion of Tract 16-A-1 from "SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption" to "SU-1 for C-1 uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 sf", in order to develop a drug/retail use. The zoning on the remaining 11.34 acres of the subject site is not proposed to change.
2. The subject site is located at the southwest corner of the Unser Blvd./McMahan Blvd. intersection, in the McMahan/Unser Neighborhood Activity Center, in the Seven Bar Ranch Community. Applicable Plans are the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Westside-McMahan Land Use and Transportation Guide. No sector plans apply.

3. This request is accompanied by a request for a site development plan for subdivision (06EPC-01704) and a site development plan for building permit (06EPC-01705).
4. The request furthers the intent of relevant Comprehensive Plan policies. It will contribute to increased land use variety in the area (Policy II.B.5a) by facilitating development of a new service, infrastructure is already in place (Policy II.B.5e), and some jobs will be created for residents in the area (Policies II.D.6a and g).
5. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
 - A. Section A: Because the request furthers applicable Comprehensive Plan policies and the West Side Strategic Plan's intent with respect to activity centers, it is consistent with the City's health, safety and general welfare.
 - B. Section B: The request will facilitate commercial development in a neighborhood activity center designated in the West Side Strategic Plan and will not destabilize the land, which is already zoned for commercial uses. The applicant has satisfactorily demonstrated why the change should be made.
 - C. Section C: The applicant cites a preponderance of Comprehensive Plan policies, specifically Land Use Policies II.B.5a, II.B.5d, II.B.5e, II.B.5i and II.B.5j and Economic Development Policy II.6.a. The demonstration of how policies are furthered is mostly acceptable; the request does not conflict significantly with applicable Plans.
 - D. Section D: The proposed zoning is more advantageous to the community because it will facilitate development of a neighborhood center that will provide a variety of day-to-day services for the surrounding residential areas.
 - E. Section E: The request will not be harmful to the adjacent property, the neighborhood or the community. Property adjacent to the 1.66 acre parcel is all zoned for commercial uses, and the requested zone does not allow any uses except for a pharmacy less than 14,000 sf.
 - F. Section F: The proposed zone change requires no major or unprogrammed capital expenditures by the City in order to be developed.
 - G. Section G: An economic consideration, such as the sale of alcohol, is a factor in the zone change request. However, it is not the determining factor and the applicant does not rely on it for approval of the request.
 - H. Section H: The subject site's location on a major street is not used as justification for the zone change request.
 - I. Section I: A request for SU-1 zoning creates a justified "spot zone" because of the SU-1 zone's site plan control nature. In this case, the subject site is already zoned SU-1 and other SU-1 zoned sites are adjacent to it.
 - J. Section J: The request will not result in a strip of commercial zoning along a street ("strip zoning").

6. Two facilitated meetings were held. The Tuscany Neighborhood Association (NA) and the Skies West NA generally want services in the area. Their concerns are mostly related to traffic.

CONDITIONS:

1. The subject site shall be replatted to correspond to lot and zone lines.
2. The DRB shall sign-off on the accompanying site development plan for subdivision (06EPC-01704) and site development plan for building permit (06EPC-01705).

On April 12, 2007 the Environmental Planning Commission voted to approve Project #1005280, 06EPC-01704, a Site Development Plan for Subdivision based on the following Findings and Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision for Tract 16-A-1, Paradise North and Tract E-1-A, Crestview Subdivision, approximately 13 acres, located at the southeast corner of Unser Blvd. and McMahan Blvd. The proposed site plan for subdivision will reconfigure the subject site into nine smaller tracts. Design standards are proposed.
2. The subject site is located in the McMahan/Unser Neighborhood Activity Center, in the Seven Bar Ranch Community. Applicable plans are the Comprehensive Plan and the West Side Strategic Plan (WSSP). No sector plans apply.
3. This request is accompanied by a request for a zone map amendment for approximately 2 acres (06EPC-01706) and a site development plan for building permit (06EPC-01705).
4. The request *further*s the intent of Comprehensive Plan policies with respect to a full range of urban land uses (Policy II.B.5a), programmed facilities/neighborhood integrity (Policy II.B.5e) and location of new commercial development (Policy II.B.5j). The proposal will increase land use variety in the area and will utilize existing urban infrastructure. This is an existing commercially-zoned site and the development will occur in a designated neighborhood center.
5. The proposal *partially further*s Policy II.B.5d-neighborhood values/natural environmental conditions. Residents support services in the area, but are concerned about traffic problems which the vehicle-dominant site layout could exacerbate.
6. The Activity Centers Goal is *partially furthered*. Vehicle travel will be reduced for area residents because services will be provided closer to home, though the site layout heavily favors vehicles over transit users and pedestrians.

7. The proposal *further*s the Economic Development Goal of achieving diversified economic development. The variety of retail, and possibly office uses, will result in various types of job opportunities for Westside residents.
8. The Transportation and Transit Goal is *partially furthered*. Pedestrian pathways link the development to nearby neighborhoods, though they cannot completely mitigate the effects of the underlying uses and the site design, which favors vehicles.
9. With respect to the West Side Strategic Plan (WSSP), Policy 1.1 is *furthered* because the request will facilitate development of a commercial use in a Neighborhood Center. The request also *further*s Policy 3.4. Neighborhood scale commercial uses are intended for neighborhood centers.
10. WSSP Policy 1.16 is *partially furthered*. Safer and functional pedestrian and bicycle connections are needed for nearby neighborhoods. The proposal *partially further*s Policy 3.4. The safety of the pedestrian and bicycle connections is questionable. Policy 1.5 is *partially furthered*. Pedestrian connections are secondary to vehicular circulation as opposed to a primary design consideration.
11. Two facilitated meetings were held. The Tuscany Neighborhood Association (NA) and the Skies West NA generally want services in the area. Their concerns are mostly related to traffic.

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. The subject site shall be concurrently replatted to correspond to approved lot and zone lines.
3. Prior to DRB sign off, the applicant shall meet with the Staff planner to ensure that the conditions of approval are met.
4. Site Planning:
 - A. Each parcel shall have an outdoor gathering space of at least 300 sf.
 - B. Drive-thru uses shall be limited to a total of three, with one available for a restaurant.
5. Parking:
 - A. Parking shall not exceed the amount required in the Zoning Code.

- B. Parking shall be calculated using the methodology in the Zoning Code.
 - C. Shared parking shall be permitted.
6. Pedestrianism:
- A. Pedestrian circulation shall be discussed in its own section of the design standards.
 - B. All pedestrian crossings of drive aisles shall be at least 8 ft. wide and be made of textured, colored concrete.
7. Landscape-General:
- A. The landscape theme shall be based on low-water use (xeric) plants.
 - B. The irrigation system must be adequate, as determined by a qualified landscape architect or the City Forrester, to maintain the quantity of trees and plants in a living, healthy and attractive condition.
 - C. Water provided by the water harvesting system shall be supplemental to the irrigation system. Cisterns shall have a capacity of 85% of the adjacent rooftops at a 1" rain.
 - D. The design standards shall require 80% coverage with living, vegetative material.
 - E. Pursuant to Zoning Code §14-16-3-1, tree canopies shall not count toward the requirement for living, vegetative coverage.
 - F. The submittal shall note that the property owner shall maintain street trees in a living, healthy and attractive condition.
 - G. Gravel, bark and river rock shall not be used as groundcover, but may be used as mulch.
8. Landscape-Plant Palette (in design standards):
- A. Big sage (artemesia) and Giant Sacaton grass shall be included in the plant palette.
 - B. Juniper (highly-allergenic) and sycamore (high water user) shall be prohibited.
 - C. High-water use turf shall be prohibited, except for when it constitutes no more than 20% of the turf blend.
 - D. Kentucky Coffee trees shall be replaced with Linden trees.
9. Architecture/Building design:
- A. Stucco shall be the required façade material.
 - B. The architectural theme shall be described and discussed.
 - C. Maximum building height shall be 26 feet as allowed in the underlying C-1 zoning.
 - D. Glass shall be clear and not bronze tinted.
10. Lighting:
- A. Parking lot light poles shall not exceed 16 ft., high from top to grade, within 130 ft. of a residential zone.

- B. Pedestrian scale lighting shall be required to illuminate gathering areas and pedestrian areas and walkways.
- C. Pedestrian scale lighting shall not exceed 16 ft. in height.
- D. Uplighting of any kind shall be prohibited.

11. Screening/Buffering:

- A. Chain link fencing, barbed wire and concertina wire shall be prohibited.
- B. Transformers, utility pads and telephone boxes shall be appropriately screened with architecturally compatible walls and/or vegetation.

12. Signage:

- A. Free-standing signs shall be limited to monument signs.
- B. Building-mounted signage shall not exceed 6% of the façade to which it is applied for single-tenant buildings or 10% of the façade to which it is applied for multi-tenant buildings.
- C. Awnings with signage and/or logos shall be included in the 6% and 10% signage allowance.
- D. Monument sign Type A shall not exceed 6 ft. high with 40 sf of sign face.
- E. Monument sign Type B shall not exceed 9 ft. high with 60 sf of sign face.
- F. Sign cases shall integrate with building architecture to create a unified signage theme.

13. Each outdoor gathering area shall have seating and provide shade that covers a minimum 30% of each area (ex. tree canopy).

14. General:

- A. Instances of "should" shall be changed to "shall".
- B. Instances of "guidelines" shall be changed to "standards".
- C. Diagram 5 (water catchment means) shall be reinstated.

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

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

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will

- include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Provide right turn deceleration lanes at site drives, as necessary, per DPM and TIS. Provide storage lengths per TIS or DPM, which ever is greatest.
 - d. Provide left turn bays at site drives per TIS. Provide storage lengths per TIS. Provide center median adjustments on McMahan and Unser as required.
 - e. Dual westbound left turn lanes in McMahan Boulevard at Unser Boulevard, including associated intersection improvements, will be required should the left turn-in access from McMahan to the sites McMahan drive be approved by the TCC. In addition, to facilitate the improvements in McMahan Boulevard will require widening of the road north into the Fineland Development property at the northeast corner of the intersection. Therefore, the necessary roadway easements and/or right-of-way will be required to construct the improvements.
 - f. Delete parking in main drive aisle, from McMahan, between Lots 4 and 5.
 - g. Widen drive aisle in Lot 8 to 30'. This width provides a consistent 30' drive aisle width through Lots 1 and 8 to Fineland Drive.
 - h. Provide cross access agreement.
 - i. Site plan shall comply and be designed per DPM Standards.
 - j. Platting must be a concurrent DRB action.
 - k. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Unser Boulevard a principal arterial as designated on the Long Range Roadway System map.
 - l. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
 - m. Construction of the on-street bicycle lane and 10 foot multi-purpose trail along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
 - n. Access to Unser Boulevard from the driveway along the southern boundary of the site shall be limited to right-in, right-out and left-in only consistent with the Long Range Roadway System access policy. Adjustments to center median and driveway required.
 - o. Approval of the proposed full access intersection on McMahan Boulevard mid-way between Unser Boulevard and Fineland Drive by the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments (MRCOG) consistent with procedures described in MRCOG resolution R-05-09.
-

On April 12, 2007 the Environmental Planning Commission voted to approve Project #1005280, 06EPC-01705, a Site Development Plan for Building Permit based on the following Findings and Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision for Tract 16-A-1, Paradise North and Tract E-1-A, Crestview Subdivision, approximately 13 acres, located at the southeast corner of Unser Blvd. and McMahan Blvd. The site development plan for building permit shows two drive-thru restaurants, a drive-thru bank, a drug/retail store with a drive-thru, a sit down restaurant, small shops and a suite of shops.
2. The subject site is located in the McMahan/Unser Neighborhood Activity Center, in the Seven Bar Ranch Community. Applicable plans are the Comprehensive Plan and the West Side Strategic Plan (WSSP). No sector plans apply.
3. This request is accompanied by a request for a zone map amendment for approximately 2 acres (06EPC-01706) and a site development plan for subdivision (06EPC-01704) to create the nine tracts.
4. The request *further*s the intent of Comprehensive Plan policies with respect to a full range of urban land uses (Policy II.B.5a), programmed facilities/neighborhood integrity (Policy II.B.5e) and location of new commercial development (Policy II.B.5j). The proposal will increase land use variety in the area and will utilize existing urban infrastructure. This is an existing commercially-zoned site and the development will occur in a designated neighborhood center.
5. The proposal *partially further*s Policy II.B.5d-neighborhood values/natural environmental conditions. Residents support services in the area, but are concerned about traffic problems which the vehicle-dominant site layout could exacerbate.
6. The Activity Centers Goal is partially furthered. Vehicle travel will be reduced for area residents because services will be provided closer to home, though the site layout heavily favors vehicles over transit users and pedestrians.
7. The proposal *further*s the Economic Development Goal of achieving diversified economic development. The variety of retail, and possibly office uses, will result in various types of job opportunities for Westside residents.
8. The Transportation and Transit Goal is *partially furthered*. Pedestrian pathways link the development to nearby neighborhoods, though they cannot completely mitigate the effects of the underlying uses.
9. With respect to the West Side Strategic Plan (WSSP), Policy 1.1 is *furthered* because the request will facilitate development of a commercial use in a Neighborhood Center. The

request also *further*s Policy 3.4. Neighborhood scale commercial uses are intended for neighborhood centers.

10. WSSP Policy 1.16 is *partially furthered*. Safer and functional pedestrian and bicycle connections are needed for nearby neighborhoods. The proposal *partially further*s Policy 3.4. The safety of the pedestrian and bicycle connections is questionable. Policy 1.5 is *partially furthered*. Pedestrian connections are secondary to vehicular circulation as opposed to a primary design consideration.
11. Two facilitated meetings were held. The Tuscany Neighborhood Association (NA) and the Skies West NA generally want services in the area. Their concerns are mostly related to traffic.

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 DRB sign off, the applicant must meet with the Staff planner to ensure that the conditions of approval are met.
3. The site development plan for building permit, and any future site development plans for building permit, shall comply with the McMahon Marketplace design standards (06EPC-01704).
4. Landscape Plan:
 - A. Pampas grass shall be replaced by Giant Sacaton grass.
 - B. Planting beds shall achieve 80% coverage with living, vegetative materials.
 - C. Pursuant to Zoning Code §14-16-3-10(F)(1), the pine trees shall be a minimum of 10 feet tall at time of planting.
 - D. The irrigation system must be adequate, as determined by a qualified landscape architect or the City Forrester, to maintain the quantity of trees and plants in a living, healthy and attractive condition.
 - E. The owner shall maintain the trees in the southern buffer, in an living, healthy and attractive condition.
 - F. Kentucky Coffee trees shall be replaced with Linden trees.

5. Water Harvesting:
 - A. Cross-hatching shall be used to denote the area where supplemental water harvesting will be used.
 - B. The water harvesting plan shall indicate which locations, species and numbers of plants will receive rainwater.
 - C. The designers of the water harvesting system shall coordinate with the irrigation system designers and landscape architects.
 - D. Cisterns shall have a capacity of 85% of the adjacent rooftops at a 1" rain.
6. Walls/Fences:
 - A. A detail of the screen wall shall be provided.
 - B. CMU of a different color and/or texture shall be incorporated into the design of the screen wall.
7. Pedestrian/Bicycle/Transit Circulation: A transit feasibility and access plan shall be provided to comply with WSSP Policy 1.2.
8. Sidewalks/Open Space:
 - A. A detail shall be provided for each outdoor seating area.
 - B. Each outdoor seating area shall have at least one bench and one table and provide shade that covers a minimum 30% of each area.
 - C. A bench shall be provided near the northwestern corner of the building on Lot 3.
 - D. At least two tables with umbrellas shall be provided in the outdoor plaza area.
9. Parking: Motorcycle parking shall be provided in an area "that is visible from the entrance of the building" pursuant to Zoning Code §14-16-3-1.
10. Signage: The monument signs on Lot 1 and Lot 6 (nearest to single-family homes) shall be the smaller type of monument sign (Type A).
11. Lighting: The three light poles along the subject site's southern side adjacent to single-family homes shall be replaced by pedestrian-scale lighting.
12. The applicant shall meet with a representative of the Solid Waste Management Department (SWMD) and integrate SWMD comments into the revised site development plan prior to submittal to DRB.
13. Barrier curbing shall be added, and the pathway elevated, for the first 80 feet along the northern side of the pedestrian pathway that extends eastward from the Unser Blvd. entrance.

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

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

- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- B. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- C. Provide right turn deceleration lanes at site drives, as necessary, per DPM and TIS. Provide storage lengths per TIS or DPM, which ever is greatest.
- D. Provide left turn bays at site drives per TIS. Provide storage lengths per TIS. Provide center median adjustments on McMahan and Unser as required.
- E. Dual westbound left turn lanes in McMahan Boulevard at Unser Boulevard, including associated intersection improvements, will be required should the left turn-in access from McMahan to the sites McMahan drive be approved by the TCC. In addition, to facilitate the improvements in McMahan Boulevard will require widening of the road north into the Fineland Development property at the northeast corner of the intersection. Therefore, the necessary roadway easements and/or right-of-way will be required to construct the improvements.
- F. Delete parking in main drive aisle, from McMahan, between Lots 4 and 5
- G. Widen drive aisle in Lot 8 to 30'. This width provides a consistent 30' drive aisle width through Lots 1 and 8 to Fineland Drive.
- H. Provide cross access agreement.
- I. Site plan shall comply and be designed per DPM Standards.
- J. Platting must be a concurrent DRB action.
- K. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Unser Boulevard a principal arterial as designated on the Long Range Roadway System map.

- L. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
- M. Construction of the on-street bicycle lane and 10 foot multi-purpose trail along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
- N. Access to Unser Boulevard from the driveway along the southern boundary of the site shall be limited to right-in, right-out and left-in only consistent with the Long Range Roadway System access policy. Adjustments to center median and driveway required.
- O. Approval of the proposed full access intersection on McMahon Boulevard mid-way between Unser Boulevard and Fineland Drive by the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments (MRCOG) consistent with procedures described in MRCOG resolution R-05-09.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 11, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

OFFICIAL NOTICE OF DECISION

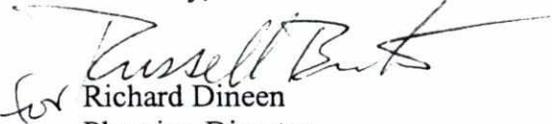
APRIL 26 2007

PROJECT #1005280

Page 13 of 13

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

Sincerely,


for Richard Dineen
Planning Director

RD/CL/bjf

cc: George Rainhart Arch. & Assoc., 2325 San Pedro NE, Abq., NM 87110
Rachel Martinez, Tuscany NA, 8220 Louisiana NE, #B, Abq., NM 87113
Janelle Johnson, Tuscany NA, PO Box 6274, Abq., NM 87197
Tom Skopayko, Skies West NA, 10523 Taurus Ct NW, Abq., NM 87114
Dina Devon, Skies West NA, 10656 Neptune NW, Abq., NM 87114
Alan Schwartz, 4409 Rancho Centro Ct NW, Abq., NM 87120

APPLICATION INFORMATION



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision for Building Permit</p> <p><input checked="" type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p>V <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>P <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>D <input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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): HCI Engineering, Cole C. Haberer PHONE: 303-979-3900

ADDRESS: 621 Southpark Dr. # 1600 FAX: 303-278-7814

CITY: Littleton STATE CO ZIP 80120 E-MAIL: ColeH@Haberergroup.com

APPLICANT: Palo Alto, Inc. / Jeff Geller PHONE: 303-745-0555

ADDRESS: 924 W. Colfax Ave., Suite 203 FAX: 303-745-0188

CITY: Denver STATE CO ZIP 80204 E-MAIL: JGeller@PaloAltoInc.com

Proprietary interest in site: 100% List all owners: _____

DESCRIPTION OF REQUEST: New Taco Bell Restaurant

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

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

Lot or Tract No. Lot 1 Block: N/A Unit: N/A

Subdiv/Addn/TBKA: McMAHON MARKETPLACE

Existing Zoning: SU-1 / C-1 Proposed zoning: SAME MRGCD Map No. N/A

Zone Atlas page(s): A-11-Z UPC Code: 101106632928310401

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

EPC - 12-10002

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.135

LOCATION OF PROPERTY BY STREETS: On or Near: 10600 UNSER BLVD. NW.

Between: McMahon Blvd NW and Bandelier Dr.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 2/23/16

SIGNATURE Cole C. Haberer DATE 3/30/16

(Print Name) Cole C. Haberer, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>16 EPC - 40022</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Action</p> <p><u>ASBP</u></p> <p><u>CMF</u></p> <p><u>ADV</u></p> <p>_____</p> <p>_____</p>	<p>S.F. Fees</p> <p>_____ \$ _____</p> <p>Total</p> <p>\$ _____</p>
<p>Hearing date <u>May 12, 2016</u></p>			
<p><u>3-31-16</u></p> <p>Staff signature & Date</p>		<p>Project # <u>1005280</u></p>	

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.

Cole C. Haberer
 Applicant name (print)
Cole C. Haberer
 Applicant signature / date



Form revised November 2010

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 116 - EPC - 40022

[Signature] 3-31-16
 Planner signature / date
 Project #: 1805280

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: HCI Engineering, DATE OF REQUEST: 03/30/16 ZONE ATLAS PAGE(S): A-11-Z

CURRENT:

ZONING SU1 / C1
PARCEL SIZE (AC/SQ. FT.) 1.1356 / 49,465

LEGAL DESCRIPTION:

LOT OR TRACT # 1 BLOCK # N/A
SUBDIVISION NAME McMAHON MARKETPLACE

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: 1944 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Cole C. Haberer, P.E. DATE 03.30.16

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

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

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

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

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


TRAFFIC ENGINEER

4.1.16
DATE

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

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

HCI ENGINEERING

A division of
HABERER CARPENTRY INC.

March 30th, 2016

City of Albuquerque
Urban Design & Development Division
City of Albuquerque Planning Department

REGARDING: LETTER OF INTRODUCTION / PROJECT NARRATIVE
PROJECT: TACO BELL, LOT NUMBERED ONE (1) PLAT OF MCMAHON MARKETPLACE – 10600 UNSER BLVD.

To whom it may concern.

Palo Alto Inc., / Alvarado Concepts LLC, GLVM Architecture and HCI Engineering are pleased to submit the proposed Amended Site Development Plan for Building Permit. The enclosed site plan illustrates our intended site configuration regarding parking, building orientation, and architecture. The proposed use is identified as food service / retail, for further clarification we offer the following:

- The primary use for this site will be a 1944 SF Taco Bell fast food drive thru.
- The primary site access is off of an existing private drive on the south of the site located which connects to Unser Blvd. NW.
- Utilities are currently present to the site.
- The proposed building construction type will be VB, A2. Building finishes will include masonry and stucco which will be highlighted by the tower element and trim elements. This will also include a covered outdoor seating area with canopy that will tie into the overall architecture of the building while providing relief of the building elevations.
- The proposed site will be fully landscape matching the overall development, the species and spacing will remain the same matching the currently approved Site plan.
- Drive thru will be screened using a mixture of landscaping and site grading.

We are excited to work with you in development of this project and feel it will be an excellent addition to the neighborhood. We believe our site is acceptable use as it matches the current use proposed under the approved plans, File # 12-10002/Project # 1005280. We have worked to keep the overall development as close to the original approved plans as possible. The site layout, access and parking orientation are all similar to those on the recorded plans.

Thank you for your time and consideration of our proposal. Should you have any questions feel free to contact me, Phone 303-979-3900 Ex 201 or ColeH@Haberergroup.com.

Sincerely



Cole C. Haberer, P.E.
Project Engineer

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 10-035 Date: 2/23/2010 Time: 3:00pm
Address: 10600 Unger Blvd NW

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Transportation: Gary Sandoval Other: _____
Code Enforcement: Ben McIntosh Other: _____
Fire Marshall: Antonio Chinchilla Other: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1/C1 +
Proposed Use/Zone: _____
Applicable Plans: _____
Applicable Design Regulations: _____
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

site plan for subdivision ^{amendment} w/ design stds.
site plan for building permit thru EPC
EPC calendar (give applicant)
Final sign off thru DRB (after EPC)
will email the application/necessary forms /
checklist.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT OR AGENT

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

Towing Counter.

ABCNUA: Kist Cadena Request 1201 slave availability
Statement

PMM }

NM GAS }

Cable/phone?

-1005280 - Cnte plan of embdison.

1001279

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 29, 2016

Cole C. Haberer, P.E. - Owners Agent
HCI Engineering
621 Southpark Dr., Ste. 1600, Littleton, CO/80120
Phone: 303-979-3900/ Fax: 303-278-7814
E-mail: coleh@haberergroup.com

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Cole:

Thank you for your inquiry of **March 29, 2016** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) LOT NUMBERED ONE (1) PLAT OF McMAHON MARKETPLACE, (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION), LOCATED ON 10600 UNSER BOULEVARD NW BETWEEN McMAHON BOULEVARD AND BANDELIER DRIVE NW zone map K-12.**

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

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

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

ATTACHMENT "A"

March 29, 2016

Cole C. Haberer, P.E. – Owners Agent
HCI Engineering
621 Southpark Dr., Ste. 1600, Littleton, CO/80120
Phone: 303-979-3900/ Fax: 303-278-7814
E-mail: coleh@haberergroup.com

TUSCANY N.A. (TUS) "R"

***Harry Hendriksen**

10592 Rio del Sol NW/87114 890-3481 (h)
Janelle Johnson
P.O. Box 6270/87197 344-0822 (o)

NEIGHBORHOOD COALITIONS

WESTSIDE COALITION OF N.A.'S

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

7015 3430 0000 9685 8010

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87114

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$1.40
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$5.34

Sent To
 TUSCANY N.A. ATTN: HARRY HENDRIKSEN
 Street and Apt. No., or PO Box No.
 10592 RIO DEL SOL NW
 City, State, ZIP+4®
 ALBUQUERQUE NM 87114

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

0268 08
 MAR 30 2016
 CENTENNIAL CO USE
 Postmark Here

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ALBUQUERQUE, NM 87197

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$1.40
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$5.34

Sent To
 JANELLE JOHNSON
 Street and Apt. No., or PO Box No.
 P.O. BOX 6270
 City, State, ZIP+4®
 ALBUQUERQUE NM 87197

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

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 MAR 30 2016
 CENTENNIAL CO USE
 Postmark Here

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ALBUQUERQUE, NM 87114

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

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

Postage \$0.49

Total Postage and Fees \$5.34

Sent To
 WESTSIDE COALITION OF N.A.S ATTN: HARRY HENDRIKSEN
 Street and Apt. No., or PO Box No.
 10592 RIO DEL SOL CT NW
 City, State, ZIP+4®
 ALBUQUERQUE NM 87114

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

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 MAR 30 2016
 CENTENNIAL CO USE
 Postmark Here

7015 3430 0000 9685 7983

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

ALBUQUERQUE, NM 87120

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$1.40
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$5.34

Sent To
 RENE HORVATH
 Street and Apt. No., or PO Box No.
 5515 PALOMINO DR. NW
 City, State, ZIP+4®
 ALBUQUERQUE NM 87120

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

0268 08
 MAR 30 2016
 CENTENNIAL CO USE
 Postmark Here

HCI ENGINEERING

A division of
HABERER CARPENTRY INC.

March 30th, 2016

To whom it may concern

REGARDING: LETTER OF INTRODUCTION
PROJECT: TACO BELL RESTAURANT
ADDRESS: 10600 UNSER BOULEVARD NW.
LEGAL: LOT 1, OF MCMAHON MARKETPLACE

Palo Alto Inc., / Alvarado Concepts LLC, GLVM Architecture and HCI Engineering are pleased to submit the proposed Amended Site Development Plan for Building Permit. The proposed site is located on Unser Blvd. between McMahon Blvd. and Paradise North. The enclosed site plan illustrates our intended site configuration regarding parking, building orientation, and architecture. The proposed use is identified as food service / retail, for further clarification we offer the following:

- The primary use for this site will be a 1944 SF Taco Bell fast food drive thru.
- The primary site access is off of an existing private drive on the south of the site located which connects to Unser Blvd. NW.
- Utilities are currently present to the site.
- The proposed building construction type will be VB, A2. Building finishes will include masonry and stucco which will be highlighted by the tower element and trim elements. This will also include a covered outdoor seating area with canopy that will tie into the overall architecture of the building while providing relief of the building elevations.
- The proposed site will be fully landscape matching the overall development, the species and spacing will remain the same matching the currently approved Site plan.
- Drive thru will be screened using a mixture of landscaping and site grading.

We are requesting that the City of Albuquerque EPC review the elevations and allow us to revise these from the currently approved plans, File # 12-10002/Project #1005280. We have worked to keep the overall development as close to the original approved plans as possible. The site layout, access and parking orientation are all similar to those on the recorded plans.

Thank you for your time and consideration of our proposal. Should you have any questions feel free to contact me, Phone 303-979-3900 Ex 201 or ColeH@Haberergroup.com.

Sincerely



Cole C. Haberer, P.E.
Project Engineer

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
AMENDMENT TO FACILITATOR'S REPORT**

Project #: 10005280

Date Submitted: April 28, 2016

Facilitator: Diane Grover

Planner: Catalina Lehner
924-3935
clehner@cabq.gov

Parties: Palo Alto, Inc., Jeff Geller, Applicant
HCI Engineering, Cole C. Haberer, Engineer/Agent
Tuscany N. A.
Crestview
Westside Coalition of NA's

Unresolved Issues, Interests and Concerns:

First Bullet, Line 4

Change: can be raised at reasonable expense
To: structure will allow it to be raised at reasonable expense

Meeting Specifics:

1.c.iii.1.

Change: Efface
To: Exterior wall surfaces to be faced

1.d.i.

Change: South perimeter of original development plat calls for a six-foot mason block retaining wall...

To: South perimeter of original development plat calls for a six-foot high masonry block wall...

2.a.iii

Change: Access on Unser is $\frac{3}{4}$ movement: Right in; left out; left in

To: Access on Unser is $\frac{3}{4}$ movement: Right in; right out; left in

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1005280
Property Description/Address: 10600 Unser Blvd. NW; Lot 1, McMahon Marketplace
Date Submitted: April 21, 2016
Submitted By: Diane Grover

Meeting Date/Time: April 20, 2016
Meeting Location: Paradise Hills Community Center
Facilitator: Philip Crump
Co-facilitator: Diane Grover

Parties:

Palo Alto, Inc., Jeff Geller, Applicant
HCI Engineering, Cole C. Haberer, Engineer/Agent
Tuscany N. A.
Crestview
Westside Coalition of NA's

Note: Individual names can be found at the end of this report.

Background/Meeting Summary:

This meeting was attended by neighbors and an agent who all did their homework and were ready to work together. The agent had received a list of questions from Tuscany and from Peterson Properties, L.L.C, and addressed all previously relayed concerns in his presentation. Neighbors were well informed and also ready to work together. This was a congenial and productive meeting.

The agent answered questions previously posed by Tuscany N.A. and Peterson Properties L.L.C. as described in "**Meeting Specifics**", and presented some additional information while providing answers to attendee questions.

Neighbors had numerous questions and concerns, many of which were addressed and will be modified, per the Agent, in the plan resubmittal that needs to be submitted to the City by April 28, 2016. The agent will be forwarding a digital copy of this to Harry Hendriksen and Cheryl Hamel.

Most notable in neighbor concerns were hours of operation. They are very concerned about the possibility of a 24 hour operation and its impact on near neighbors. The agent agreed to get additional information and follow up with attendees. Additionally, neighbors want clarifying information on trash mitigation. They have serious issues with McDonalds and don't want current trash issues to be exacerbated. The agent will discuss this and get back with neighbors.

All other concerns and resolutions are discussed in “**Meeting Specifics**”, below.

Outcome:

Areas of Agreement:

- Agent and neighbors are very committed to working together

Unresolved Issues, Interests and Concerns:

- Continuation of 6’ wall: Neighbors stated that original plan called for extension of 6’ wall. Wall is currently approximately 4’. Neighbors would like the wall raised to mitigate any possible light or noise pollution. Applicant is concerned about whether wall can be raised at reasonable expense. Agent will follow up
- Neighbors would like a small stop sign installed at the exit; and “no entry” sign for the drive (wrong way sign)
- Neighbors want assurance on any possible added measures to control trash on site to keep it out of the neighborhood. Agent will follow up
- Agent will send new plans in digital format to Harry Hendriksen and Cheryl Hamel

Meeting Specifics:

1. Applicant Presentation, Cole C. Haberer
 - a. Agent works for the franchisee who is under contract with Taco Bell
 - b. Applicant Palo Alto, Inc., is an experienced Taco Bell operator
 - c. Peterson Properties L.L.C. has 3 concerns
 - i. Proposed monument sign is 100 sq. ft. larger than allowed
 1. Agent states they will use compliant monument size of 40 sq. ft. with height limitation to 6’
 2. Material will be changed to meet with architectural standards of thin brick (vener)
 - ii. Trash enclosure will be moved to the NE corner of the site in alignment with other trash cans.
 - iii. Architectural concepts
 1. Efface with stucco-like finish
 2. Applicant would like darker finish on tower element
 3. Applicant would like corrugated metal roof
 - a. Finishes out like weather beaten galvanized finish
 - b. Applicant will work with Peterson Properties L.L.C. on this
 - d. Tuscany had 7 concerns
 - i. South perimeter of original development plat calls for a six-foot mason block retaining wall that has not been addressed by developer
 1. Applicant will continue the existing wall between the Tuscany property owners and Taco Bell.
 2. Original plan called for continuation of 6’ wall; however existing wall is closer to 4’. Refer to “**Unresolved Issues, Interests and Concerns**”

3. Neighbor asked about the 30' buffer in the approved plan; agent will honor the master plan including the 30' landscape buffer
 - ii. South perimeter trail/walking path needs to be continued/completed by developer
 1. Agent states that they will continue the wall to the Taco Bell property line but not beyond
 - iii. Walkway from dining patio of Taco Bell to existing building is not shown
 1. Agent states they will show the walkway on the north side of the site.
 2. Outdoor patio will be 600 sq. ft. as a condition of the City. Not all will be covered.
 - a. Taco Bell would prefer to not have tables and chairs in uncovered patio space
 3. Walkway will match existing walkways (brick)
 - iv. Taco Bell proposed signage is not compliant with City of Albuquerque guidelines
 1. Applicant will comply with City guidelines
 2. Sign will not be digital
 - v. Proposed trash bin location/enclosure not compliant with original plat and design guidelines
 1. Applicant will change configuration to mirror the old plans
 - vi. Road along the east side of the proposed Taco Bell is not compliant with the original plat/design guidelines
 1. Applicant will build road from the northern property line to just short of the south property line by 30' for buffer.
 - vii. Walkway from Unser Blvd. to outdoor dining area and separate seating area missing and not addressed by Developer per original plat and design guidelines.
 1. Agent said this may be more centrally located
 2. Applicant will provide this per the approved plans
 3. They will not land lock a pedestrian
 - e. Grade
 - i. Grade elevation difference is 7'
 1. Existing grade is 14'
 2. Applicant is proposing 7'
 - ii. Will ramp up from the east
 - iii. Will be ramping down from Unser to adjacent property
 - f. Land purchased or subject to EPC approval?
 - i. Agent states the land has already been purchased
 - g. Sidewalk connection from patio will cross to the west with full pedestrian connectivity
 - h. Will have screening wall along Unser to mitigate car lights
2. Neighbors' questions, concerns and comments
 - a. Traffic flow
 - i. Proposed driveway is 2 way traffic and will match configuration
 - ii. Will come in off Unser and stack facing east and around building

- iii. Access on Unser is $\frac{3}{4}$ movement: Right in; left out; left in
- b. Existing wall between property owners of Tuscany and Taco Bell
 - i. Original developer identified it as a 6' wall that they would continue
 - ii. Wall is actually approximately 4'
 - iii. There was some confusion over the neighbor's desire vs. a requirement to make it a 6' wall
 - 1. Agent does not believe it is a requirement
 - 2. Agent will check in to this
 - 3. Neighbors would like wall to be 6' for light and noise mitigation
 - 4. It is unknown whether 6' wall is possible with existing foundation. If footing not sufficient would be a major expense
- c. Hours of operation
 - i. Agent stated this will depend on the applicant's desires
 - 1. Generally Taco Bell prefers 7 am to midnight Sundays through Thursdays; until 3am Fridays and Saturdays
 - 2. Hours are modified per specific site
 - ii. Neighbors are concerned about 24 hr. operations. This is very important to them
 - 1. Agent responded he will research and comply with any requirements from the first plat
- d. Loitering
 - i. Agent stated that this is the responsibility of the operations manager to control loitering
 - ii. This particular franchisee is not a fan of loitering
- e. Patio area
 - i. Will have $\frac{1}{2}$ wall so patrons don't step out into the drive through lanes
- f. Parking lot lights
 - i. Applicant will need to do lighting study for the DRB and restrict light pollution to zero.
 - ii. Lights will have back shield
 - iii. No direct lighting will escape
 - iv. Agent stated that light pollution is a huge concern for the applicant
 - v. Neighbor asked about recourse for neighbors if there is light pollution
 - 1. Agent stated that neighbors could refer that to zoning to address
- g. Next steps per agent
 - i. Agent states that their resubmittal is due by April 28
 - 1. Deferral will result if planner's requirements not met
 - ii. Will present to EPC at hearing on May 12.
 - iii. Decision can be appealed for 15 days
 - iv. Next is submittal to DRB who will conduct plan review
 - 1. DRB can approve, deny or approve with conditions
 - 2. DRB will look at cumulative information from developer, EPC, et al
 - 3. They will issue a recommendation potentially with conditions
- h. Landscaping
 - i. Will use approved plants

- ii. Will look almost identical to old plans including streetscape along Unser Blvd.
- i. Trees along Unser outside of sidewalk
 - i. Agent stated possibly one
 - ii. They need to be aware of sight line problems at the intersection as trees grow
 - iii. Will primarily do shrubs with drip irrigation system
- j. Trash
 - i. Neighbors get lots of trash from McDonalds.
 - ii. Want to know how applicant will deal with trash
 - iii. Agent states that this franchisee wants site kept clean
 - iv. If franchisee sees trash will pick up; will not leave trash doors flapping in the breeze
 - v. Taco Bell would prefer larger trash enclosures
 - vi. Will have outside trash receptacles
- k. Projected construction schedule
 - i. Hopefully begin in June or July
 - ii. Will take 90 days for completion
- l. Drive up speakers
 - i. Will be as far as possible away from neighbors
- m. Walking path
 - i. Will be maintained
 - ii. Taco Bell is committed to avoid liabilities
- n. Neighbors want covered dumpster during construction
 - i. Agent will mention this to operators
- o. Porta pots during construction period
 - i. Neighbors would like them located not too close to strip mall
 - ii. Agent will ask
 - iii. Agent will also request more frequent cleanings
- p. Neighbors asked about 2' silt fence around the cul-de-sac
 - i. Agent stated he would check with Taco Bell
 - ii. If silt fence is falling down it is owner's responsibility
- q. Walking path continuation past Taco Bell property
 - i. Neighbors state this was promised originally
 - ii. Agent stated this was not their promise
 - iii. Agent stated that this will be a concern for future developers of that property
 - iv. Agent suggested neighbors can talk to Peterson Properties L.L.C. about this
- r. Neighbors would like stop sign at exit
 - i. Agent stated that he things they could do a small dinner plate stop sign and will check on this
- s. Color of retaining wall
 - i. Is Applicant will match existing wall for continuation
- t. Asphalt vs. Concrete
 - i. Agent stated applicant prefers concrete to asphalt

- ii. Agent asked if neighbors have concern with concrete
 - 1. Neighbors prefer concrete
- u. Mural on building
 - i. Agent states there is a mural Taco Bell has been using on buildings which is state map
 - 1. Shown on current plans
 - 2. Corporate is considering axing this
 - 3. Agent states City would be OK with map

Next Steps:

- See “**Meeting Specifics**” 2.g.

Action Plan:

- Agent will follow up with action items and respond to attendees by replying all to email sent by facilitator to attendees with Facilitator’s Report

Action Items:

- Agent will check in to the feasibility of raising the existing 4’ wall between Tuscany home owners and the proposed Taco Bell. Neighbors would like it raised.
- Agent will check on installing a small stop sign and having a “no entry” sign for the drive (wrong way sign)
- Agent will ask for additional information about on site trash mitigation
- Agent will ask the City about possible additional trash pickup days
- Agent will send new plans in digital format to Harry Hendriksen and Cheryl Hamel
- Agent will get clarification on operating hours
- Agent will mention to operators that neighbors would like covered dumpsters during construction
- Neighbors had questions about 2’ silt fence around cul-de-sac. Agent will look into this
- Agent will report back to attendees on all of the above

Application Hearing Details:

1. Hearing scheduled for May 12, 2016
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant’s position on the Commission’s schedule
 - c. The agenda is posted on www.cabq.gov/planning/epc/index on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.

- c. The Commission will make a decision and parties have 15 days to appeal the decision.
- 4. Resident Participation at Hearing:
 - a. Written comments must be received by 9:00 AM, May 28, 2016. Comments may be sent to:

Catalina Lehner, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
clehner@cabq.gov
(505) 924-3935

OR

Peter D. Nicholls, EPC Chair
% Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Comments:

Names & Affiliations of Attendees:

Cole Haberer	HCO Engineering
Janelle Johnson	Tuscany Neighborhood HOA Mgr.
Cheryl Hamel	Crestview
Kathryn Simmons	Crestview
Jennifer Cooper	Crestview
Doug Crosbic	Crestview
Aynur Crosbic	Crestview
Chris Venturi	Tuscany resident
Harry Hendriksen	Tuscany
Phil Sanchez	Crestview



SENT VIA CERTIFIED MAIL, R.R.R., & U.S. MAIL
April 12, 2016

Palo Alto, Inc.
ATTN: Rob Alvarado
924 W. Colfax Ave. Suite 302, Denver, CO 80204

**RE: NOTICE OF DEFAULT
COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-EASEMENTS
AGREEMENT DATED NOVEMBER 13TH, 2009, RECORDED AS DOCUMENT
#2010011182 IN THE REAL PROPERTY RECORDS OF BERNALILLO COUNTY,
NM, ON 2/9/10, AS AMENDED ("CCR")
MCMAHON MARKETPLACE; PROPOSED CONSTRUCTION OF TACO BELL**

Greetings.

On behalf of JMD-McMahon, LLC (owner of Lots 6A, 7A and 8 of McMahon Marketplace which completely comprise "Parcel 2" under the above-referenced CCR) and Peterson INV-McMahon, LLC (owner of Lot 2 of McMahon Marketplace, being a portion of "Parcel 3" under the above-referenced CCR), this letter serves as notice to the owner(s), tenant(s), and occupants of Lot 1 of McMahon Marketplace (part of "Parcel 3" under the above-referenced CCR) that Lot 1 is in violation and default of the above-referenced CCR. It is my understanding that you or your affiliate recently acquired Lot 1 from the Gonzales family.

A copy of the above-referenced CCR is included for your convenience. Also, excerpts from the most recently approved City of Albuquerque Site Plan for Subdivision are also included. Lastly, a copy of building plans dated "SDP 1st Sub 03.30.16", on which this Notice of Default is based, are included herewith.

Section 2.01 of the CCR establishes "Common Access Driveways", which are depicted on Exhibit "C" of the CCR. You'll see that the eastern portion of Lot 1 is designated as a portion of the Common Access Driveways. Subparagraph (H) states, in part, "*the Owners of the other Parcels, concurrent with the development of their respective Parcels, shall complete construction of all those portions of the Common Access Driveways as exist on their respective Parcel, which were not previously constructed by the Owner first commencing construction on its Parcel. Grades shall be required to match existing Common Access Driveways grades at the boundary of any other Parcel.*" However, the plans dated 03.30.16 show that you do not intend to develop the Common Access Driveway on the eastern edge of Lot 1.

Section 4.04 of the CCR states in part as follows: "*This Agreement shall create privity of contract and estate with and among all grantees of all or any part of the Property and their respective heirs, executors, administrators, successors and assigns. In the event of a breach, or attempted or threatened breach by any Owner of any part of the Property, in*

any of the terms, covenants, conditions hereof, any one or all such other Owners of any part of the Property shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequences of such breach.”
The 03.30.16 plans are an attempted or threatened breach by the Owner of Lot 1.

In addition to the provision above regarding continued privity of estate, Section 4.06 of the CCR states “*The easements and covenants established by this Agreement shall run in perpetuity and are intended to be and shall be construed as covenants running with the land, binding upon and inuring to the benefit of and enforceable by the Parties and all subsequent Owners of the Property or any part thereof.*”

Please construct the portion of the Common Access Driveways that is on Lot 1 as part of your construction, including making sure that the Common Access Driveway meets Lot 2’s portion of the Common Access Driveway at grade.

Additionally, here are some other comments on the plans:

1. The proposed monument sign, at 100 square feet, is over twice as large as is permitted by the Site Plan for Subdivision. The monument sign, as a “Type A” designated under the Site Plan for Subdivision, is limited to 40 square feet. Additionally, the sign you propose is 10.5’ tall, whereas the maximum permitted height is 6’. Lastly, the base shown is of a material not congruent with the architectural theme of McMahon Marketplace.
2. The trash enclosure is in an area that interferes with a professional, welcoming entrance to McMahon Marketplace and will be cumbersome (perhaps to the point of prevention) for trash trucks to pick up. Please relocate it to the northeastern part of Lot 1, facing northeasterly as is shown on the Site Plan for Subdivision.
3. Many of the building design elements, including the corrugated metal roof and the metal exterior metal panel finish of the tower façade, are not in keeping with the architectural concept and standards for McMahon Marketplace.

Sincerely,



Douglas Peterson, Esq.

Cc: via U.S. mail to:

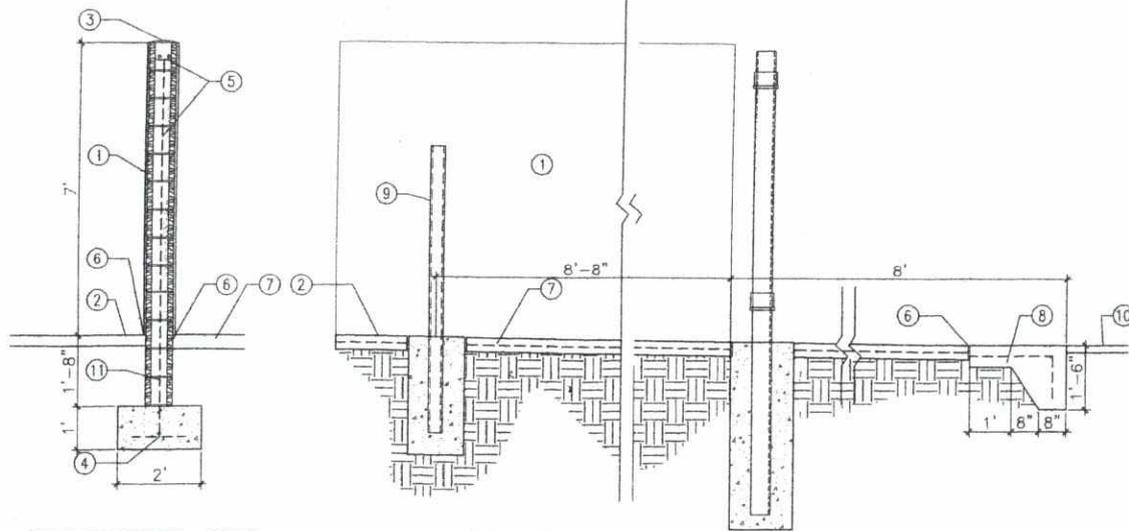
Mark, Jennie, & Elsie Gonazles, 1100 Juan Tabo Blvd. NE, Albuquerque, NM 87112
CABQ, Catalina Lehner, 600 2nd Street NW, 3rd Floor, Albuquerque, NM 87103
HCI Engineering, 621 Southpark Dr #1600, Littleton, CO 80120
Mark McCluggage, 1525 E. Douglas, Wichita, KS 67211
Mark Pardo Gonzales, 1816 Central Ave. SW, Albuquerque, NM 87104

Via email to: robalvarado@paloaltoinc.com

CLehner@cabq.gov

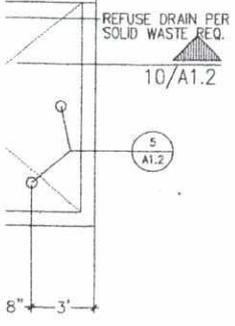
Harry Hendrickson, hlhen@comcast.net

jim.dountas@cbre.com

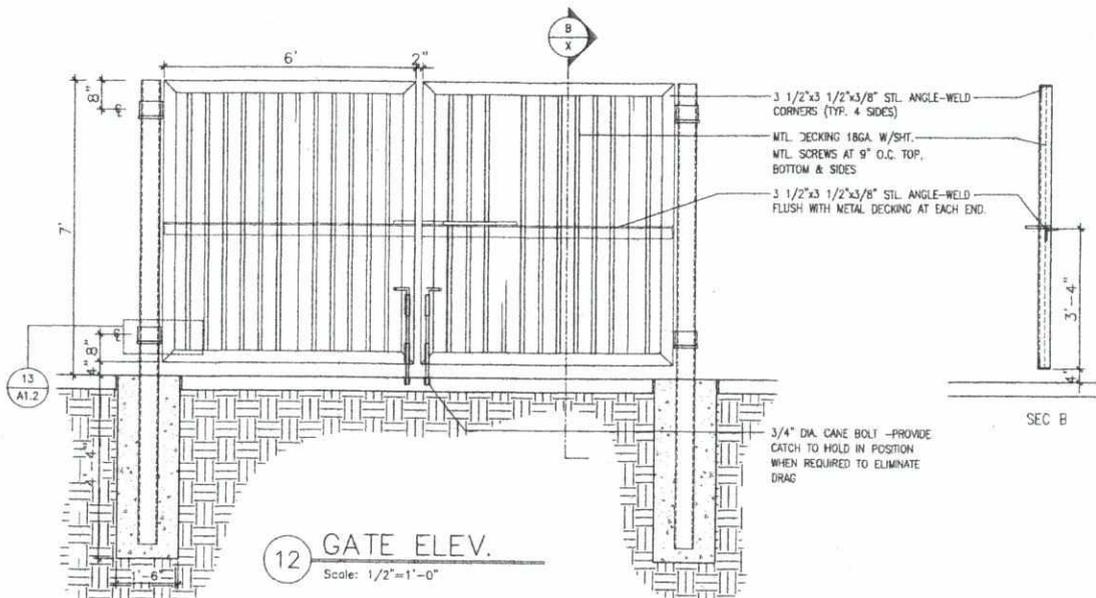


10 DUMPSTER SEC
Scale: 1/2"=1'-0"

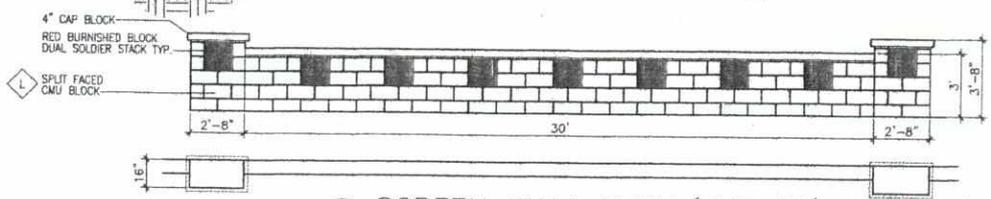
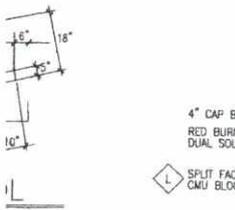
11 DUMPSTER SEC
Scale: 1/2"=1'-0"



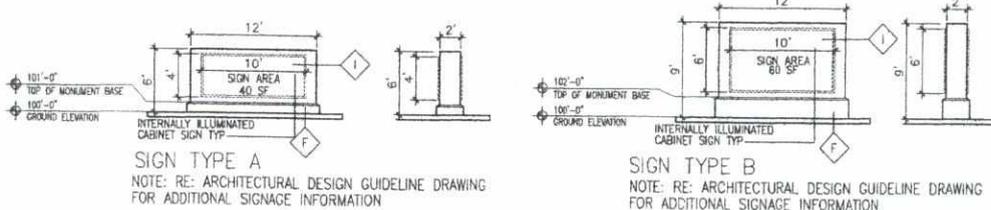
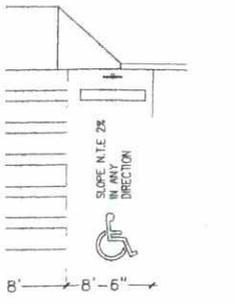
PLAN



12 GATE ELEV.
Scale: 1/2"=1'-0"



14 SCREEN WALL ELEV (TYP 30' SECTION).
Scale: 1/2"=1'-0"



13 MONUMENT SIGN ELEVATIONS
Scale: N.T.S.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

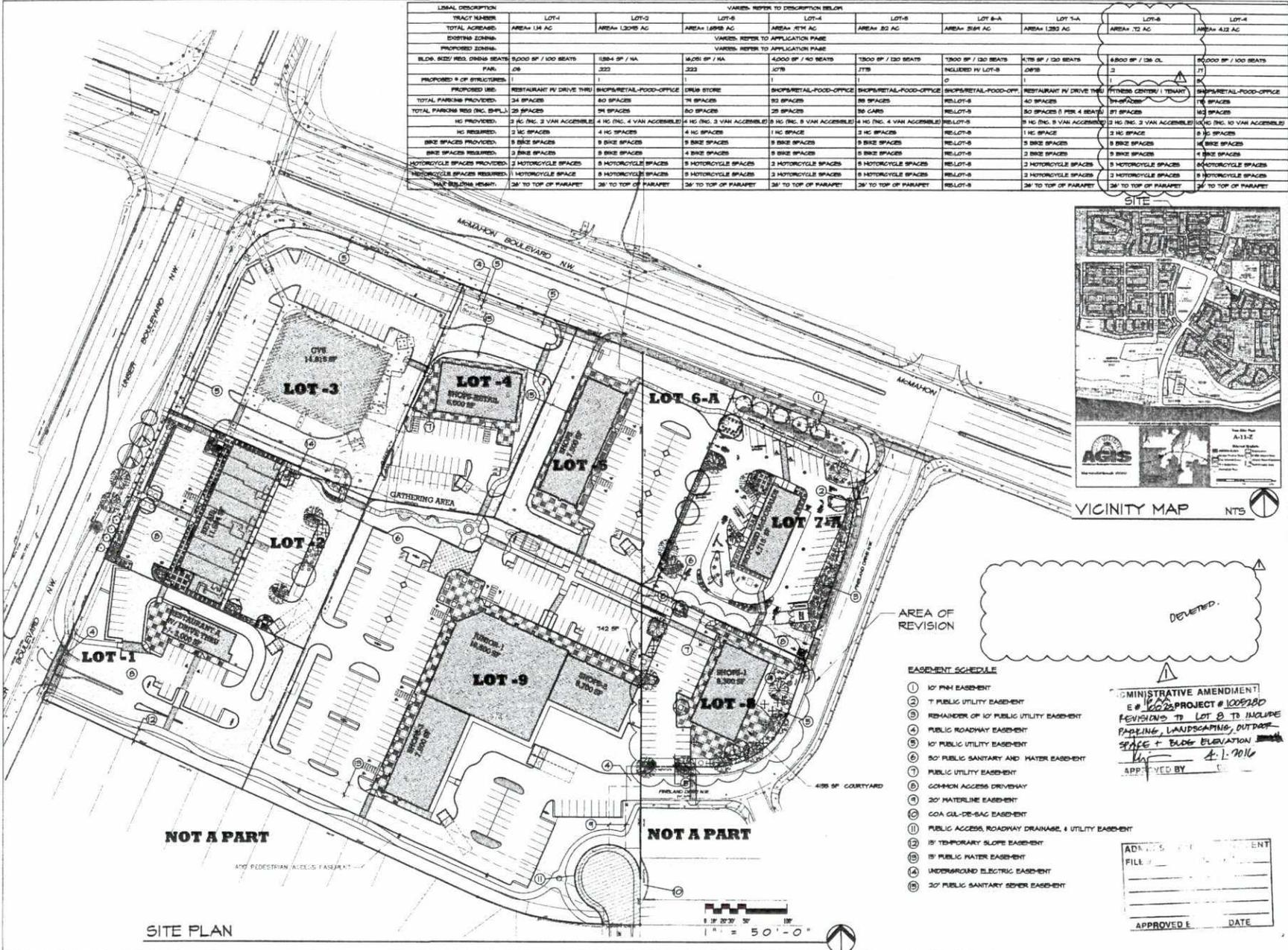

 GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-1877

PROJECT TITLE	MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD	ALBUQUERQUE NEW MEXICO
PROJECT MANAGER	STEPHEN DUNBAR AIA
JOB NO.	0670
DRAWN BY:	SD
SHEET TITLE	SITE DETAILS

DATE:	12/6/06
SCALE:	1/8"=1'-0"
sheet-	A3.0
of-	

WORKING DET.

LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW										
	TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	LOT-6-A	LOT 7-A	LOT-8	LOT-9
TOTAL ACRES:	AREA+ 1M AC	AREA+ 1.208 AC	AREA+ 1.698 AC	AREA+ .4TH AC	AREA+ .82 AC	AREA+ .584 AC	AREA+ 1.283 AC	AREA+ .72 AC	AREA+ .412 AC		
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE										
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE										
BLOK, BZS/ RES. DRINK BEATS	5000 SF / 100 BEATS	1584 SF / NA	6,025 SF / NA	4,000 SF / 40 BEATS	1300 SF / 130 BEATS	1300 SF / 130 BEATS	478 SF / 130 BEATS	8,800 SF / 138 OL	8,000 SF / 100 BEATS		
FURN:	28	223	1	278	278	2	2		27		
PROPOSED # OF BUILDINGS:	RESTAURANT/PIV DRIVE THRU	SHOP/METAL-FOOD-OFFICE	DRUM STORE	SHOP/METAL-FOOD-OFFICE	SHOP/METAL-FOOD-OFFICE	SHOP/METAL-FOOD-OFFICE	RESTAURANT/PIV DRIVE THRU	PROFESS CENTER/ TENNIS	SHOP/METAL-FOOD-OFFICE		
PROPOSED USE:	34 SPACES	80 SPACES	78 SPACES	82 SPACES	88 SPACES	82 SPACES	40 SPACES	34 SPACES	18 SPACES		
TOTAL PARKING RES (INC. B-PL):	25 SPACES	34 SPACES	80 SPACES	25 SPACES	80 CARD	RELOT-5	80 SPACES (1 PER 4 BEATS)	87 SPACES	142 SPACES		
HC PROVIDED:	3 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 3 VAN ACCESSIBLE)	4 HC (INC. 3 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	RELOT-5	3 HC (INC. 3 VAN ACCESSIBLE)	10 HC (INC. 10 VAN ACCESSIBLE)	10 HC (INC. 10 VAN ACCESSIBLE)		
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	2 HC SPACES	RELOT-5	1 HC SPACE	2 HC SPACES	8 HC SPACES		
BKEZ SPACES PROVIDED:	8 BKEZ SPACES	9 BKEZ SPACES	9 BKEZ SPACES	9 BKEZ SPACES	9 BKEZ SPACES	RELOT-5	5 BKEZ SPACES	5 BKEZ SPACES	8 BKEZ SPACES		
BKEZ SPACES REQUIRED:	3 BKEZ SPACES	8 BKEZ SPACES	4 BKEZ SPACES	9 BKEZ SPACES	8 BKEZ SPACES	RELOT-5	2 BKEZ SPACES	5 BKEZ SPACES	4 BKEZ SPACES		
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	9 MOTORCYCLE SPACES	9 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	9 MOTORCYCLE SPACES	RELOT-5	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	9 MOTORCYCLE SPACES		
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	9 MOTORCYCLE SPACES	9 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	9 MOTORCYCLE SPACES	RELOT-5	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	9 MOTORCYCLE SPACES		
MAX BUILDING HEIGHT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	RELOT-5	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET		



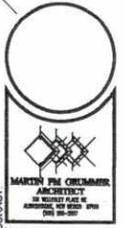
AREA OF REVISION

DEVELOPED

- EASEMENT SCHEDULE**
- ① 10' PNM EASEMENT
 - ② 7' PUBLIC UTILITY EASEMENT
 - ③ REMAINDER OF 10' PUBLIC UTILITY EASEMENT
 - ④ PUBLIC ROADWAY EASEMENT
 - ⑤ 10' PUBLIC UTILITY EASEMENT
 - ⑥ 50' PUBLIC SANITARY AND WATER EASEMENT
 - ⑦ PUBLIC UTILITY EASEMENT
 - ⑧ COMMON ACCESS DRIVEWAY
 - ⑨ 20' WATERLINE EASEMENT
 - ⑩ COA GIL-DE-SAC EASEMENT
 - ⑪ PUBLIC ACCESS, ROADWAY DRAINAGE, & UTILITY EASEMENT
 - ⑫ 15' TEMPORARY SLOPE EASEMENT
 - ⑬ 15' PUBLIC WATER EASEMENT
 - ⑭ UNDERGROUND ELECTRIC EASEMENT
 - ⑮ 20' PUBLIC SANITARY SEWER EASEMENT

ADMINISTRATIVE AMENDMENT
 E # 100228 PROJECT # 1002280
 REVISIONS TO LOT 8 TO INCLUDE
 PARKING, LANDSCAPING, OUTDOOR
 SPACE & BLDG ELEVATION
 4-1-2016
 APPROVED BY

APPROVED _____ DATE _____



McMAHON MARKET PLACE
 NEW SHELL BUILDING
 5508 McMAHON BLVD NW
 ALBUQUERQUE, NM 87114
 AMENDMENT TO
 SITE PLAN FOR SUBDIVISION

DATE: 3 MAR 2016
 DRAWN BY: MEMS
 CHECKED BY:
 VERIFIED BY:

REVISIONS
 22 MAR 16

SHEET NO:
 A1.0
 1 OF 1

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING IS NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

- 6) Pedestrian scale lighting shall be required to illuminate gathering, pedestrian areas and walkways within the planned development.

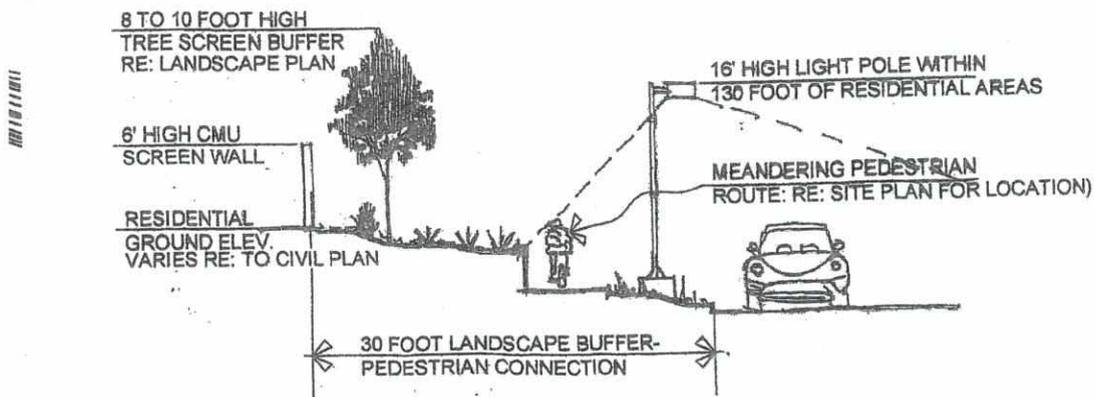


DIAGRAM-4 (N.T.S)

RESIDENTIAL BUFFER/PEDESTRIAN CIRCULATION PATHWAY SECTION

H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

SERVICE AREAS (LOADING AREAS)

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

SCREENING OF UTILITIES

- 1) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation (when viewed from the public right-of-way).
- 2) When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- 3) Chain link fencing, barbed wire and concertina wire shall be prohibited.

I. BUILDING SIGNAGE

All signage shall comply with the Unser Boulevard Design Overlay Zone.

Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the zoning Code with the following provisions and exceptions.:

1. No off-premises signs are allowed

2. On-premises signs shall meet the following standards:

a. Location:

1. Signs shall be limited to wall signs and free-standing signs.

b. Number:

1. One wall sign shall be permitted per facade per business.

2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres. A second free-standing is permitted on any given street frontage greater than 1,500 linear feet.

c. Size:

1. The size of wall signs shall not exceed the following:

Single tenant buildings shall not exceed 6% of facade area to which they are applied.

Multi tenant buildings shall not exceed 10% of facade area to which they are applied.

1A. awnings w/ signage and or logos shall be included in the 6 and 10 percent signage allowance.

2. The size of a free-standing sign area shall not exceed 40 square feet for sign type A, and 60 sf for sign type B.

d. Height:

1. Height of a wall sign shall not exceed the height of a wall to which it is attached.

2. Height of free-standing sign shall not exceed 9 feet for type B and 6' for type A

3. Sign cabinets shall be consistent with building architectural theme.

3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.

4. Signs located on rocks, trees or other natural features are not permitted.

RE BLOCK COLOR
RE #1032 BROWN

5 AWNING FABRIC

5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar Structures are not permitted.

6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.

Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

HC1 GENERAL NOTES:

1. ALL WATER, SANITARY SEWER AND STORM SEWER WORK SHALL COMPLY WITH THE APPROPRIATE GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS, CURRENT EDITION, PERTINENT TO EACH UTILITY. SUPPLEMENTARY STANDARDS AND SPECIFICATIONS WILL GOVERN IF THE AGENCY GOVERNING THE UTILITY DOES NOT HAVE PREVIOUS STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SANITARY SEWER, STORM SEWER, WATER LINES AND MANHOLES TO BE TIED TO PRIOR CONSTRUCTION OR STAKING OF PIPE. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION. ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ADDRESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
5. LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED AND VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNREPAIRED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
6. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
7. ALL WATER AND SANITARY SEWER SERVICES MUST BE INSPECTED BY THE TOWN INSPECTOR.
8. WHERE APPROPRIATE, NEATLY SAW CUT ALL EXISTING CONCRETE AND ASPHALT. THE PLACEMENT OF ADDITIONAL PAVING SHALL BE DONE TO A NEAT WORK LINE. SAW CUTTING A MINIMUM OF ONE (1) FOOT. SAW CUTTING WILL NOT BE PAID FOR. SEPARATELY WILL BE CONSIDERED INCIDENTAL TO THE WORK. REPAIRS TO ALL DISTURBED EXISTING ITEMS WITH LIKE MATERIALS AND THICKNESSES. ANY ASPHALT REMOVED IS TO BE REPLACED TO MEET THE SPECIFICATIONS OF THE LOCAL DEPT OF TRANSPORTATION. EXISTING CONCRETE PAVEMENT SHALL BE SCORED THEN BROKEN AT JOINT TO CREATE A ROUGH SURFACE FOR THE CONSTRUCTION JOINT.
9. ALL ASPHALT WORK REQUIRING PATCHING WILL BE PERFORMED TO A NEAT WORK LINE. THE EXISTING ASPHALT SHALL BE SAW CUT. ALL ASPHALT PATCH WORK SHALL BE AT LEAST 2' WIDE AFTER THE COMPLETION OF WORK. NEW CURBS CAN BE PLACED FLUSH WITH THE EXISTING ASPHALT IF IT IS TO A NEAT WORK LINE.
10. ALL UTILITIES ARE BASED UPON SURFACE LOCATES AND OR RECORD MAPS. ENGINEER IS NOT RESPONSIBLE FOR INCONSISTENCIES DUE TO INACCURATE LOCATES OR RECORDS. EXISTING CONDITIONS AT UTILITIES BE PHOTOGRAPHED AND FIELD SURVEYED TO VERIFY THIS INFORMATION.
11. CONTRACTOR SHALL COORDINATE ALL DRY UTILITIES SERVICE AND RELOCATIONS WITH THE PROVIDERS.
12. CONTRACTOR SHALL COORDINATE ALL RMS OF ALL MANHOLES AND SURFACE STRUCTURES WITH ANY CHANGE IN GRADE. CONTRACTOR SHALL INCLUDE COST TO LOWER OR RAISE ALL RMS AS NEEDED FOR NEW GRADES.
13. ALL SANITARY SEWER FITTINGS SHALL BE AS MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER OR APPROVED EQUAL AND HAVE BELL AND / OR SPOOT CONFIGURATIONS COMPATIBLE WITH THE PIPE.
14. CONTRACTOR TO VERIFY EXISTING SEWER SERVICE DEPTH AND SIZE BEFORE STARTING ANY WORK. NOTIFY ENGINEER IF ANY MODIFICATIONS NEEDED TO BE MADE. ALL CONNECTIONS TO EXISTING SEWER LINES SHALL BE CONFORMED.
15. WATER LINES, METERS, TAPS AND FIRE HYDRANTS MUST BE IN CONFORMANCE WITH TOWN STANDARDS AND SPECIFICATIONS OR SUPPLEMENTARY STANDARDS AND SPECIFICATIONS.
16. ALL SANITARY SEWER IMPROVEMENTS ARE SUBJECT TO APPROVAL BY THE TOWN.
17. DRY UTILITY IMPROVEMENTS SHALL BE COORDINATED WITH THE PROVIDER PRIOR TO CONSTRUCTION.

HC2 GRADING NOTES:

1. ANY EARTHWORK REQUIRED FOR THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS, GEOTECHNICAL INVESTIGATION FOR THE SITE AND THE COUNTY STANDARDS AND SPECIFICATIONS.
2. IF THE SUBGRADE SHOULD BECOME FROZEN, DESICCATED, SATURATED, OR DISTURBED THE AFFECTED MATERIAL SHOULD BE REMOVED OR THESE MATERIALS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED PRIOR TO FOUNDATION, FLOOR SLAB AND PAVEMENT CONSTRUCTION.
3. FILL SHOULD BE PLACED AND COMPACTED IN HORIZONTAL (8-17) LIFTS. USING EQUIPMENT AND PROCEDURES THAT WILL PRODUCE RECOMMENDED MOISTURE CONTENTS AND DENSITIES THROUGHOUT THE LIFT. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR COMPACTATION REQUIREMENTS.
4. NO RUBBLE OR DEBRIS INCLUDING TIMBER, CONCRETE RUBBLE, TREES, BRUSH, AND ASPHALT SHALL BE PLACED IN THE BACKFILL UNDER ANY OF THE PROPOSED BUILDINGS, STREETS, CURBS & GUTTER, SIDEWALK, DRAINAGE STRUCTURES WITHIN FIVE (5) FEET OF A BUILDING FOOTPRINT OR BE IN THE PLACEMENT OF A UNCLASSIFIED FILL. PROPERLY GRADED RUBBLE MAY BE USED IN SOME LOCATIONS AS SPECIFIED AND VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF SUCH MATERIALS TO A SUFFICIENT SPILL AREA.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, MAINTENANCE AND OPERATION OF ANY REQUIRED DETERMINING SYSTEM. THE CONTRACTOR SHALL PERFORM SUCH INDEPENDENT INVESTIGATION AS DEEMED NECESSARY TO DETERMINE THE SUBSURFACE GROUNDWATER CONDITIONS AND UNSTABLE SOIL CONDITIONS TO BE ENCOUNTERED THROUGHOUT THE CONSTRUCTION.
6. IMMEDIATELY PUMP OR BAIL OUT WATER FOUND IN EXCAVATIONS, WHETHER RAIN OR SEEPAGE. EXCAVATIONS MUST BE KEPT FREE FROM WATER AT ALL TIMES. TAKE ALL MEASURES AND FURNISH ALL EQUIPMENT AND LABOR NECESSARY TO CONTROL THE FLOW, DRAINAGE AND ACCUMULATION OF WATER AS REQUIRED TO PERMIT COMPLETION OF THE WORK AND TO AVOID DAMAGE TO THE WORK.
7. WHEN FREEZING TEMPERATURES MAY BE EXPECTED, DO NOT EXCAVATE TO THE FULL DEPTH INDICATED UNLESS THE FOOTING OR SLABS ARE TO BE POURED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED. IF PLACING OF CONCRETE IS DELAYED, PROTECT THE BOTTOMS OF EXCAVATIONS FROM FROST UNTIL CONCRETE IS PLACED.
8. NO FILL MATERIAL SHALL BE PLACED, SPREAD OR HILLED WHILE IT IS FROZEN OR THAWING OR DURING UNFAVORABLE WEATHER CONDITIONS. WHEN PROGRESS IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL THE GEOTECHNICAL ENGINEER INDICATES THAT THE MOISTURE CONTENT AND DENSITY OF THE PREVIOUSLY PLACED FILL ARE AS SPECIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ADEQUATE SHORING AND/OR BRACING NECESSARY TO FACILITATE THE EXCAVATION ASSOCIATED WITH THE CONSTRUCTION OF THE WALLS, PIPELINES AND FOUNDATIONS. THE BRACING AND/OR SHORING OF EXCAVATED WALLS OR TRENCHES SHALL BE IN COMPLIANCE WITH OSHA REGULATIONS AND SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE COST OF SHORING AND/OR BRACING SHALL BE INCLUDED IN THE COST OF THE SPECIFIC CONSTRUCTION ITEM REQUIRING THE SHORING AND/OR BRACING.
10. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.
11. SIDEWALK CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
12. BULKHEAD SLOPES SHALL NOT EXCEED 2.0% MAXIMUM CROSS SLOPES AND 15% MAXIMUM LONGITUDINAL SLOPES UNLESS OTHERWISE NOTED. THE SLOPE IN THE HANDICAP PARKING SPACES AND ASSOCIATED STRIPPED ISLANDS SHALL NOT EXCEED 2.0%.
13. THE CONTRACTOR SHALL FOLLOW ANY GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT SUBEXCAVATION, MOISTURE CONTROL, AND TOPSOIL, REMOVAL AND REPLACEMENT THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE SITE IMPROVEMENTS PLANS AND THE GEOTECHNICAL RECOMMENDATIONS.

TACO BELL AT McMAHON MARKETPLACE

SITE DEVELOPMENT PLAN



Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER
C2.0	EX CONDITIONS
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
A1.0	ELEVATIONS
A1.1	ELEVATION NOTES
A1.2	TRASH & SIGNAGE
D1.0	DRAINAGE MAP

GENERAL NOTES:

1. ANY PERMITS AND FEES REQUIRED FOR THE CONSTRUCTION OF THIS WORK FROM FEDERAL, STATE AND LOCAL REGULATING AUTHORITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES, ORDINANCES, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH SHALL BE OBSERVED AT ALL TIMES DURING THE CONSTRUCTION.
 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION AND OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT HIS ADDITIONAL EXPENSE TO THE OWNER.
 4. ANY DEVIATION ON THE INFORMATION PROVIDED HEREIN AND THE CONDITIONS EXISTING IN THE FIELD AT TIME OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE UPON THEIR DISCOVERY.
 5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. ALL ELECTRIC, TELEPHONE, CABLE AND APPURTENANCE DISCONTINUED DURING CONSTRUCTION SHALL REQUIRE REGULATION SHALL BE DONE BY THE RESPONSIBLE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY ADJUSTMENTS. THE COST OF LOCATING UTILITIES, INCLUDING ALL SURVEY STAKES ARE MAINTAINED IN PLACE. SHOULD STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CONSTRUCTION SHALL BE PRESENTED TO ANY PARTY AND SUCH SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
 6. ANY QUESTIONS RAISED RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED IN PLACE. SHOULD STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CONSTRUCTION SHALL BE PRESENTED TO ANY PARTY AND SUCH SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
 7. DISPOSAL OF ALL REMOVAL ITEMS SHALL BE DONE BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. DISPOSAL ITEMS SHALL BE DEPOSITED IN A "PERMITTED SOLID WASTE FACILITY" OR OTHER PRIVATE LOCATION. PRIVATE DISPOSAL LOCATIONS SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM THE PROPERTY OWNER IS PROVIDED TO THE OWNER. ALL COSTS INCURRED WITH OBTAINING A DISPOSAL SITE AND HAULING ALL REMOVAL ITEMS TO THE SITE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO SEPARATE PAYMENT WILL BE MADE BY THE OWNER.
 8. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT EXCEPT AS OTHERWISE STATED OR PROVIDED, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD GOVERNING TECHNICAL SPECIFICATIONS FOR THE PROJECT.
 9. ALL MISCELLANEOUS ITEMS RELATED TO THE PROSECUTION OF THE WORK AND THE FINAL COMPLETION OF THE PROJECT FOR WHICH THE SPECIFIC PART ITEM IS DESIGNATED IN THE BID PROPOSAL SUCH AS MAINTENANCE OF FACILITIES, SURVEYING, SECURITY, STAKING AND ETC. SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO ADDITIONAL PAYMENT SHALL BE MADE BY THE OWNER.
 10. ANY SIDEWALK, CURB AND GUTTER, AND/OR PAVEMENT REMOVED WITHIN THE CITY RIGHT OF WAY SHALL BE REPLACED PER CITY OF ALBUQUERQUE DESIGN STANDARDS. CONTRACTOR SHALL CONFORM TO LATEST ADDITION OF MUTCD.
 11. ALL CONSTRUCTION AND TEST METHODS SHALL BE CONFORMANCE WITH CITY OF ALBUQUERQUE DESIGN STANDARDS, SPECIFICATIONS AND DETAILS UNLESS SUPERSEDED BY THESE DOCUMENTS FOR WORK NOT IN THE CITY RIGHT OF WAY.
 12. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPAIRED BY THE CONTRACTOR. ANY UNDERGROUND PIPES, IRRIGATION LINES, IRRIGATION CONTROLS, DRAIN STRUCTURES OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS SHALL BE MOVED, ALTERED OR REPAIRED BY THE CONTRACTOR WHEN ENCOUNTERED AS DIRECTED BY THE ENGINEER, AND IS DEFINITIVE PART OF THE PROJECT.
 14. ALL REVISIONS TO PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO CONSTRUCTION.
 15. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- GENERAL COMMERCIAL UTILITY NOTES:**
1. THE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING, RESEARCHING AND CALLING FOR DESIGN LOCATES FOR THE LOCATION OF THE EXISTING MAINLINE SERVICE LINE SUB-OUTS AND OTHER FACILITIES AND SHOWING THEM APPROPRIATELY ON THE UTILITY SHEET.
 2. THE ENGINEER AND THE OWNER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR COMPLIANCE TO OSHA REGULATIONS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY FOR JOB SAFETY OR COMPLIANCE TO OSHA REGULATIONS.
 3. SHOULD CONFLICTING INFORMATION OR INTERFERENCE PROBLEMS APPEAR IN THE CONSTRUCTION DRAWINGS THE CONTRACTOR SHALL BRING THAT INFORMATION TO THE ATTENTION OF THE ENGINEER IMMEDIATELY PRIOR TO INSTALLATION. FAILURE TO DO SO SHOULD NOT BE A BASIS OF EXTRA PAYMENT TO THE CONTRACTOR.
 4. THE ENGINEER AND THE CONTRACTOR SHALL CALL "NEW MEXICO ONE CALL" FOR UNDERGROUND FACILITIES TO BE MARKED ON THE SURFACE FOR THE USE OF DESIGN AND CONSTRUCTION PURPOSES.
 5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ALBUQUERQUE UTILITY STANDARDS.
 6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR COMPLYING WITH NEW MEXICO ONE CALL PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WHICH FAIL TO ADHERE TO THIS SPECIFICATION.
 7. ROADWAY, RIGHT-OF-WAY, AND SUB GRADE SHALL BE ESTABLISHED WITHIN 6 INCHES BOTH HORIZONTAL AND VERTICAL OF FINAL LOCATION, PRIOR TO INSTALLATION OF ANY UTILITIES. GAS AND WATER UTILITIES SHALL BE PLACED WITHIN 6 INCHES OF FINAL REQUIRED DEPTH AND LOCATION. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN A MINIMUM CLEARANCE FROM ALL UTILITIES.
 8. CURB CONTRACTOR TO STAMP FRESH CONCRETE SIDEWALK WITH 1/8" AND W DIRECTLY ABOVE GAS, SEWER AND WATER SUB OUT LOCATIONS. A CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE CITY OF ALBUQUERQUE PRIOR TO INSTALLATION. FAILURE TO APPLY STAMPS SHALL BE CAUSE FOR REJECTION OF THE IMPROVEMENT OF THE CITY.
 9. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT ACCURATE DETAILED AND COMPLETE AS-BUILT DRAWINGS OF ALL UTILITY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND UTILITIES PRIOR TO FINAL CONSTRUCTION REVIEW. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT ALL AS-BUILT DRAWINGS AS COMPLETED BY THE CONTRACTOR.
 10. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IMPROVEMENTS TO THE GAS SYSTEM BEFORE THOSE IMPROVEMENTS ARE TIED INTO THE EXISTING GAS SYSTEM. THE DRAWINGS SHALL BE SUBMITTED TO THE INSPECTOR FOR REVIEW AND COMMENTS 24 HOURS PRIOR TO PROPOSED TIE-IN. THESE DRAWINGS MAY BE MARKED UP CONSTRUCTION DRAWINGS OR ACCURATE SKETCH.
 11. THE INSTALLATION OF MAIN SERVICE LINES IN MANDATORY RIGHT-OF-WAY REQUIRE A PERMIT FROM THAT GOVERNMENT ENTITY AND MUST BE INITIATED BY THE PERSON REQUESTING THE SERVICE. THE OWNER IS RESPONSIBLE FOR ANY FEES WITH THE PERMIT PROCESS.
 12. ALL PUBLIC UTILITY LINES SHALL NOT BE INSTALLED UNDER CONCRETE WITHOUT PRIOR APPROVAL FROM THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
 13. EXCESS FLOW VALVES ARE REQUIRED ON ALL GAS SERVICES 3" INCH AND SMALLER AS CLOSE AS POSSIBLE TO THE GAS MAIN.
 14. TREES SHALL HAVE A 10 FT. MINIMUM CLEARANCE FROM ALL SERVICE LINES.
 15. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY WORK, INCLUDING TRAFFIC CONTROL, PAVEMENT CUTS, EXCAVATION, INSTALLATION, AND RESTORATION. THE CONTRACTOR WILL PERFORM ALL THEIR TASKS ON THEIR OWN BEHALF UNLESS IT IS SPECIFICALLY STATED ON THE UTILITY PLAN REQUESTING ALBUQUERQUE UTILITIES TO DO SO AT THE CONTRACTOR'S EXPENSE. CHANGES REQUIRE A WRITTEN REQUEST FROM THE ENGINEER ON AN AMENDMENT TO THE UTILITY PLAN.

EXISTING

PROPOSED

MASTER LEGEND

CURB AND GUTTER (SPILL)	---
CURB AND GUTTER (GATOH)	---
SANITARY SEWER	---
WATER LINE	---
GAS LINE	---
ELECTRICAL	---
OVERHEAD POWER LINES	---
IRRIGATION LINE	---
ELECTRICAL BOX	---
SITE LIGHT	---
SIGN	---
MANHOLES	---
METER PIT	---
GATE VALVE	---
THRUST BLOCK	---
BLOW-OFF W/ FLUG (P.P.)	---
CLEAN OUT	---
TREE	---
RETAINING WALL	---
UTILITY POLE	---
GAS METER	---
FIRE HYDRANT	---
WATER METER	---
SLOPE	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
SPOT ELEVATION	---
PROPERTY LINE	---
TRICKLE CHANNEL	---

TRAFFIC CONTROL NOTES:

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL DEVICES, SAFETY BARRIERS, WARNING SIGNS, AND NECESSARY PERSONNEL TO PROTECT THE GENERAL PUBLIC FROM HAZARD CREATED BY CONSTRUCTION WORK. REQUESTS FOR DETOURS OR ROAD CLOSURES SHALL BE MADE AT LEAST 72 HOURS IN ADVANCE OF CONSTRUCTION. A SAFETY TRAFFIC CONTROL PLAN shall be provided by the contractor to be approved by the city of Albuquerque public works department.

GPS LOCATE OF NEW GAS LINE:

1. ALL NEW GAS LINES SHALL BE SURVEYED AS BUILT (GPSD IN THE TRENCH) BY THE CITY OF ALBUQUERQUE, GAS LOCATING AND MAPPING SECTION PRIOR TO ANY BACKFILLING. THE COORDINATION OF THIS SURVEY WILL BE THROUGH THE PUBLIC WORKS DEPARTMENT GAS INSPECTOR ASSIGNED TO THE PROJECT. A 30 MINUTE MINIMUM NOTICE WILL BE GIVEN TO THE GAS LOCATING AND MAPPING SECTION PRIOR TO THE CONTRACTOR HAVING THE PIPE IN PLACE AND READY TO BE GPS. THIS MINIMUM NOTICE WILL EXPIRE AT 5:00 PM. THE GAS INSPECTOR WILL CONTACT THE DAMAGE PREVENTION DISPATCH. ANY WORK PERFORMED IN COORDINATING THIS EFFORT SHALL BE INCIDENTAL TO THE PIPELINE AND APPURTENANCE INSTALLATION ACTIVITY.

PERMITS/CONTRACTS ADMINISTRATION GENERAL ROW/UTILITY NOTES:

1. CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT/CONTRACTS ADMINISTRATION (CONTACT NUMBER)
2. PAVICA SHALL BE NOTIFIED 72 HOURS PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. ALL INSTALLATIONS REQUIRE VISUAL INSPECTION AS WELL AS MATERIALS TESTING.
3. TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO PAVICA 72 HOURS PRIOR TO ANY SCHEDULED ROAD OR LANE CLOSURES. TRAFFIC CONTROL MUST MEET CURRENT EDITION OF MUTCD.
4. CONTRACTOR SHALL CONTACT PAVICA BEFORE ANY TRAFFIC CONTROL IS IN PLACE OR BEFORE ANY CONSTRUCTION (INCLUDING DEMOLITION) HAS BEGUN.
5. PAVICA INSPECTOR SHALL BE PRESENT AT THE TIME OF POTHOLING.
6. REPLACEMENT OF ASPHALT PAVEMENT SHALL CONFORM TO ALL MUNICIPAL REQUIREMENTS. PAVEMENT CUTS MUST BE A STRAIGHT LINE SAW CUT AND STETED FROM EXISTING JOINT TO JOINT TO THE EXTENTS POSSIBLE. EACH LINE SHALL BE MADE EITHER PERPENDICULAR OR PARALLEL TO EXISTING INFRASTRUCTURE.
7. ROADWAY SECTION SHALL MEET CURRENT CITY STANDARDS FOR DEPTH OR MATCH EXISTING DEPTH, WHICHEVER IS THICKER. ANY PAVEMENT OR CONCRETE CORROSION CAUSED BY THE CONSTRUCTION DEVELOPMENT SHALL BE REMOVED/REPLACED PER CITY STANDARDS.
8. BLUE STAKE LOCATES SHALL BE FIELD VERIFIED BY THE CONTRACTOR THROUGH POTHOLING AND COORDINATION WITH UTILITY OWNER.
9. RECORD DRAWINGS OR WORK COMPLETED SHALL BE SUBMITTED TO DESIGN/CONSTRUCTION SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE OF THE INSTALLATION.
10. IN THE EVENT A SERVICE OUTAGE IS REQUIRED, CONTRACTORS MUST NOTIFY ALL AFFECTED WHEN AND HOW LONG THEY WILL BE WITHOUT SERVICE.

GRADING AND PAVING NOTES:

1. ELEVATIONS SHOWN ON THIS PLAN ARE ELEVATIONS OF FINAL IMPROVEMENTS UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL EXERCISE EXTREME CARE TO MINIMIZE DAMAGE TO NATURAL GROWTH IN UNDISTURBED AREAS.
3. ALL REMAINS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. ALL ON-SITE GRADING MUST COMPLY WITH THE UNIFORM BUILDING CODE.
4. BUILDING SETBACKS SHALL BE CONSTRUCTED WITHIN -4.0 FOOT OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE SURVEYOR. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN -0.0 FOOT OF FINISH SUB-GRADES AS STAKED BY THE SURVEYOR. PAVEMENT AND CURB CONSTRUCTION SHALL BE COMPLETED TO DESIGN GRADE +0.05 FOOT.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL NECESSARY REGULATIONS REGARDING SIGN CONTROL.
6. CONTRACTOR MUST PREVENT DAMAGE TO DRAINAGE DURING DESIGN AND CONSTRUCTION.
7. ANY SLOPE THAT IS STEEPER THAN 3:1 SHALL BE ROCK RIP-RAP OR SHALL BE RE-VEGETATED.

HCL ENGINEERING
 A DIVISION OF HCL CONSTRUCTION & PROPERTY INC.
 10000 N. ALBUQUERQUE BLVD. SUITE 100
 ALBUQUERQUE, NM 87114
 TEL: 505.261.1111 FAX: 505.261.1112
 WWW.HCLCONSTRUCTION.COM

12134.150
 SDP 1ST SUB 03.30.16

CONTRACT DATE: APRIL 24, 2018
 BUILDING TITLE: EXPLORER MEDUSA
 PLAN VERSION: APRIL 2015 (N)
 SITE NUMBER:
 STORE NUMBER:

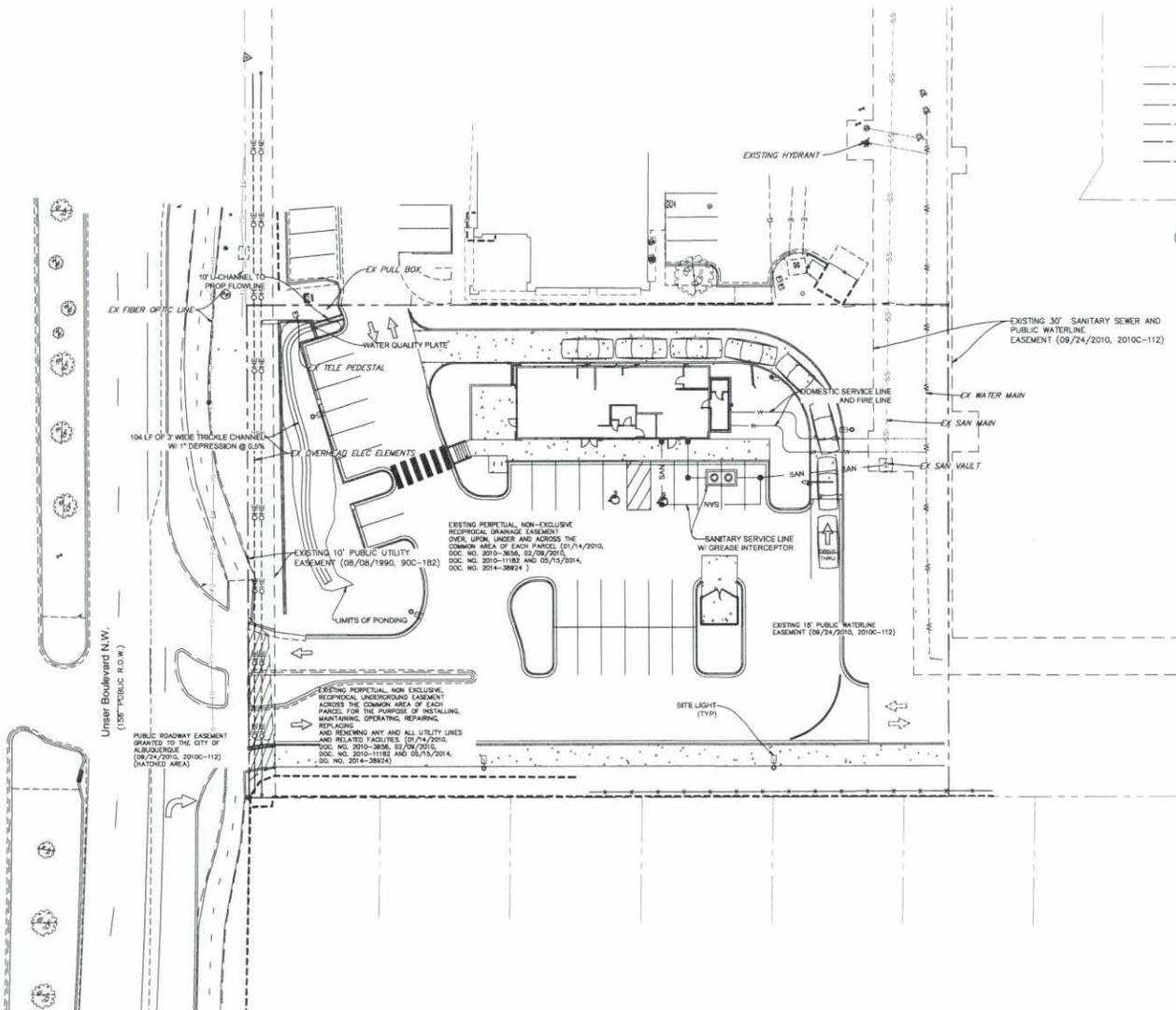
TACO BELL
 UNDER BUILT
 ALBUQUERQUE, NM 87114

EXPLORER
 MEDUSA

COVER

C1.0

ADMINISTRATIVE AMENDMENT	
FILE #	PROJECT #
APPROVED BY	DATE



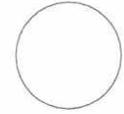
UTILITY LEGEND

SANITARY SEWER	—S—S—
WATER LINE	—W—W—
GAS LINE	—G—G—
ELECTRICAL	—E—E—
OVERHEAD POWER LINES	—OH—
IRRIGATION LINE	—IR—
ELECTRICAL BOX	□
SITE LIGHT	☼
SIGN	⊕
MANHOLES	⊙
INLET	⊖
METER PIT	⊗
GATE VALVE	⊕
THRUST BLOCK	⊖
CLEAN OUT	⊕
GAS METER	⊖
FIRE HYDRANT	⊕
WATER METER	⊖

HCI ENGINEERING
 A DIVISION OF
 HABERER CARPENTRY INC.
 2177 W. 10TH ST. SUITE 100
 ALBUQUERQUE, NM 87114
 505.263.1111
 www.hci-engineering.com



MARK D. MCCLUGGAGE, AIA, CCS
 10115 ROAD 100 SW, SUITE 100
 ALBUQUERQUE, NM 87114
 505.263.1111
 www.hci-engineering.com



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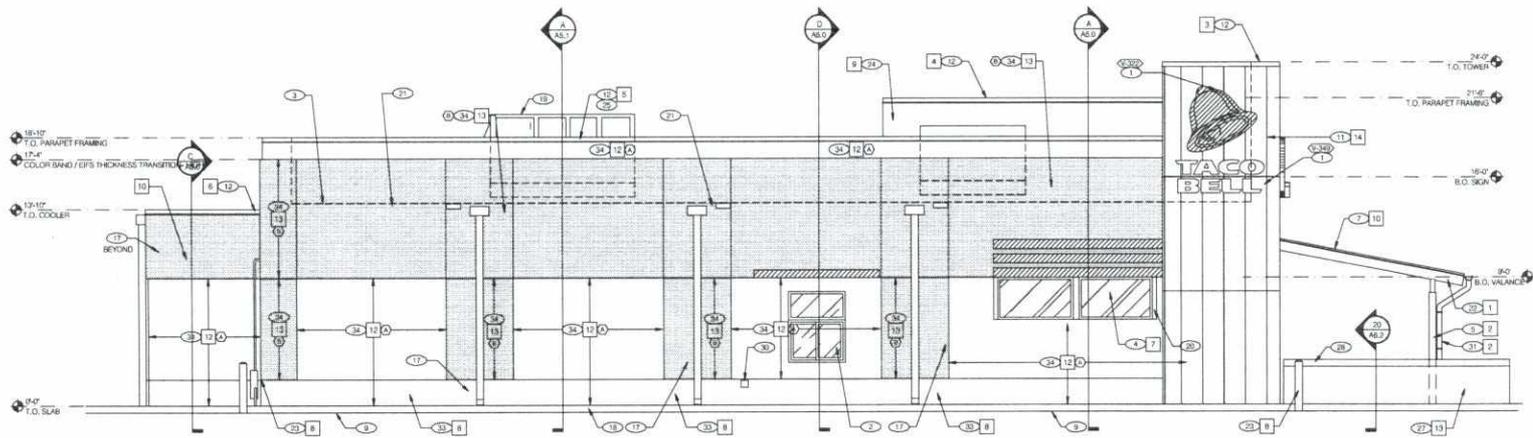
CONTRACT DATE: APRIL 24, 2016
 BUILDING TYPE: EXPLORER MEDSA
 PLAN VERSION: APRIL 2016 (A)
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 LASER REV'D
 ALBUQUERQUE, NM 87114

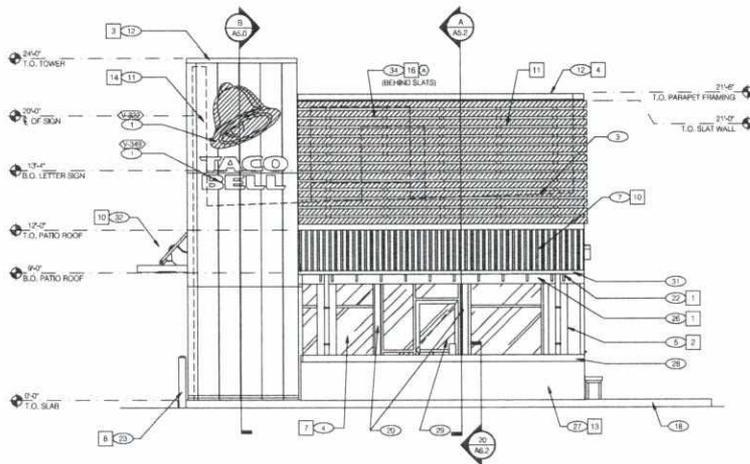


UTILITY PLAN

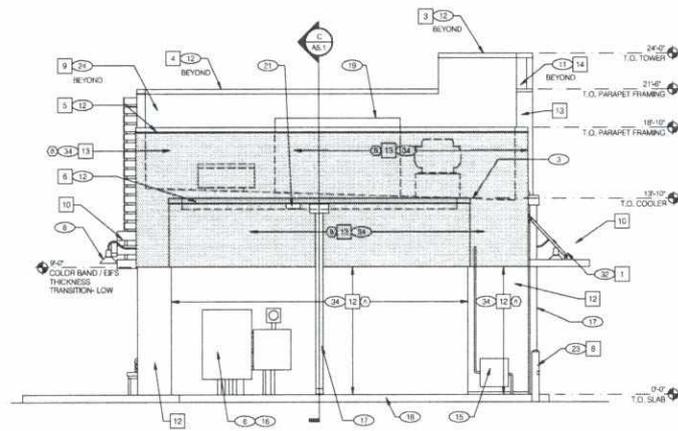
C5.0



NORTH SIDE ELEVATION 1/4" = 1'-0" **A**



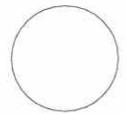
WEST ELEVATION 1/4" = 1'-0" **C**



0' 4' 8' 12'
SCALE 1/4" = 1'

EAST ELEVATION 1/4" = 1'-0" **B**

HCI ENGINEERING
A DIVISION OF
HARBERT CARPENTRY INC.
1000 W. 10TH ST. SUITE 200
DENVER, CO 80202



12134.150

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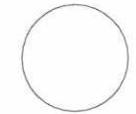
CONTRACT DATE: APRIL 24, 2016
BUILDING TYPE: EXPLORER MEDS4
PLAN VERSION: APRIL 2015 (0)
SITE NUMBER:
STORE NUMBER:

TACO BELL
SMILE BELLY
ALBUQUERQUE, NM 87114



ELEVATIONS

A1.0



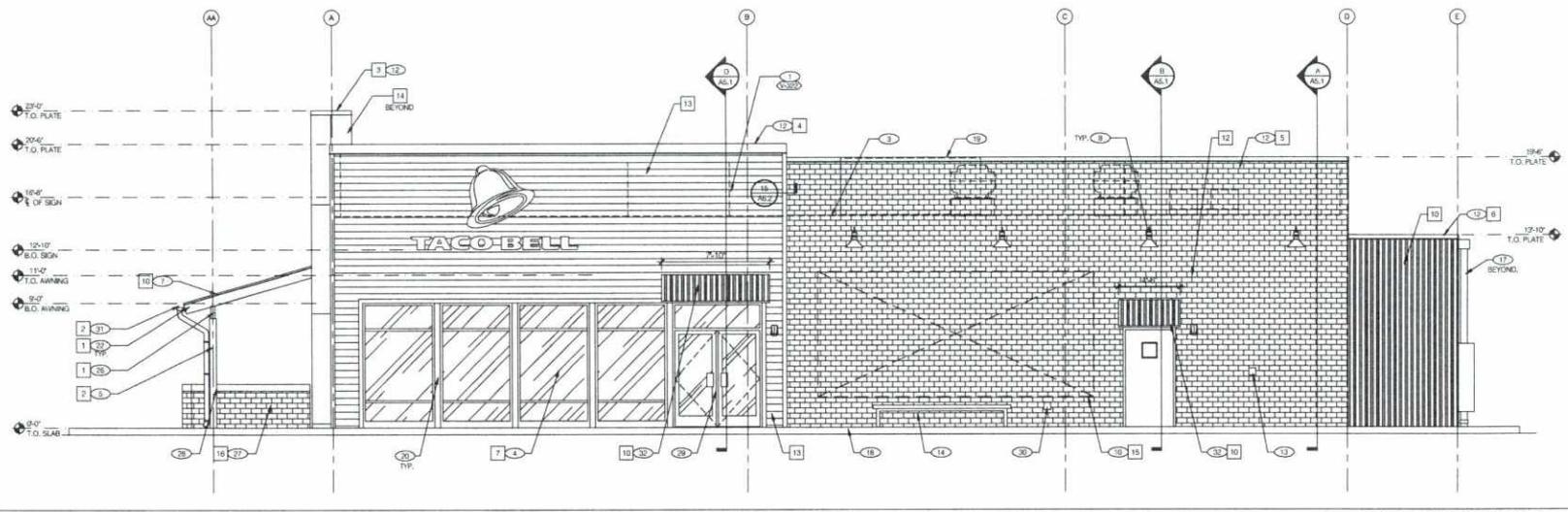
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 ASDP 1ST SUB 03.30.16
 A
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 H

CONTRACT DATE: APRIL 24, 2016
 BUILDING TYPE: EXPLORER MEDIUM 4
 PLAN VERSION: APRIL 2015 (9)
 SITE NUMBER:
 STORE NUMBER:
TACO BELL
 UNDER BELVD
 ALBUQUERQUE, NM 87114



ELEVATION NOTES

A1.1



SOUTH SIDE ELEVATION 1/16"=1'-0" **A**

MISCELLANEOUS
 A. SEE SHEET 11.1 WINDOW TYPES FOR WINDOW ELEVATIONS.
SEALERS, REFER TO SPECS.
 A. SEALANT AT ALL WALL/ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL GILL @ WINDOWS.
 C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.
VERTICAL DIMENSIONS
 A. REQUIRED CLEAR OPENING HEIGHT TO ENSURE COORDINATION WITH STANDARD (SQUARE) BUILDING ELEMENTS OVERHANGS.
NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.
 G.C. TO PROVIDE AND PERMANENTLY MOUNT AN ADDRESS NUMBER SIGN OF HEIGHT, SIZE, COLOR, AND LOCATION TO COMPLY WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.



NOT USED N.T.S. **B**

NOTE: SIGNAGE UNDER SEPARATE PERMIT

QTY	ITEM DESCRIPTION	ELEC
1	TACO BELL SIGN 4'-0\"/>	

SIGN SCHEDULE N.T.S. **C**

NOT USED N.T.S. **I**

NOT USED N.T.S. **G**

GENERAL NOTES **F**

NOT USED N.T.S. **E**

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
1	CANOPY RAFTER BEAM PAINT	SHERWIN WILLIAMS	SW627 WOODCAPES BLACK ALDER			SHERWIN WILLIAMS: BRAD HARRINGTON 214-229-9488 (PHONE), BRUCE HARRINGTON 214-229-9488 (EMAIL)
2	CANOPY COLUMN PAINT	SHERWIN WILLIAMS	SW 7022 ROCK BOTTOM			
3	PANARFET CAP (TOWER)	DURALAST	MEDIUM BRONZE (IF FACTORY FINISH)	SHERWIN WILLIAMS	SW 7088 IRON ORE	DURALAST, LEE COBB: 800-434-3678 (PHONE)
4	PANARFET CAP (FRONT)	DURALAST	SHERWIN WILLIAMS SW632 IMPULSE PURPLE EGGSHELL (P-4)			
5	PANARFET CAP (SIDES)	DURALAST	REGAL WHITE (FACTORY FINISH)			
6	PANARFET CAP (COOLER)	DURALAST	GALVALUME PLUS (FACTORY FINISH)			
7	STOREFRONT WINDOWS	T80	CLEAR ANODIZED ALUMINUM			
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4\"/>			

EXTERIOR FINISH SCHEDULE **H**

- 1. BUILDING SIGN, BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS.
- 2. DRIVE THRU WINDOW. SEE SHEET A1.D AND A1.1.
- 3. DASHED LINE INDICATES ROOF BEYOND.
- 4. STOREFRONT TYPICAL.
- 5. TUBE STEEL POST. SEE STRUCTURAL DWGS. PAINT TO MATCH ALUM. STOREFRONT.
- 6. SWITCH GEAR. PAINT TO MATCH WALL.
- 7. CORRUGATED METAL ROOF.
- 8. GOOSENECK LAMP. CENTER OF BRACKET AT 1'-4\"/>

- 17. SCUPPER, COLLECTOR, AND VERTICAL DOWNSPOUT @ MIN. PAINT TO MATCH ADJACENT WALL.
- 18. CONCRETE CURB.
- 19. RTU BEYOND. PAINT TO MATCH MAIN BUILDING COLOR.
- 20. BREAK METAL COVER OVER WOOD BRIDS TO MATCH STOREFRONT. SEE S&I.
- 21. OVERFLOW SCUPPER.
- 22. WOOD RAFTERS, SEE STRUCTURAL DWGS.
- 23. BOLLARD.
- 24. DURALAST SINGLE MEMBRANE ROOFING ON EQUAL.
- 25. IF THE DURALAST PANARFET CAP TRIM IS USED IT SHALL NOT BE PAINTED.
- 26. WOOD HEADER BEAM. SEE STRUCTURAL DWGS.
- 27. PATIO WALL. SEE DETAIL 20A62.
- 28. CONTINUOUS LIGHT FIXTURE RUNNER ON PATIO WALL. BY OTHERS.
- 29. STOREFRONT DOOR. REFER TO DOOR SCHEDULES.
- 30. HOSE BIBS LOCATION. REFER TO PLUMBING AND DETAIL 20A63.
- 31. 2\"/>

KEY NOTES **D**

COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-
EASEMENTS AGREEMENT

This Covenants, Conditions, Restrictions and Cross-Easements Agreement ("**Agreement**") is made as of the 13th day of November, 2009, by and between Peterson Inv -McMahon, LLC, a New Mexico limited liability company ("**Peterson**"); JMD - McMahon, LLC, a New Mexico limited liability company ("**JMD**"); and Mark Gonzales, Jennie Gonzales, and Elsie Gonzales (collectively "**Gonzales**"). The foregoing shall hereinafter sometimes be collectively referred to as the "**Parties**" or individually as a "**Party**".

PREAMBLE

A. Whereas, Peterson is, or will become, the fee owner of that certain parcel of real property located at the southeast corner of Unser Blvd. and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 1**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-1" attached hereto and by this reference incorporated herein.

B. Whereas, JMD is the fee owner of that certain parcel of real property located at the southwest corner of Fineland Drive and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 2**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-2" attached hereto and by this reference incorporated herein.

C. Whereas, Gonzales is the fee owner of that certain parcel of real property located near the southeast corner of Unser Blvd. and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 3**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-3" attached hereto and by this reference incorporated herein.

D. Whereas, Parcels 1, 2, and 3 (collectively, the "**Property**") are located adjacent to each other at the southeast corner of Unser Blvd. and McMahon Blvd.



Bo

E. Whereas, the Parties desire to enter into this Agreement to place certain restrictions upon the Property, and to establish cross-easements within the common areas of each Parcel for the mutual benefit of each Parcel.

NOW THEREFORE, in consideration of the above premises and the mutual covenants and conditions herein contained, the Parties hereby grant and establish the following covenants, conditions, restrictions and cross-easements for the mutual benefit of Parcels 1, 2, and 3.

ARTICLE I
DEFINITIONS

Unless the context otherwise specifies or requires, the terms defined in this Article I shall, for all purposes of this Agreement have the meaning herein specified.

Section 1.01. Common Area. "**Common Area**" shall mean all of those areas on the Property which are not from time to time, and at any applicable time, occupied by buildings or planned (in accordance with the government-approved site plan) to be occupied by buildings (specifically excluding, however, drive-thru and loading/unloading areas located on Parcel 1). By way of illustration, and not limitation, Common Area shall include all private streets, driveways, areas of ingress and egress, parking areas, service areas, sidewalks and other pedestrian ways, landscape areas and similar amenities designated and maintained for such uses from time to time. Except for the Access Easements granted in Section 2.01 below, the Owner of each Parcel shall have the right to change that portion of the Common Area located on its Parcel at any time and from time to time, provided access as hereinafter granted is not adversely affected.

Section 1.02. Mortgage/Mortgagee. "**Mortgage**" shall mean a mortgage, deed of trust or other security device affecting all or any portion of or interest in the Property and which has been recorded in the real property records of Bernalillo County (hereinafter "Official Records") and "**Mortgagee**" shall mean and refer to the mortgagee, beneficiary or other holder of any of the foregoing instruments, provided the name and address of such mortgagee, beneficiary or other holder shall appear among the aforesaid Official Records.

Section 1.03. Owner. "Owner" shall mean any Person having any fee simple estate in any portion of the Property, excluding any Person who holds such interest as security for the payment of an obligation, but including any Mortgagee or other security holder in actual possession of any portion of the Property by foreclosure or otherwise, and any Person taking title from any such security holder.

Section 1.04. Person. "Person" shall mean artificial persons or legal entities (such as corporations, limited liability companies, partnerships, trusts, etc.) as well as natural persons.

Section 1.05. CVS. "CVS" shall mean an entity which owns or controls, is owned or controlled by, or under common ownership or control with CVS Caremark Corporation, a Delaware corporation, proposed occupant of Parcel 1.

ARTICLE II EASEMENTS

Section 2.01. Ingress and Egress.

(A) Peterson hereby grants to and conveys for the benefit of Parcels 2 and 3, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 1 crosshatched and designated "**Common Access Driveways**" as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 1 as such Common Area may exist from time to time. The Common Access Driveways on Parcel 1 may be adjusted by the Owner thereof to be the same as the drive aisles on Parcel 1 consistent with a revised building layout on Parcel 1 as may be set forth by the Owner of Parcel 1.

(B) JMD hereby grants to and conveys for the benefit of Parcels 1, and 3, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 2 crosshatched and designated "**Common Access Driveways**" as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 2 as such Common Area may exist from time to time.

(C) Gonzales hereby grants to and conveys for the benefit of Parcels 1 and 2, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 3 crosshatched and designated "**Common Access Driveways**" as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 3 as such Common Area may exist from time to time.

(D) The easement rights created in this Section 2.01 are collectively referred to as "**Access Easements**".

(E) No Owner of any Parcel shall construct or permit any barrier, fence, wall, building or any other structure of any kind which prevents or materially and adversely affects access over the Common Area and or the Common Access Driveways.

(F) Nothing contained herein shall be construed as a grant by Parcel 1 Owner of any vehicular parking rights in Parcel 1 for the benefit of any other Parcel or a grant by the Owners of Parcels 2 and 3 of any vehicular parking rights in Parcels 2 and 3 for the benefit of Parcel 1, and the Owner of Parcel 1 and the Owners of Parcels 2 and 3 shall at all times provide sufficient parking on its/their Parcel(s) or portion thereof to satisfy any and all governmental parking requirements applicable thereto. Additionally, no facility on any Parcel containing a vehicular drive-up or drive-thru in which the stopping or standing of motor vehicles in line at a location for drop off and or pickup is intended (as, for example, at a restaurant, car wash or bank) shall be designed, constructed, used or operated in any manner such that motor vehicles in line at such facility stop or stand onto any other Parcel or otherwise interfere with the normal pattern and flow of pedestrian or vehicular traffic on and across any other Parcel.

(G) In the event the development of any Parcel precedes the development of any other Parcel(s), the Owner first commencing construction on its Parcel shall have the right to construct, erect and install, the Common Access Driveways (in whole or in part) located on the other Parcels as are approximately shown on Exhibit "C", together with any off- and/or on-site improvements on the Property that may be required in conjunction therewith by any governmental authority with jurisdiction ("Early Access Construction"). Early Access Construction shall be commenced and thereafter

completed, if at all: (i) in accordance with the government-approved site development plan for the Property; (ii) executed in a good and workmanlike manner using new materials and in accordance with all applicable codes and ordinances; (iii) so as to minimize any interference with any construction activities occurring on the other Parcels; and (iv) only after providing twenty (20) days prior written notice together with a complete set of plans to each of the other Owners.

(H) Such Common Access Driveways shall be constructed to the extent deemed necessary by the Owner first commencing construction on its Parcel in its sole discretion. Thereafter, the Owners of each of the other Parcels, concurrent with the development of their respective Parcels, shall complete construction of all those portions of the Common Access Driveways as exist on their respective Parcel, and which were not previously constructed by the Owner first commencing construction on its Parcel. Grades shall be required to match existing Common Access Driveways grades at the boundary of any other Parcel. During the development of any Parcel the existing Common Access Driveways shall at all times remain open, except that during the construction of improvements on Parcel 3, the Owner of such Parcel(s) shall have the right to close, to the extent and for the period reasonably necessary due to construction activities, that particular portion of Common Access Driveway which fronts, is parallel to, and is closest to Unser Blvd. (provided that, if construction of the building on Parcel 1 has begun, the portion of the Common Access Driveways immediately east of and parallel to such temporarily closed portion must be constructed prior to such temporary closing). Notwithstanding anything to the contrary herein, in no event shall such closure extend for a period in excess of six (6) months.

(I) After construction, the Owner of each Parcel, its successors, assigns, lessees or occupants, shall maintain those portions of the Common Access Driveways as exist on its Parcel, each at their sole cost and expense, in good condition and repair, clean and free of all rubbish and obstructions. Notwithstanding anything to the contrary contained herein, the improvements constructed by the Owners of each Parcel may differ from those shown on the attached Exhibit "C" except the Common Access Driveways (other than the adjustment permitted for Parcel 1 as set forth in Section 2.01(A), provided they comply with all applicable governmental approvals and

requirements). Notwithstanding anything to the contrary contained herein, the Common Access Driveways shall be increased or decreased in length, as necessary, to directly connect with the median and/or curb cuts along Unser Blvd. and McMahon Blvd., and to directly connect with Fineland Drive. In the event it is requested by a governmental entity with appropriate authority or by a utility company in order to accommodate the development of an Owner's Parcel, the other Owner(s) shall, in good faith, execute such documentation as is reasonably necessary to allow easements to be granted to such authority or utility company for underground improvements in the Common Access Driveways, but only if the purpose of such easement could not be accomplished by using the ten (10) foot wide public utility easement existing on the Property by way of plat. In the event of blockage or material impairment of the easement rights over the Access Easements by an Owner, its agents, employees, or tenants, any Owner may cure same; in the event of the unauthorized parking of vehicles on Parcel 1 (by any other Owner, its employees, agents or tenants), the Owner of Parcel 1 may cure the same.

Section 2.02. Utilities. (A) The Parties hereby jointly establish, grant and convey for the benefit of the entire Property, each Owner thereof, its successors, assigns and lessees, a perpetual, non-exclusive, reciprocal underground easement across the Common Area of each Parcel (as may exist from time to time), for the purpose of installing, maintaining, operating, repairing, replacing and renewing any and all utility lines and related facilities, including without limitation, electricity, water, gas, sewer, telephone, cable television and storm drains ("**Utilities**"), but only if the purpose of such easement could not be accomplished by using public utility easements existing on the Property. To the extent required by any applicable utility provider, each Owner, its successors, assigns and lessees, does hereby warrant and covenant that it will, within ten (10) business days of receiving a written request therefore together with all documents necessary for proper review, including legal description and drawings, execute, at no cost to such executing Owner, a commercially reasonable agreement or easement necessary to provide utility service to all or any portion of the Property, provided any such easement shall only be located within the Common Area of each Parcel (as may exist from time to time), and provided the form and location of any such easement shall be reasonably acceptable to the Owner of the burdened Parcel.



(B) Unless otherwise required by a utility provider, all Utilities shall be installed and maintained below the ground level or surface of the Parcel (except for such parts thereof that cannot and are not intended to be placed below the surface, such as transformers and control panels) and shall be placed within easements granted as a part of the development plan or within easements granted by the Owner of the burdened Parcel. No such Utilities shall be located within any existing or reasonably planned building footprint, or encroach upon any existing or reasonably planned permanent improvements located on the Property from time to time, and all such easements, shall (if practical) be located along perimeters or boundary lines of the Property, but in any event shall be situated so as to minimize damage, diminution in value or other negative impacts upon the burdened Parcel or Common Areas.

(C) If a utility installed shall serve only the party installing the same, it shall be the responsibility of that party to maintain that utility to the extent not maintained by the utility provider, wherever located on the Property.

(D) The utility easements granted hereby are solely for the purposes set forth above, provided, however, that in using the easements granted hereby, any Owner who goes, or causes its agent or any utility company to go, upon any other Owner's property or Common Area shall (i) give the other Owner(s) at least twenty (20) days prior written notice together with a drawing of any proposed installation or relocation of any Utilities; (ii) cause such use of its utility easement to be conducted in a manner which, under the circumstances, is the least disruptive to the other Owner(s), their tenants, and the customers and invitees of each of them; (iii) cause such use to be completed with due regard for the safety of all persons coming onto such property or Common Area, and (iv) cause, at its expense, any damage to any other Owner's or its tenant's improvements (including without limitation, pavement) to be promptly repaired and restored as near as practicable to the prior condition of such improvement.

(E) Each such Owner shall be liable to such other Owners and tenants for any breach of the foregoing obligations, and each such Owner shall indemnify such other Owners and tenants and hold such other Owners and tenants free, clear and harmless from any and all claims, actions, demands, causes of action, costs and expenses

whatsoever (including attorneys fees and court costs) for any personal injury or property damage arising from or as a result of such Owner's use of a utility easement upon such other Owner's property or Common Area. Except as set forth hereinabove relating to utilities serving a single party, the Owner of each Parcel shall maintain, each at its sole cost and expense, in good condition and repair, those portions of the Utilities as exist on its respective Parcel.

(F) Without limiting the provisions of this Section 2.02, the initial conceptual utility plan is attached hereto as Exhibit "D" and may be adjusted from time to time as needed to accommodate the requests of governmental authority, utility providers, or the Owners in accordance with this Agreement.

Section 2.03. Drainage. (A) The Parties hereby jointly establish, grant and convey for the benefit of the entire Property, each Owner thereof, its successors, assigns and lessees, a perpetual, non-exclusive, reciprocal drainage easement over, upon, under and across the Common Area of each Parcel for the benefit of each other Parcel, for the purposes of drainage of storm and surface water. The Parties also hereby agree to establish, grant and convey non-exclusive and perpetual easements to each other to install, maintain, operate, repair and replace storm water collection, retention, detention and distribution lines, conduits, pipes and other drainage apparatus (the "**Drainage Facilities**") under and across the Common Area of each Parcel.

(B) The drainage easements granted hereby are solely for the purposes set forth above, provided, however, that in using the easements granted hereby, any Owner who goes, or causes its agent or any utility company to go, upon any other Owner's property or Common Area shall (i) give the other Owner(s) at least twenty (20) days prior written notice together with a drawing of any proposed installation or relocation of any Drainage Facilities; (ii) cause such use of its drainage easement to be conducted in a manner which, under the circumstances, is the least disruptive to the other Owner(s), their tenants, and the customers and invitees of each of them; (iii) cause such use to be completed with due regard for the safety of all persons coming onto such property or Common Area, and (iv) cause, at its expense, any damage to any other Owner's or its tenant's improvements (including without limitation, pavement) to be promptly repaired and restored as near as practicable to the prior condition of such improvement.

(C) Each such Owner shall be liable to such other Owners and tenants for any breach of the foregoing obligations, and each such Owner shall indemnify such other Owners and tenants and hold such other Owners and tenants free, clear and harmless from any and all claims, actions, demands, causes of action, costs and expenses whatsoever (including attorneys fees and court costs) for any personal injury or property damage arising from or as a result of such Owner's use of a drainage easement upon such other Owner's property or Common Area.

(D) Once constructed, (i) the Drainage Facilities shall not be modified, altered or otherwise changed, without the prior written consent of all Owners; and (ii) each Owner shall operate and maintain, or cause to be operated and maintained, in good order, condition and repair, the Drainage Facilities located upon its Parcel and make any and all repairs and replacements that may from time to time be required with respect thereto.

(E) Without limiting the provisions of this Section 2.03, the initial conceptual drainage plan is attached hereto as Exhibit "E" and may be adjusted from time to time as needed to accommodate the requests of governmental authority, utility providers, or the Owners in accordance with this Agreement.

ARTICLE III RESTRICTIONS

Section 3.01. Drugstore Exclusive. No portion of Parcel 2 or 3 shall be used for any of the following (which shall collectively be referred to hereinafter as the "**Drugstore Exclusive**"):

1. the sale of packaged beer, wine and alcoholic beverages for off premises consumption;
2. a prescription pharmacy or the sale of items requiring dispensing by or through a registered or licensed pharmacist, whether such dispensing is in connection with the operation of a mail order facility;
3. the operation of a business in which greeting cards or gift wrap are offered for sale (except that the incidental sale of said items in an

- area which does not exceed two hundred square feet [200 S.F.] of floor area per individual business on Parcels 2 and 3 shall be permitted and this restriction shall not apply to a Hastings, Barnes & Noble, or Best Buy store);
4. the operation of a business in which photofinishing services (including digital photographic processing or printing, or the sale of any other imaging services, processes or goods) or photographic film are offered for sale (except that the incidental sale of said items in an area which does not exceed two hundred square feet [200 S.F.] of floor area per individual business on Parcel 2 and 3 shall be permitted and except further that a shop with the primary use of a photography studio or providing copying services such as Fed Ex/Kinko's or Minuteman Press shall be permitted provided such operator does not contain a photo lab and does not have an area for digital photoprocessing directly by consumers;
 5. a vitamin store (except that the incidental sale of vitamins in an area which does not exceed two hundred square feet [200 S.F.] of floor area per individual business on Parcel 2 and 3 shall be permitted;
 6. the sale of so-called health and beauty aids or drug sundries (except that the incidental sale of said items in an area which does not exceed two hundred square feet [200 S.F.] of floor area within a business on Parcel 2 or 3 shall be permitted, and
 7. any one of the following so-called dollars stores: Family Dollar Store, Fred's, Dollar Tree, Variety Wholesale, Dollar General, \$.99 Only, Deals, Big Lots or Dollar Bills.

Notwithstanding the foregoing, in the event CVS does not operate a pharmacy on the Parcel 1 or otherwise offer for sale on the Parcel 1 pharmaceutical products requiring the services of a registered pharmacist for a period of thirty six (36) consecutive months, other than any period of closure due to reasonable periods for

remodeling, repairs, alterations or due to fire, casualty, catastrophe or condemnation, then the Drugstore Exclusive granted to CVS shall cease and be of no further force and effect.

ARTICLE IV
GENERAL

Section 4.01. Notices. All notices required to be given pursuant to the provisions of this Agreement shall be in writing and delivered in accordance with the following accepted forms of delivery: (a) hand delivery with a signature and date to verify receipt; (b) via Federal Express (or similar overnight carrier) for priority overnight delivery; (c) via United States Postal Service postage prepaid, by Certified or Registered Mail, return receipt requested; or (d) via facsimile (together with a copy sent by regular United States mail) to:

If to Peterson: Peterson INV – McMahon, LLC
c/o Peterson Properties Real Estate Services, Inc.
2325 San Pedro NE, Suite 2A
Albuquerque, NM 87110
PH: 505.884.3578
FAX: 505.884.6793

If to JMD: JMD – McMahon, LLC
c/o Peterson Properties Real Estate Services, Inc.
2325 San Pedro NE, Suite 2A
Albuquerque, NM 87110
PH: 505.884.3578
FAX: 505.884.6793

If to Gonzales: Mark, Jennie, & Elsie Gonzales
1100 Juan Tabo Blvd. NE
Albuquerque, NM 87112

If to CVS: CVS Caremark Corporation
One CVS Drive
Woonsocket, RI 02895
Attn: Property Administration Department, Store No.

If to any other Owner or occupant:

To such address as such Owner or occupant shall designate in writing to the other Parties, or to the Owner's or occupant's address in the Property, if no other address is designated;

or to such address as is thereafter provided by the parties hereto. If written notice is hand delivered it shall be deemed received upon delivery. If written notice is sent via Federal Express, it shall be deemed received the next business day following the date of sending. If written notice is mailed via United States Certified or Registered Mail, it shall be deemed received upon the earlier of actual receipt or on the third business day following the date of mailing. If written notice is sent via facsimile, it shall be deemed received upon transmission provided successful transmission has been confirmed by a printed confirmation sheet. In addition, all notices sent by facsimile shall also be mailed via regular United States Mail.

Section 4.02. Maintenance. Each Owner shall at all times maintain its portion of the Property and all improvements thereon in a safe, clean, neat, attractive and sanitary condition as appropriate for a first class commercial property, and in all respects in compliance with all governmental zoning, health, fire and police requirements. By way of illustration and not limitation, such maintenance shall include (i) maintaining the surfaces of all driveways and parking areas of its portion of the Property in a level, smooth and evenly covered condition with asphalt pavement or similarly appropriate surfacing material; (ii) planting, weeding, irrigating, pruning and otherwise maintaining landscaping on all of its portions of the Property (including any landscaping within the adjacent public right-of-way, to the extent the same is not maintained by the city or another governmental entity) which are not covered by a structure or paving; (iii) repainting, cleaning and repairing the exterior of all buildings and other improvements on a regular basis; (iv) removing all trash, refuse, papers and debris; (v) placing and keeping in repair and replacing as necessary directional signs, markers, lines and striping; and (vi) operating, keeping in repair and replacing as necessary such artificial lighting facilities as shall be reasonably required for the safe and attractive condition of its portion of the Property.

Section 4.03. Taxes. As to any portion of the Property, it is intended that all real estate taxes and assessments by public authority relating to said land and improvements thereon or the ownership thereof, shall be paid prior to delinquency by the respective Owner thereof.

Section 4.04. Default. This Agreement shall create privity of contract and estate with and among all grantees of all or any part of the Property and their respective heirs, executors, administrators, successors and assigns. In the event of a breach, or attempted or threatened breach by any Owner of any part of the Property, in any of the terms, covenants, and conditions hereof, any one or all such other Owners of any part of the Property shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequences of such breach. In addition to all other remedies available at law or in equity, upon the failure of a defaulting party to cure a breach of this Agreement within thirty (30) days following written notice thereof by another party (unless, with respect to any such breach the nature of which cannot reasonably be cured within such thirty (30) day period, the defaulting party commences such cure within such thirty (30) day period and thereafter diligently pursues such cure to completion) the non-defaulting party or parties shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting party and be reimbursed by such defaulting party, upon demand, for the reasonable costs incurred in the course of curing such default together with interest thereon at the prime rate for Wells Fargo Bank (or any successor institution) plus two percent (2%) (not to exceed the maximum rate of interest allowed by law). The remedies permitted at law or equity of any one or all such Owners specified herein shall be cumulative as to each and as to all.

Section 4.05. Insurance. Each Owner shall maintain at all times insurance against claims for personal injury or property damage in an amount not less than \$2,000,000.00 with respect to all personal injuries suffered in an accident, and \$500,000.00 with respect to property damage, unless otherwise agreed to in writing by the then record Owners. Upon request, annually each Owner shall provide the other Owner(s) with a certificate of insurance, evidencing the existence of a valid policy of insurance in conformity with the above specifications.

Section 4.06. Covenants Running With The Land. The easements and covenants established by this Agreement shall run in perpetuity and are intended to be and shall be construed as covenants running with the land, binding upon, and inuring to the benefit of and enforceable by the Parties and all subsequent Owners of the Property or any part thereof, provided however, that nothing contained herein shall be construed as a grant for the benefit of any other Owner of any right or easement in any part of its property for parking purposes. If during the existence of this Agreement, an Owner of all or any part of the Property shall sell or transfer or otherwise terminate its interest as Owner, then from and after the effective date of such sale, transfer, or termination of interest, such party shall be released and discharged from any and all obligations, responsibilities and liabilities under this Agreement as to the parts sold or transferred provided that the transferee assumes all of said obligations, responsibilities and liabilities, except those obligations, responsibilities and liabilities (if any) which have already accrued as of such date, and any such transferee by the acceptance of the transfer of such interest shall thereupon become subject to the covenants contained herein to the same extent as if such transferee were originally a party hereto. The covenants and easements established hereby are not intended and shall not be construed as a dedication of such rights in the Property for public use, and this Agreement shall not be deemed to vest any rights in any customers, invitees or the public at large, but are solely for the benefit of the Owners of the Property and their lessees, customers and invitees to the extent heretofore established.

Section 4.07. Attorneys Fees. In the event any Owner (or CVS as the case may be) is required to enforce the provisions hereof through judicial proceedings, the prevailing party shall be entitled to reasonable attorneys fees and court costs from the non-prevailing party.

Section 4.08. Estoppel Certificates. Any Owner of any Parcel shall execute and deliver to any other Owner or its Mortgagee within fifteen (15) days from receipt of such other Owner's request from time to time, an estoppel certificate, in a form reasonably acceptable to the Owner to whom such request is made, which certificate shall include information as to any modification of this Agreement and to the best knowledge of the

Owner to whom such request is made, whether or not the requesting Owner is in Default of this Agreement.

Section 4.09. Effective Date. The covenants, conditions, restrictions and cross-easements contained herein shall be effective commencing on the date of recordation of this Agreement in the Official Records and may be modified, amended or canceled by recordation in the Official Records of a writing executed by all of the fee Owners of the land area of the Property (less any area dedicated for right of way, etc) at the time of such modification, amendment or cancellation.

Section 4.10. Severability. Each provision of this Agreement and the application thereof to each Parcel are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement.

Section 4.11. Waiver. No waiver of any default of any obligation by any Owner of all or any part of the Property shall be implied from any omission by the other Owner or Owners to take any action with respect to such default.

Section 4.12. Relationship of the Owners. Nothing in this Agreement shall be deemed or construed by any Party or by any third person to confirm, create or imply the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the Parties.

Section 4.13. Jurisdiction. The laws of the State of New Mexico shall govern the interpretation, validity, performance and enforcement of this Agreement.

Section 4.14. Subdivision. Nothing contained herein shall be construed as limiting the right of the Owner of any Parcel to subdivide and or sell all or any portion of its Parcel to any third party, so long as such third party assumes the rights and obligations established hereunder (such assumption need not be express and shall, in the least, be in accordance with Article V below).

Section 4.15. Legal Descriptions. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the Owners of each Parcel or any portion thereof, shall agree to promptly cause such legal description to be prepared and made a part hereof.

Section 4.16. Liens. All persons doing work for or furnishing labor or materials to any Parcel on the order of or on behalf of such Parcel's Owner shall look solely to that Party for payment. Other than as may be set forth specifically to the contrary below, the interests of each Party shall not be subject to liens for improvements made by any other Party as allowed under this Agreement. If any mechanic's and/or other liens, or order for the payment of money, shall be filed against any Parcel as a result of work performed by or on behalf of any other Owner, the Owner performing or causing such work shall cause the same to be canceled and discharged of record, by bond or otherwise, and shall also defend on behalf of the burdened Owner, any action, suit or proceeding which may be brought for the enforcement of such lien, liens or orders, and said Owner will pay any damage and satisfactorily discharge any judgment entered, and save harmless the burdened Owner from any associated claims, attorney's fees or damages. Notwithstanding anything to the contrary herein, in the event the Owner of any Parcel shall construct all or any portion of the Common Access Driveways located on the Property, the provisions of this Section 4.16 shall not be applicable with respect to the reimbursement obligations of the Owners benefited as set forth in Section 2.01(H).

Section 4.17. Legally Platted Parcels. The Parties acknowledge and agree that at such time as the Property is legally subdivided by the recording of a plat, the legal descriptions attached hereto shall be substituted and replaced with new legal descriptions created by and specifically referencing such recorded plat.

Section 4.18. Non-Disturbance. JMD represents that, as of the execution of this Agreement, there is no Mortgage against Parcel 2.

ARTICLE V GRANTEE'S COVENANT

Each grantee, tenant or other person in interest, accepting either a deed or any other interest in any Parcel, whether or not the same incorporates or refers to this Agreement, covenants for himself, his heirs, successors and assigns to observe, perform and be bound by this Agreement and to incorporate this Agreement by reference in any deed or other document of conveyance of all or any portion of its interest in any real property subject hereto.

EXECUTED as of the date first above written.

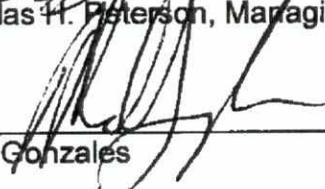
Peterson Inv -McMahon, LLC

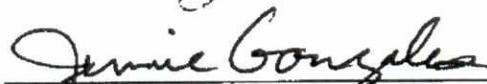
By: Peterson Properties Investments, LLC, Managing Member
By: James A. Peterson and Mary B. Peterson Revocable Trust (created
8/18/1998), Managing Member

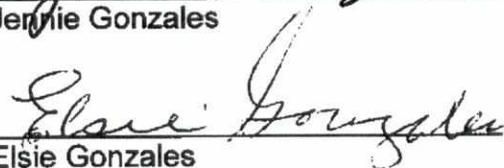
By: 
James A. Peterson, Trustee

JMD – McMahon, LLC, a New Mexico limited liability company
By JMD Partnership limited liability co., a New Mexico limited liability company

By: 
Douglas H. Peterson, Managing Member

By: 
Mark Gonzales

By: 
Jennie Gonzales

By: 
Elsie Gonzales



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

SS

Doug Peterson as Attorney in fact for James A. Peterson

This instrument was acknowledged before me this 13th day of November, 2009 by ~~James A. Peterson~~, Trustee of the James A. Peterson and Mary B. Peterson Revocable Trust (dated 8/18/1998), Managing Member of Peterson Properties Investments, LLC, Managing Member of Peterson Inv -McMahon LLC, on behalf of said limited liability company.

Nicole T. Schnopp
NOTARY PUBLIC
My Commission Expires: 1-28-2013
OFFICIAL SEAL
Nicole T. Schnopp
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1-28-2013

STATE OF New Mexico)
COUNTY OF Bernalillo)

SS

This instrument was acknowledged before me this 13th day of November, 2009, by Douglas H. Peterson, Managing Member JMD Partnership limited liability Co., Managing Member of of JMD - McMahon, LLC, on behalf of said limited liability company.

Nicole T. Schnopp
NOTARY PUBLIC
My Commission Expires: 1-28-2013
OFFICIAL SEAL
Nicole T. Schnopp
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1-28-2013

STATE OF New Mexico)
COUNTY OF Bernalillo)

SS

This instrument was acknowledged before me this 24th day of November, 2009, by Mark Gonzales.

[Signature]
NOTARY PUBLIC
My Commission Expires:

STATE OF New Mexico)
COUNTY OF Bernalillo)

SS

This instrument was acknowledged before me this 7th day of January, 2009, by Jennie Gonzales.
2010

[Signature]
NOTARY PUBLIC
My Commission Expires: 7/16/2012
OFFICIAL SEAL
Stephen P. Easton
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 7/16/2012

STATE OF New Mexico)

[Handwritten initials]

COUNTY OF Bernillo) SS

This instrument was acknowledged before me this 24th day of November, 2009, by Elsie Gonzales.



NOTARY PUBLIC
My Commission Expires:



CONSENT AND SUBORDINATION

The undersigned is currently the lien holder of the beneficiary of a certain Mortgage filed against Parcel 3 on June 21st, 2007, at Document No. 2007091139 ("Mortgage"). The undersigned hereby expressly consents to, and subordinates the Mortgage and beneficial interest there under to the foregoing Agreement.

Bank of the West

By: 
Its: VP/CBO Regional Manager

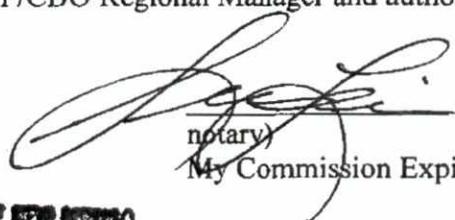
STATE OF NEW MEXICO

County of Bernalillo.

On this 5th day of February, 2010, before me, the undersigned notary public, personally appeared Ross W. Busby, proved to me through satisfactory evidence of identification which was: personally known to me to have the identity claimed; or examination of _____ driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as VP/CBO Regional Manager and authorized signatory of Bank of the West.



OFFICIAL SEAL
SUSAN LEWIS
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: _____

 (official signature and seal of notary)
My Commission Expires: 5-9-2010

DL

Exhibit A"

-  = PARCEL 3
-  = PARCEL 2
-  = PARCEL 1

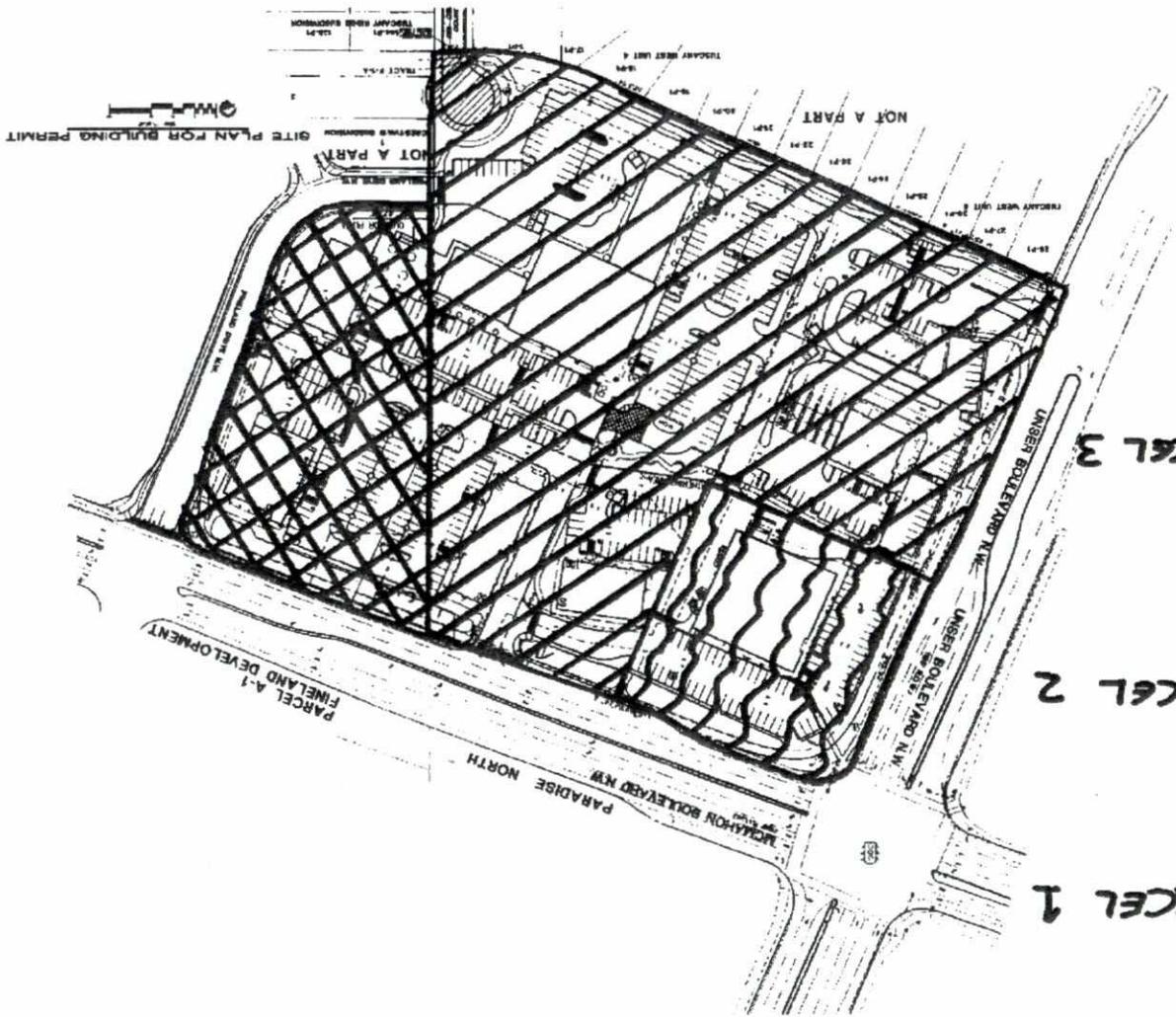


EXHIBIT "B-1"
PARCEL 1 LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico being and comprising a Northwesterly portion of Tract 16A-1, as the same is shown and designated on the plat entitled "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, a point on the Southerly right of way line of McMahon Boulevard N.W. and a point on the Northerly line of said Tract 16A-1 whence the Northeast corner of said Tract 16A-1 (a 5/8" rebar and cap stamped "L.S. 9750" found in place) bears S 69° 22' 14" E, 233.99 feet distant; Thence,

S 24° 02' 19" W , 284.94 feet to the Southeast corner of the parcel herein described; Thence,

N 65° 57' 41" W , 267.16 feet to a point on the Easterly right of way line of Unser Boulevard N.W. and the Southwest corner of the parcel herein described; Thence Northeasterly along said Easterly right of way line of Unser Boulevard N.W. for the following four (4) courses:

N 24° 02' 19" E , 163.42 feet to a point of curvature; Thence,

Northeasterly , 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19° 21' 21" and a chord which bears N 33° 43' 00" E, 60.52 feet) to a point of compound curvature; Thence,

Northeasterly , 54.32 feet on the arc of a curve to the right (said curve having a radius of 65.00 feet, a central angle of 47° 53' 03" and a chord which bears N 67° 09' 36" E, 52.76 feet) to a point of compound curvature; Thence,

Northeasterly ,

60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of $19^{\circ} 21' 21''$ and a chord which bears $S 79^{\circ} 02' 55'' E$, 60.52 feet) to a point of tangency on said Southerly right of way line of McMahon Boulevard N.W.; Thence,

S $69^{\circ} 22' 14'' E$,

162.26 feet along said Southerly right of way line of McMahon Boulevard N.W. to the Northeast corner and point of beginning of the parcel herein described.

EXHIBIT "B-2"
PARCEL 2 LEGAL DESCRIPTION

Tract E-1-A-1 Crestview Subdivision (Being a replat of Tract E-1-A, Crestview Subdivision) within The Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on 8/25/08 as document #2008095504 Plat Book 2008C, p: 0192.



EXHIBIT "B-3"

PARCEL 3 LEGAL DESCRIPTION

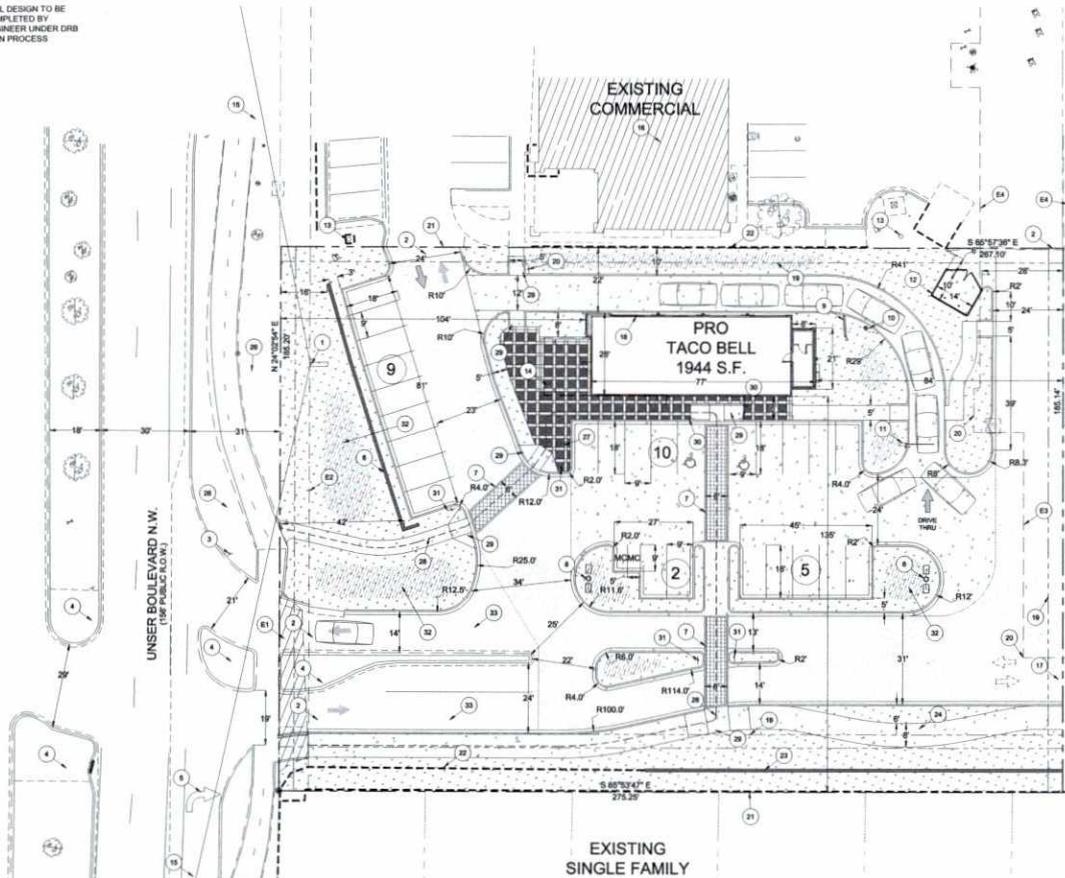
That certain parcel of land situate within the Town of Alameda Grant in Projected Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico being and comprising Tract 16A-1, as the same is shown and designated on the plat entitled "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182;

LESS AND EXCEPTING THEREFROM PARCEL 1 AS DESCRIBED IN EXHIBIT "B-1"

SITE PLAN REDUCTIONS

Proposed Site Development Plan for Building Permit Amendment

CIVIL DESIGN TO BE COMPLETED BY ENGINEER UNDER DRB PLAN PROCESS



SITE DATA

SITE ADDRESS
10000 UNSER BOULEVARD N.W.

LEGAL DESCRIPTION
LOT NUMBERED ONE (1) PLAT OF MCMAHON MARKETPLACE, (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1A-1, CRESTVIEW SUBDIVISION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 24, 2010, IN PLAT BOOK 2010C, PAGE 112, AS DOC. NO. 2010096126.

AREA
1.1308 ACRES MORE OR LESS / 48,465 S.F.

BUILDING AREA
1,944 S.F.

ZONING
SU-1-C1 USES INCL. GROCERY STORE W/ PKG LIQUOR SALES INCIDENTAL TO THAT USE, RESTAURANT WITH FULL-SERVICE LIQUOR FOR ON-PREMISE CONSUMPTION

CONSTRUCTION TYPE
VB - UNPROTECTED

FAR
0.039

BUILDING SET BACKS (FT)
WEST - 104.09
NORTH - 22.08
EAST - 84.33
SOUTH - 134.75

BUILDING HEIGHT
24.0 - FT

SITE ACCESS
EXISTING DRIVE WAY CUT TO UNSER BLVD. N.W.

EPC PLANS
APPROVED EPC 12-10002 - DATED 2007, REVISED 2009 & 2016

PARKING INFORMATION
ONE (1) SPACE FOR EACH FOUR (4) SEATS FOR ESTABLISHMENTS

TOTAL SEATS (INCLUDING COVERED OUT DOOR AREA) = 50
12.5 PARKING REQUIRED.

MOTORCYCLE PARKING, REQUIRED 1 PER 25, PROVIDED 2

ADA PARKING, REQUIRED 1 PER 25, PROVIDED 2

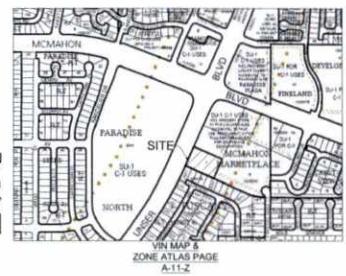
BICYCLES PARKING, 1 PER 20 AUTOMOBILE SPACES, 2 REQUIRED, 2 PROVIDED

TOTAL SPACES: 26

NOTE:
PER THE ORIGINAL EPC (12-10002) PARKING FOR LOT-1 WAS TO BE 34 STANDARD SPACES, 2 MOTORCYCLE SPACES AND 5 BIKE SPACES. PER THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WE ARE PROVIDING 2 MORE STANDARD SPACES AND 3 LESS BIKE SPACES. THIS CHANGE IS DUE TO ENSURE ADEQUATE PARKING FOR BOTH EMPLOYEES AND CUSTOMERS.

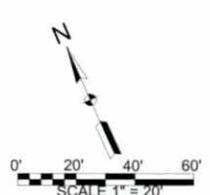
KEY NOTES:

1. PROPOSED MARQUEE SIGNAGE LOCATION
2. EXISTING INGRESS/EGRESS
3. EXISTING STOP SIGN
4. EXISTING CURB ISLAND
5. EXISTING TURN LANE
6. 505' F. SCREEN WALL HEIGHT VARIES FROM 36" APPROVED EPC 12-10002
7. 8' TEXTURED/COLORED CONCRETE APPROVED EPC 12-10002
8. SITE LIGHT (16' IF HEIGHT)
9. MENU BOARD
10. SPEAKER AND CANOPY
11. CLEARANCE BAR
12. TRASH ENCLOSURE
13. EXISTING SITE LIGHT
14. 794 S.F. PATIO, 315 S.F. COVERED AREA
15. SIGNAGE VIEW CORRIDOR
16. EXISTING BUILDING
17. FUTURE SITE INGRESS/EGRESS
18. PROPOSED TACO BELL RESTAURANT WITH DRIVE THRU (1,944 S.F.)
19. SET BACK LINE
20. STOP & DO NOT ENTER SIGN
21. PROPERTY LINE
22. EXISTING RETAINING WALL
23. NEW RETAINING WALL MATCH EX.
24. SIDEWALK
25. EX. SCREEN WALL
26. CONTIGUOUS ROW LANDSCAPING, MATCH EXISTING TREATMENTS
27. BICYCLE RACKS
28. ADA PATH FROM ROW
29. ADA RAMP
30. HANDICAP PARKING SIGN
31. PED CROSSING SIGN
32. FIRST FLUSH PONDING AREAS (TYP.) - HATCHED AREAS
33. EXITING DRIVE



SHEET SET:

- C1.0 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- L1.0 - LANDSCAPE PLAN
- C2.0 - GRADING & DRAINAGE PLAN
- C3.0 - UTILITY PLAN
- A4.0 - ELEVATIONS
- A4.1 - ELEVATIONS
- A4.2 - SIGNAGE CUT SHEETS
- D1.0 - DETAIL SHEET 1
- D2.0 - DETAIL SHEET 2



MASTER LEGEND

EXISTING	PROPOSED

HATCHING LEGEND

SITE NARRATIVE
PALO ALTO INC. / ALVARADO CONCEPTS LLC, GLVM ARCHITECTURE AND HCl ENGINEERING ARE PLEASED TO SUBMIT THE PROPOSED AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. THE ENCLOSED SITE PLAN ILLUSTRATES OUR INTENDED SITE CONFIGURATION REGARDING PARKING, BUILDING ORIENTATION, AND ARCHITECTURE. THE PROPOSED USE IS IDENTIFIED AS FOOD SERVICE / RETAIL. FOR FURTHER CLARIFICATION WE OFFER THE FOLLOWING:

THE PRIMARY USE FOR THIS SITE WILL BE A 1944 S.F. TACO BELL FAST FOOD DRIVE THRU.

THE PRIMARY SITE ACCESS IS OFF OF AN EXISTING PRIVATE DRIVE ON THE SOUTH OF THE SITE LOCATED WHICH CONNECTS TO UNSER BLVD. NW.

UTILITIES ARE CURRENTLY PRESENT TO THE SITE.

THE PROPOSED BUILDING CONSTRUCTION TYPE WILL BE VB, A2. BUILDING FINISHES WILL INCLUDE MASONRY AND STUCCO WHICH WILL BE HIGHLIGHTED BY THE TOWER ELEMENT AND TRIM ELEMENTS. THIS WILL ALSO INCLUDE A COVERED OUTDOOR SEATING AREA WITH CANOPY THAT WILL TIE INTO THE OVERALL ARCHITECTURE OF THE BUILDING WHILE PROVIDING RELIEF OF THE BUILDING ELEVATIONS.

THE PROPOSED SITE WILL BE FULLY LANDSCAPE MATCHING THE OVERALL DEVELOPMENT. THE SPECIES AND SPACING WILL REMAIN THE SAME MATCHING THE CURRENTLY APPROVED SITE PLAN.

DRIVE THRU WILL BE SCREENED USING A MIXTURE OF LANDSCAPING AND SITE GRADING.

KEY NOTES - EASEMENTS:

- E1. PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (09/24/2010, 2010C-112) (HATCHED AREA)
- E2. EXISTING 10' PUBLIC UTILITY EASEMENT (09/08/1990, 90C-182)
- E3. EXISTING 15' PUBLIC WATERLINE EASEMENT (08/24/2010, 2010C-112)
- E4. EXISTING 30' SANITARY SEWER AND PUBLIC WATERLINE EASEMENT (09/24/2010, 2010C-112)
- E5. EXISTING PERPETUAL, NON-EXCLUSIVE, RECIPROCAL UNDERGROUND EASEMENT ACROSS THE COMMON AREA OF EACH PARCEL FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND RENEWING ANY AND ALL UTILITY LINES AND RELATED FACILITIES (01/14/2010, NO. 2010-3656, 02/09/2010, NO. 2010-11182 AND 05/15/2014, NO. 2014-38924)
- E6. EXISTING PERPETUAL, NON-EXCLUSIVE RECIPROCAL DRAINAGE EASEMENT OVER, UPON, UNDER AND ACROSS THE COMMON AREA OF EACH PARCEL (01/14/2010, NO. 2010-3656, 02/09/2010, NO. 2010-11182 AND 05/15/2014, NO. 2014-38924)

HCl ENGINEERING
A DIVISION OF
HABERER CARPENTRY INC.
10000 UNSER BLVD. N.W.
ALBUQUERQUE, NM 87114
505.261.1111
www.haberercarpentry.com



MARK D. MCCLURGEE AIA, CCS
REGISTERED ARCHITECT
NO. 11483 (2009) STATE OF NEW MEXICO

12134.150
▲ EPC 1ST SUB 03.30.16
▲ EPC 2ND SUB 05.02.16

CONTRACT DATE: APRIL 24, 2016
BUILDING TYPE: EXPLORER MED54
PLAN VERSION: APRIL 2015 (P6)
SITE NUMBER:
SHEET NUMBER:

TACO BELL
UNSER BLVD
ALBUQUERQUE, NM 87114

EXPLORER
(MED540)
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

C1.0

PROJECT NUMBER: _____

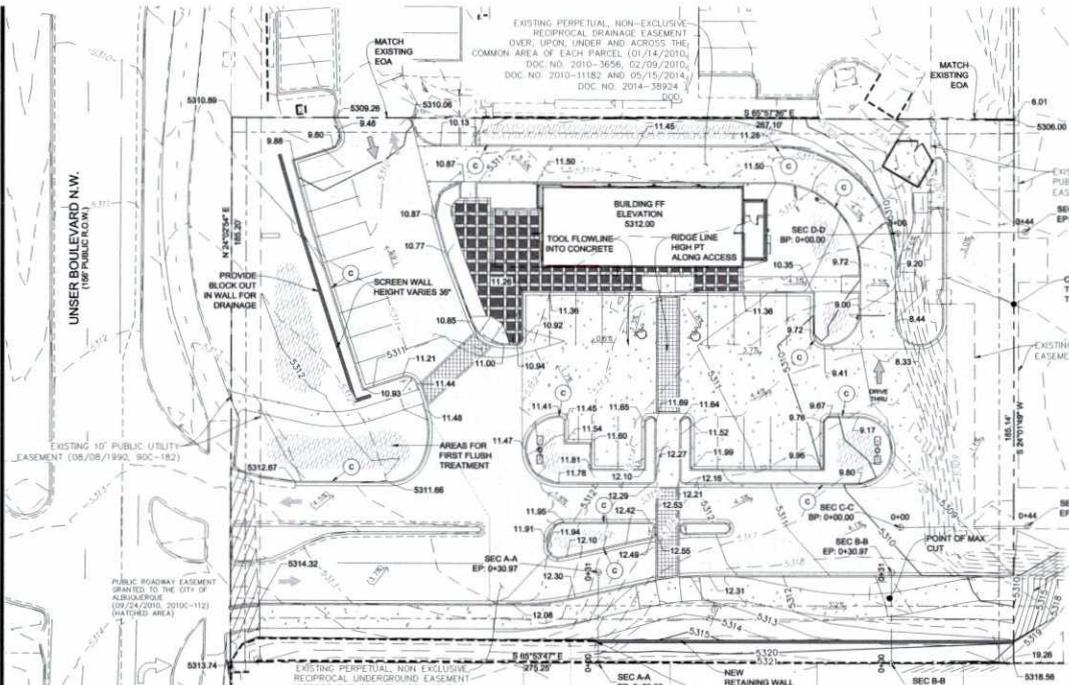
APPLICATION NUMBER: _____

THIS PLAN IS CONSIDERED WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO () YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEVELOPMENT	DATE
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE



CIVIL DESIGN TO BE COMPLETED BY ENGINEER UNDER DRB PLAN PROCESS

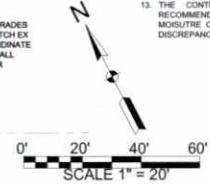
GRADING NOTES:

- ANY EARTHWORK REQUIRED FOR THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS, GEOTECHNICAL INVESTIGATION FOR THE SITE AND THE CITY STANDARDS AND SPECIFICATIONS.
- IF THE SUBGRADE SHOULD BECOME FROZEN, DESICCATED, SATURATED OR DISTURBED, THE AFFECTED MATERIAL SHOULD BE REMOVED OR THESE MATERIALS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED PRIOR TO FOUNDATION, FLOOR SLAB AND PAVEMENT CONSTRUCTION.
- FILL SHOULD BE PLACED AND COMPACTED IN HORIZONTAL (5-7) LIFTS, USING EQUIPMENT AND PROCEDURES THAT WILL PRODUCE RECOMMENDED MOISTURE CONTENTS AND DENSITIES THROUGHOUT THE LIFT. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION REQUIREMENTS.
- NO RUBBLE OR DEBRIS INCLUDING TIMBER, CONCRETE RUBBLE, TREES, BRUSH, AND ASPHALT SHALL BE PLACED IN THE BACKFILL UNDER ANY OF THE PROPOSED BUILDINGS, STREETS, CURB & GUTTER, SIDEWALK, DRAINAGE STRUCTURES, WITHIN FIVE (5) FEET OF A BUILDING FOOTPRINT OR BE IN THE PLACEMENT OF ANY UNCLASSIFIED FILL. PROPERLY GRADED RUBBLE MAY BE USED IN SOME LOCATIONS AS SPECIFIED AND VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF SUCH MATERIALS TO A SUITABLE SPILL AREA.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, MAINTENANCE AND OPERATION OF ANY REQUIRED DEWATERING SYSTEM. THE CONTRACTOR SHALL PERFORM SUCH INDEPENDENT INVESTIGATION AS DEEMED NECESSARY TO DETERMINE THE SUBSURFACE GROUNDWATER CONDITIONS AND UNSTABLE SOIL CONDITIONS TO BE ENCOUNTERED THROUGHOUT THE CONSTRUCTION.
- IMMEDIATELY PUMP OR BAIL OUT WATER FOUND IN EXCAVATIONS, WHETHER RAIN OR SEEPAGE. EXCAVATIONS MUST BE KEPT FREE FROM WATER AT ALL TIMES. TAKE ALL MEASURES AND FURNISH ALL EQUIPMENT AND LABOR NECESSARY TO CONTROL THE FLOW, DRAINAGE AND ACCUMULATION OF WATER AS REQUIRED TO PERMIT COMPLETION OF THE WORK AND TO AVOID DAMAGE TO THE WORK.
- WHEN FREEZING TEMPERATURES MAY BE EXPECTED, DO NOT EXCAVATE TO THE FULL DEPTH INDICATED UNLESS THE FOOTING OR SLAB ARE TO BE POURED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED. IF PLACING OF CONCRETE IS DELAYED, PROTECT THE BOTTOMS OF EXCAVATIONS FROM FROST UNTIL CONCRETE IS PLACED.
- NO FILL MATERIAL SHALL BE PLACED, SPREAD OR ROLLED WHILE IT IS FROZEN OR THAWING OR DURING UNFAVORABLE WEATHER CONDITIONS. WHEN THE WORK IN PROGRESS IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL THE GEOTECHNICAL ENGINEER INDICATES THAT THE MOISTURE CONTENT AND DENSITY OF THE PREVIOUSLY PLACED FILL ARE AS SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ADEQUATE SHORING AND/OR BRACING NECESSARY TO FACILITATE THE EXCAVATION ASSOCIATED WITH THE CONSTRUCTION OF THE WALLS, PIPELINES AND FOUNDATIONS. THE BRACING AND/OR SHORING OF EXCAVATED WALLS OR TRENCHES SHALL BE IN COMPLIANCE WITH OSHA REGULATIONS AND SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE COST OF SHORING AND/OR BRACING SHALL BE INCLUDED IN THE COST OF THE SPECIFIC CONSTRUCTION ITEM REQUIRING THE SHORING AND/OR BRACING.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.
- BUILDING CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- SIDEWALK SLOPES SHALL NOT EXCEED 2.0% MAXIMUM CROSS SLOPES AND 5.0% MAXIMUM LONGITUDINAL SLOPES, UNLESS OTHERWISE NOTED. THE SLOPE IN THE HANDICAP PARKING SPACES AND ASSOCIATED STRIPED ISLAND SHALL NOT EXCEED 2.0%.
- THE CONTRACTOR SHALL FOLLOW ANY GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT, SUBCAVATION, MOISTURE CONTROL, AND TOPSOIL REMOVAL AND REPLACEMENT. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE SITE IMPROVEMENTS PLANS AND THE GEOTECHNICAL RECOMMENDATIONS.

NOTES:
 FINAL ON-SITE GRADING/PONDS / SWALES WILL BE DESIGNED AS PART OF THE DRB AND BUILDING PERMIT SET.
 EXISTING PERPETUAL, NON-EXCLUSIVE RECIPROCAL DRAINAGE EASEMENT OVER, UPON, UNDER AND ACROSS THE COMMON AREA OF EACH PARCEL (01/14/2010, DOC. NO. 2010-3656, 02/09/2010, DOC. NO. 2010-11182, AND 05/15/2014, DOC. NO. 2014-38924).
 EXISTING PERPETUAL, NON-EXCLUSIVE RECIPROCAL UNDERGROUND EASEMENT ACROSS THE COMMON AREA OF EACH PARCEL FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND RENEWING ANY AND ALL UTILITY LINES AND RELATED FACILITIES. (01/14/2010, DOC. NO. 2010-3656, 02/09/2010, DOC. NO. 2010-11182, AND 05/15/2014, DOC. NO. 2014-38924).
 FINAL CURB CUTS TO BE PLACED AND COORDINATE ON LANDSCAPE AND GRADING AND DRAINAGE PLAN AS PART OF THE DRB AND BUILDING PERMIT SET.

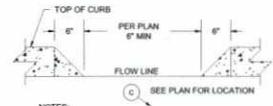


DRAINAGE NARRATIVE:
 DRAINAGE TO CONFORM TO ORIGINAL MCMHAW MARKETPLACE (2007). LANDSCAPE AREAS TO BE INSTALLED WITH SURFACE LOWER TO RECEIVE RUNOFF VIA CURB NOTCHES / CUTS.
 STORMWATER CONTROL MEASURES ARE TO PROVIDE MANAGEMENT OF "FIRST FLUSH" - 90% STORM EVENT. THIS IS 0.34" (0.44" MINUS 0.1" ABSTRACTION).
 THE REQUIRED PONDING VOLUME IS 0.34" X TYPE 'D' AREA. 0.34" X 1.14AC X 71% LAND TREATMENT 'D' X 43560 = 998 C.F.
 FIRST FLUSH WILL BE TREATED AND DETAINED THROUGHOUT THE LANDSCAPE ISLANDS ON SITE.
 FINAL DETAILED DESIGN FOR DRAINAGE TO BE COMPLETED WITH DRB CIVIL ENG PLANS.



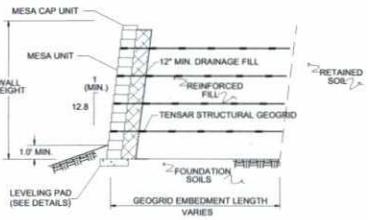
GRADING LEGEND

SLOPE	XXX
MAJOR CONTOUR	400
MINOR CONTOUR	401
SPOT ELEVATION	11.03

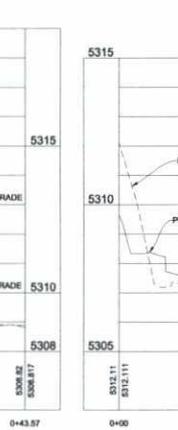
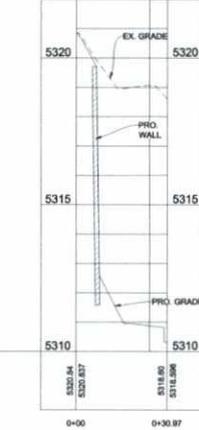
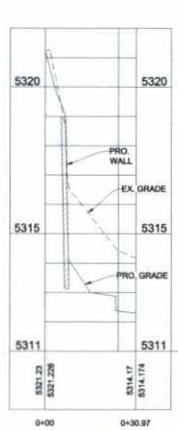


- NOTES:**
- 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT.
 - BRUSHED FINISH ON ALL EXPOSED CONCRETE.

CURB CUT N.T.S.



TYPICAL TIERED CROSS-SECTION
 NOT TO SCALE
 NOTE: FINAL WALL COLOR & STYLE TO MATCH EXISTING



12134.150
 ▲EPC 1ST SUB 03.30.16
 ▲EPC 2ND SUB 05.02.16

DATE	12/11/2015
TIME	10:00 AM
BY	MARK D. MCELLOGG
DESCRIPTION	GRADING PLAN
PROJECT	12134.150
SHEET	1

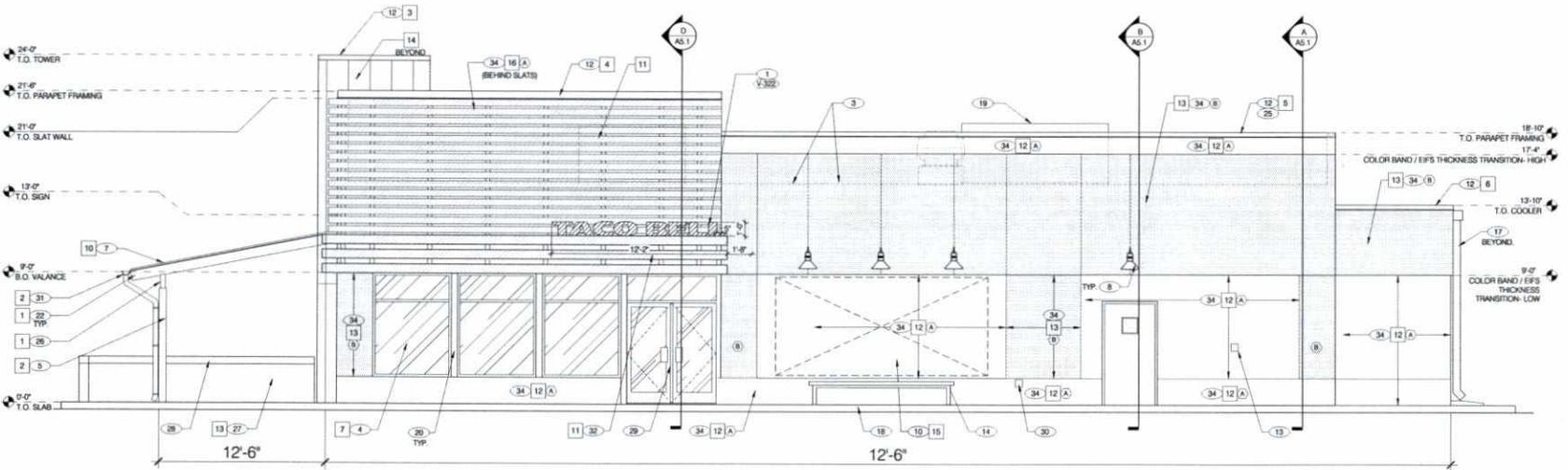
CONTRACT DATE: APRIL 24, 2016
 BUILDING TYPE: EXPLORER MEDSA
 PLAN VERSION: APRIL 2015 (R)
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 LASER BLVD
 ALBUQUERQUE, NM 87114

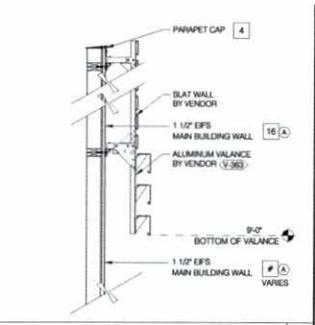


GRADING & DRAINAGE PLAN

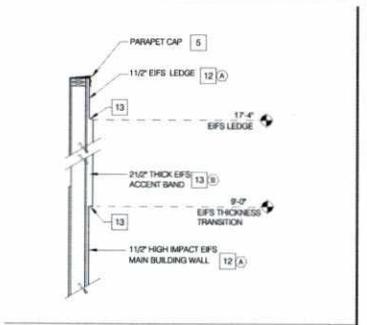
C2.0



RIGHT SIDE ELEVATION 1/4"=1'-0" **A**



SLAT WALL COLOR TRANSITION N.T.S. **I**



EIFS THICKNESS COLOR TRANSITION N.T.S. **G**

MISCELLANEOUS

A. SEE SH1 AT 1 (WINDOW TYPES) FOR WINDOW ELEVATIONS.
B. EIFS TEXTURE SHALL BE "FINC".
SEALERS (REFER TO SPEC).
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SLAT @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

"CRITICAL" DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOODING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

DENOTES 2-1/2" THICK EIFS.

GENERAL NOTES **F**

Taco Bell
Upper Blvd. NW & Manhattan Blvd. NW
Signage Size Calculations

Dist #	Facade Mark	Facade Area (S.F.)	Signage Description	Signage Dimensions	Signage Area (S.F.)	% of Facade	Comments
AK.0	A	1483.7	Letters	1'-0" x 12'-2"	12.13	0.8%	Mural is abbreviated
		1483.7	Mural	13'-0" x 4'-0"	0	0.0%	
AK.1	A	2504.4	Bill & Letters	7'-6" x 6'-2"	45.74	1.8%	
		1904.4	Bill & Letters	(4.58'x4.86')=(13.17'x1') **	34.42	2.2%	
AK.1	B	520.3	No Sign		0	0.0%	
AK.1	C	675.3	Bill & Letters	7'-5" x 6'-2"	45.74	6.7%	This sign can be reduced to 6' 11" x 5'-9" (20.77 x 17.41) or less to achieve compliance with the 6% limit.
		675.3	Bill & Letters	(4.58'x4.86')=(13.17'x1') **	34.42	5.2%	

* Calculation Method A: Area found by placing a single line around combined Bill & Words.
** Calculation Method B: Area found by placing individual boxes around Bill separately & Words separately.

NOT USED N.T.S. **B**

NOTE: SIGNAGE UNDER SEPARATE PERMIT

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-302	2	TACO BELL BELL SIGN 6'x10' 12W x 6'x4'	X
V-340	3	TACO BELL LETTERS 12" HIGH WHITE, FLAT FACED	X

PROVIDE HIGH IMPACT MESH FOR EIFS THICKNESS UP TO A HEIGHT OF 5'-0"

NOT USED N.T.S. **E**

SIGN SCHEDULE N.T.S. **C**

SYMBOL	DESCRIPTION	MANUFACTURER	FINISH
1	BUILDING SIGN, BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS.		
2	DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.		
3	DASHED LINE INDICATES ROOF BEYOND.		
4	STOREFRONT, TYPICAL.		
5	TUBE STEEL POST. SEE STRUCTURAL DWGS.		
6	SWITCH GEAR. PAINT TO MATCH WALL.		
7	CORRUGATED METAL ROOF.		
8	GOOSENECK LAMP. (BOTTOM OF LAMP AT 9'-0").		
9	ASSUME DTY LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.		
10	DASHED BOX INDICATES AREA OF PAINTED 13' X 20' WALL MURAL.		
11	TOWER WITH METAL PANEL FINISH.		
12	PARAPET COPING. IF DURO-LAST EDGE TRIM IS USED, USE THE DURO-LAST PRE-FINISHED EDGE TRIM. SEE DETAIL SIB.6.		
13	CO2 FILLER VALVE & COVER. SEE DETAIL SIB.2 SIB.		
14	BENCH.		
15	GAS SERVICE.		
16	WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.		
17	SCUPPER, COLLECTOR, AND VERTICAL DOWNPOUT 6" MIN. PAINT TO MATCH ADJACENT WALL.		
18	CONCRETE CURB.		
19	RTU BEYOND. PAINT TO MATCH MAIN BUILDING COLOR.		
20	OVERFLOW SCUPPER.		
21	BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE SIB.1		
22	WOOD RAFTERS. SEE STRUCTURAL DWGS.		
23	BOLLARD.		
24	DURO-LAST SINGLE MEMBRANE ROOFING OR EQUAL.		
25	IF THE DURO LAST PARAPET CAP TRIM IS USED IT SHALL NOT BE PAINTED.		
26	WOOD HEADER BEAM. SEE STRUCTURAL DWGS.		
27	PATIO WALL. SEE DETAIL 20A6.2		
28	CONTINUOUS LIGHT FIXTURE RUNNER ON PATIO WALL. BY OTHERS.		
29	STOREFRONT DOOR. REFER TO DOOR SCHEDULE.		
30	HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL SIB.2		
31	GUTTER AND DOWNPOUT. PAINT TO MATCH COLUMN.		
32	METAL AWNING - BY OTHERS.		
33	LED STRING LIGHT FIXTURE. REFER ELECTRICAL.		
34	EIFS (TYP). SEE 2 & 4A.2.		

EXTERIOR FINISH SCHEDULE **H**

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
1	CANOPY RAFTERS/BEAM PAINT	SHERWIN WILLIAMS	SW6322 "WOODSCAPES BLACK ALDER"			SHERWIN WILLIAMS: 804D HARRINGTON, 216-228-5488 (PHONE); 804D.HARRINGTON@SHERWIN.COM (EMAIL)
2	CANOPY COLUMN PAINT	SHERWIN WILLIAMS	SW 7092 ROCK BOTTOM			
3	PARAPET CAP (TOWER)	DURO-LAST	MEDIUM BRONZE (FACTORY FINISH)	SHERWIN WILLIAMS	SW 7098 "KON ORE"	DURO-LAST; LEE COBB, 800-434-3676 (PHONE)
4	PARAPET CAP (FRONT)	DURO-LAST	SHERWIN WILLIAMS SW6632 "IMPLUSE PURPLE" EGGSHELL (P-4)			
5	PARAPET CAP (SIDE)	DURO-LAST	REGAL WHITE (FACTORY FINISH)			
6	PARAPET CAP (COOLER)	DURO-LAST	GALVALUME PLUS (FACTORY FINISH)			
7	STOREFRONT WINDOWS	TBD	DARK BRONZE			
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL			
9	PARAPET BACK ROOFING	DURO-LAST	THE COLOR SHALL BE FACTORY COLORED "TAN" EQUAL ALTERNATE ALLOWED.	DURO-LAST	LEE COBB, 800-434-3676 (PHONE)	
10	PATIO ROOF	BERRIDGE	S-DECK PREWEATHERED GALVALUME			
11	SLAT WALL AND VALANCE COLOR	VENDOR	SW 7034 "STATUS BRONZE" (EQUAL)			
12	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 7067 "CITYSCAPE"			SHERWIN WILLIAMS: 804D HARRINGTON, 216-241-0558 X115 (PHONE); 804D.HARRINGTON@SHERWIN.COM
13	ACCENT COLOR	SHERWIN WILLIAMS	SW 8088 "PACER WHITE"			EIFS CONTACT: STO CORP.; CHUCK DUFFIN, 940-894-2092 (PHONE); 940-894-2095 (FAX); CDUFFIN@STOCORP.COM
14	METAL PANELS	WESTERN STATES	18" A606-4 FLUSTRAL PANELS			
15	WALL MURAL	THIS STUFF WORKS	T8W ACRYL-MASTER DRAFFITI RESISTANT COATING			
16	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6511 "CLIMATIS"			

KEY NOTES **D**

12134.230



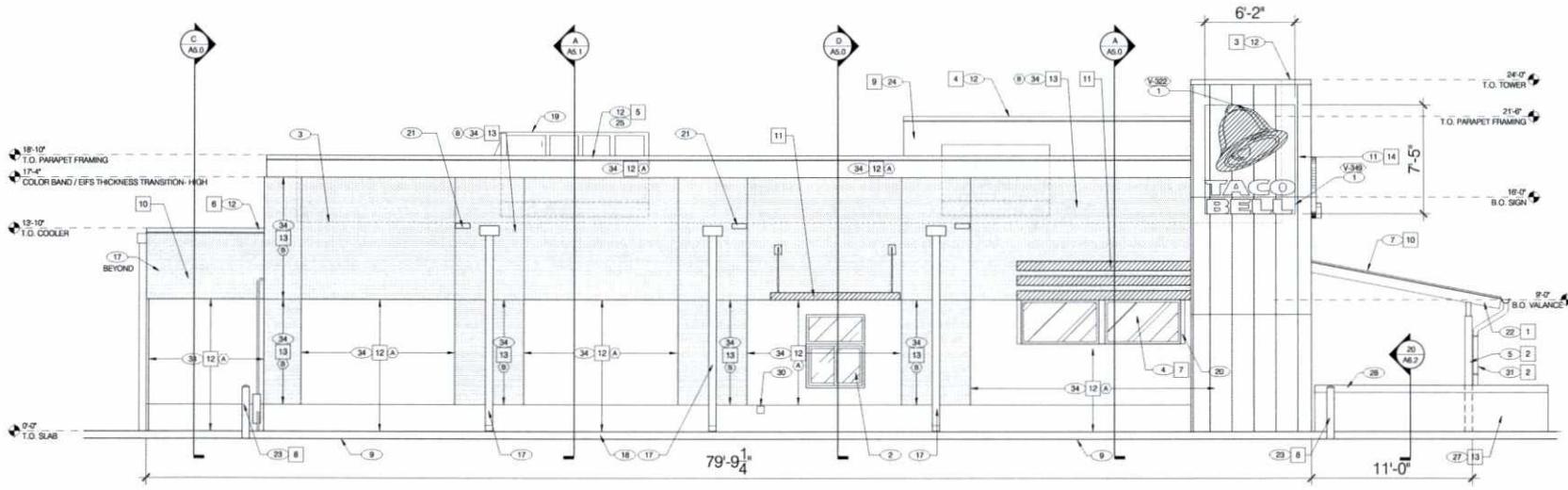
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BUILDING TYPE: EXP. LITE MEDH
PLAN VERSION: SEPTEMBER 2015
SITE NUMBER: -
STORE NUMBER: -

TACO BELL
UNGER BLVD NW & MANHATTAN BLVD. NW
ALBUQUERQUE, NM 87114

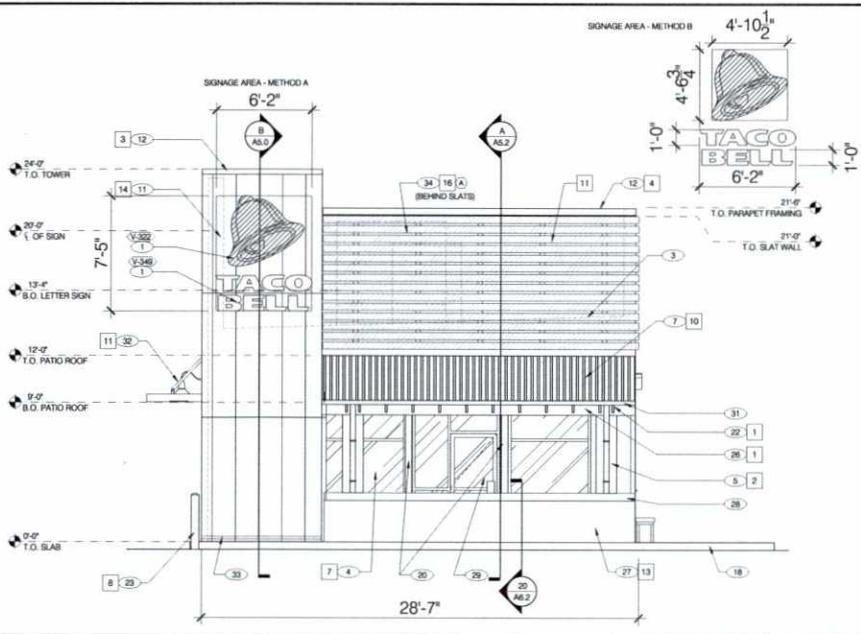


EXTERIOR ELEVATIONS

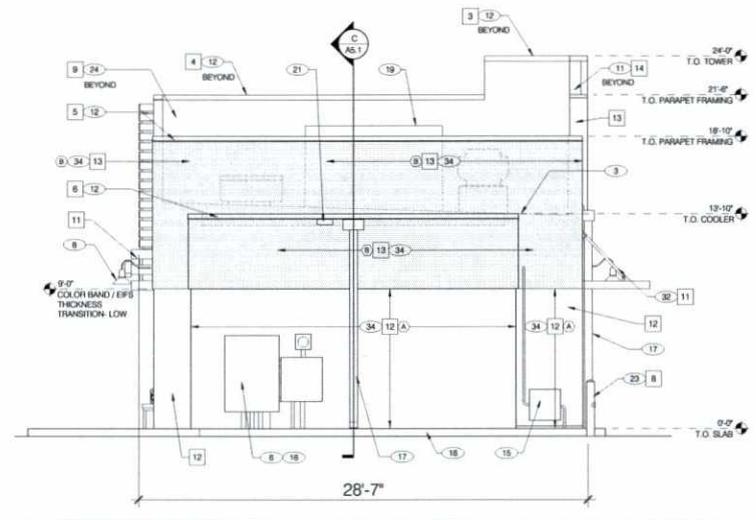
A4.0



LEFT SIDE ELEVATION 1/4"=1'-0" A



FRONT ELEVATION 1/4"=1'-0" C



REAR ELEVATION 1/4"=1'-0" B



12134.230

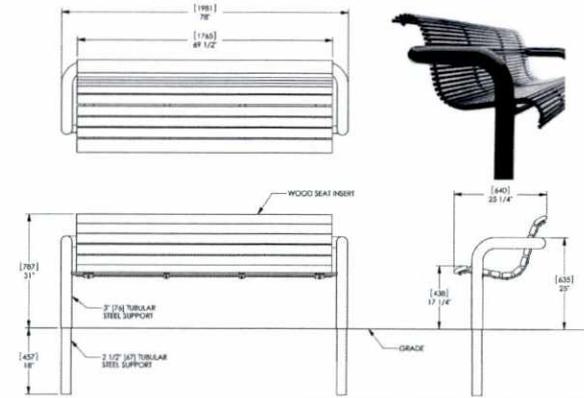
CONTRACT DATE: -
 BUILDING TYPE: EXP. LITE MED40
 PLAN VERSION: SEPTEMBER 2015
 SITE NUMBER: -
 STORE NUMBER: -

TACO BELL
 UNGER BLVD NW & MAMMON BLVD NW
 ALBUQUERQUE, NM 87114

EXPLORER LITE
 MEDIUM 40

EXTERIOR ELEVATIONS

A4.1

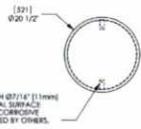


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Dimensions are in inches (mm)

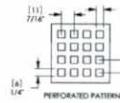
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NOTES:

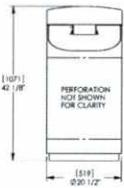
- 1) CONTRACTOR SHALL USE THE SAME, OR CLOSEST EQUIVALENT, BENCH TO APPROVED MASTER PLANS
- 2) LOCATION TO BE SET IN THE FIELD.



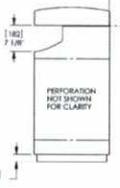
ANCHOR TABS WITH 87/16\"/>



LID LIFTS FOR TRASH REMOVAL



PERFORATION NOT SHOWN FOR CLARITY



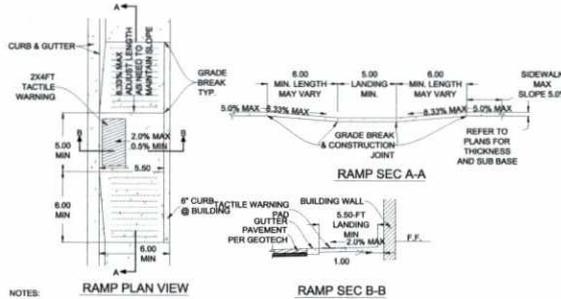
PERFORATION NOT SHOWN FOR CLARITY

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Dimensions are in inches (mm)

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NOTES:

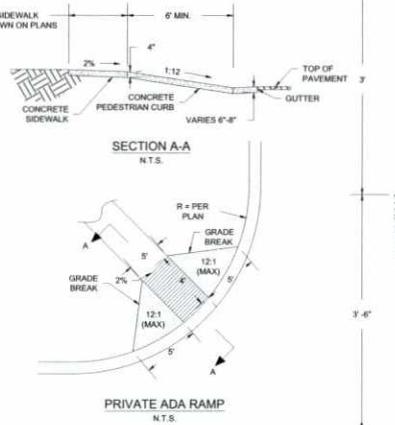
- 1) CONTRACTOR SHALL USE THE SAME, OR CLOSEST EQUIVALENT, BENCH TO APPROVED MASTER PLANS
- 2) LOCATION TO BE SET IN THE FIELD.



NOTES:

1. 5000 PSI CONCRETE WITH FIBERMESH REINFORCEMENT, OR 434 WWM WITH 2\"/>
- 2. BRUSHED FINISH ON ALL EXPOSED CONCRETE.
- 3. TOOL CONTRACTION JOINT IN EVERY 10FT O.C.
- 4. COMPACT SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS. COMPACT TO 95% STANDARD PROCTOR MINIMUM.
- 5. CONCRETE THICKNESS PER GEOTECHNICAL RECOMMENDATIONS - 4\"/>
- 6. PROVIDE SUBGRADE BASE COURSE PER GEOTECHNICAL RECOMMENDATIONS.
- 7. TACTILE WARNING TO BE 2X4 PAD WITH RAISED DOMES. PROVIDE ADHESIVE YELLOW TYPE AS THE MINIMUM. REFER TO GOVERNING JURISDICTION OR ARCHITECT FOR ADDITIONAL REQUIREMENTS.
- 8. PROVIDE 2\"/>
- 9. SIDEWALK SLOPE AT THE TOP OF THE RAMP SHALL BE NO MORE THAN 5.0%.
- 10. ADJUST RAMP LENGTH AS NEEDED TO MAINTAIN A HANDRAIL, BUILT TO ADA STANDARDS
- 11. ANY RAMP LONGER THAN 10FT WILL REQUIRE A HANDRAIL, BUILT TO ADA STANDARDS
- 12. ADJUST RAMP WIDTH TO MATCH SIDEWALK.

TWO WAY ADA RAMP W/ LANDING
N.T.S.

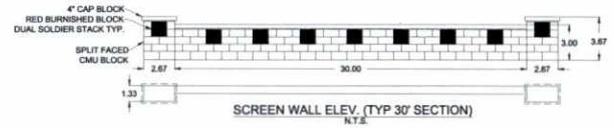


PRIVATE ADA RAMP
N.T.S.

NOTES:

1. CONCRETE SHALL BE 4000 PSI MIN.
2. SUBGRADE SHALL BE PREPARED PER GEOTECH REPORT
3. REFER TO SITE PLAN FOR BOLLARD LOCATION AND SIZE.
4. BOLLARD SHALL BE SCH 40 GALVANIZED STEEL PIPE PAINTED OSHA YELLOW AND FILLED WITH CONCRETE.

BOLLARD DETAILS
N.T.S.



SCREEN WALL ELEV. (TYP 30\"/>

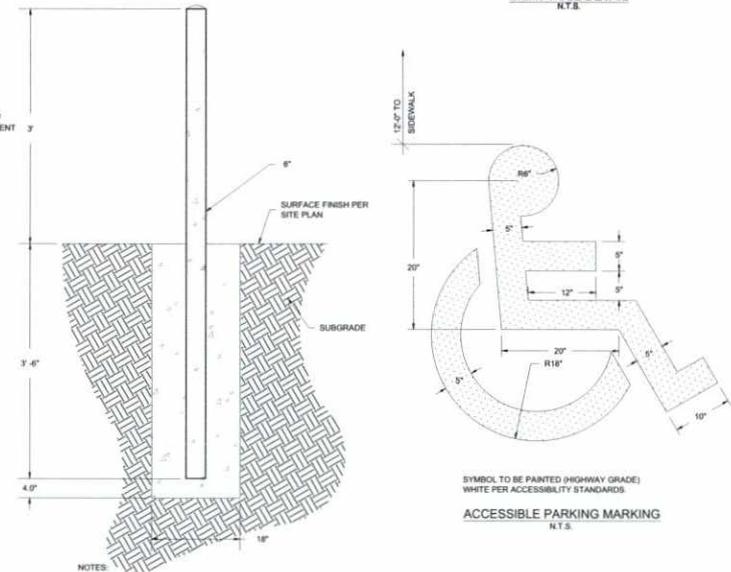


MONUMENT SIGN ELEVATIONS (SIGN TYPE A)
N.T.S.



- NOTES:
- 1) LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
 - 2) RE ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL LIGHTING INFORMATION

LIGHT POLE DETAIL
N.T.S.



NOTES:

1. CONCRETE SHALL BE 4000 PSI MIN.
2. SUBGRADE SHALL BE PREPARED PER GEOTECH REPORT
3. REFER TO SITE PLAN FOR BOLLARD LOCATION AND SIZE.
4. BOLLARD SHALL BE SCH 40 GALVANIZED STEEL PIPE PAINTED OSHA YELLOW AND FILLED WITH CONCRETE.

BOLLARD DETAILS
N.T.S.

SYMBOL TO BE PAINTED (HIGHWAY GRADE)
WHITE PER ACCESSIBILITY STANDARDS
ACCESSIBLE PARKING MARKING
N.T.S.

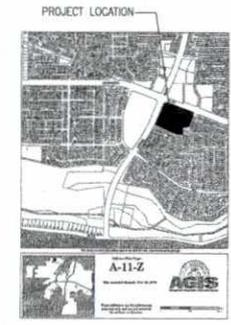


SITE PLAN REDUCTIONS

Approved Site Development Plan for Subdivision and Site Development Plan for
Building Permit for McMahon Marketplace

LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW								
PROPOSED TRACT NUMBER:	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6A	LOT-7	LOT-8	LOT-9
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2083 AC	AREA =1.8598 AC	AREA= .9179 AC	AREA= .82 AC	AREA= .15 AC	AREA= 1.3889 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE								
BUILDING SIZE/ REQ DINING SEATS:	3,000SF/100 SEATS	5,000SF/N/A	16,013SF/N/A	4,000SF/70 SEATS	7,500SF/120 SEATS	7,500SF/120 SEATS	7,200SF/220 SEATS	6,300 SF/40 SEATS	30,000SF/100 SEATS
FAR:	.06	.0929	.222	.1075	.1775	.1	.1181	.20	.3
PROPOSED NUMBER OF STRUCTURES:	1	1	1	1	0	1	1	1	17
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	BANK W/ DRIVE THRU	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	STATION RESTAURANT	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	38 SPACES	79 SPACES	32 SPACES	33 SPACES	33 SPACES	80 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ (INC. EMPLOYEE):	25 SPACES	25 CARS	80 SPACES	23 SPACES	58 CARS	58 CARS	55 SPACES	37 SPACES	182 SPACES
HIC PROVIDED:	2 H.C. (INC. 2 VAN ACCESSIBLE)	4 H.C. (INC. 4 VAN ACCESSIBLE)	4 H.C. (INC. 2 VAN ACCESSIBLE)	3 H.C. (INC. 3 VAN ACCESSIBLE)	4 H.C. (INC. 4 VAN ACCESSIBLE)	4 H.C. (INC. 4 VAN ACCESSIBLE)	4 H.C. (INC. 4 VAN ACCESSIBLE)	2 H.C. (INC. 2 VAN ACCESSIBLE)	10 H.C. (INC. 10 VAN ACCESSIBLE)
HIC REQUIRED:	1 H.C. SPACES	1 H.C. SPACES	1 H.C. SPACES	1 H.C. SPACES	2 H.C. SPACES	2 H.C. SPACES	4 H.C. SPACES	1 H.C. SPACES	8 H.C. SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MAX BUILDING HT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET

1 SITE DATA TABLE
Scale: N.T.S.



2 VICINITY MAP
Scale: N.T.S.

PROJECT NUMBER: 1005280
APPLICATION NUMBER: _____

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 06/11/07, and the findings and conditions in the Official Notification of Decision are satisfied.

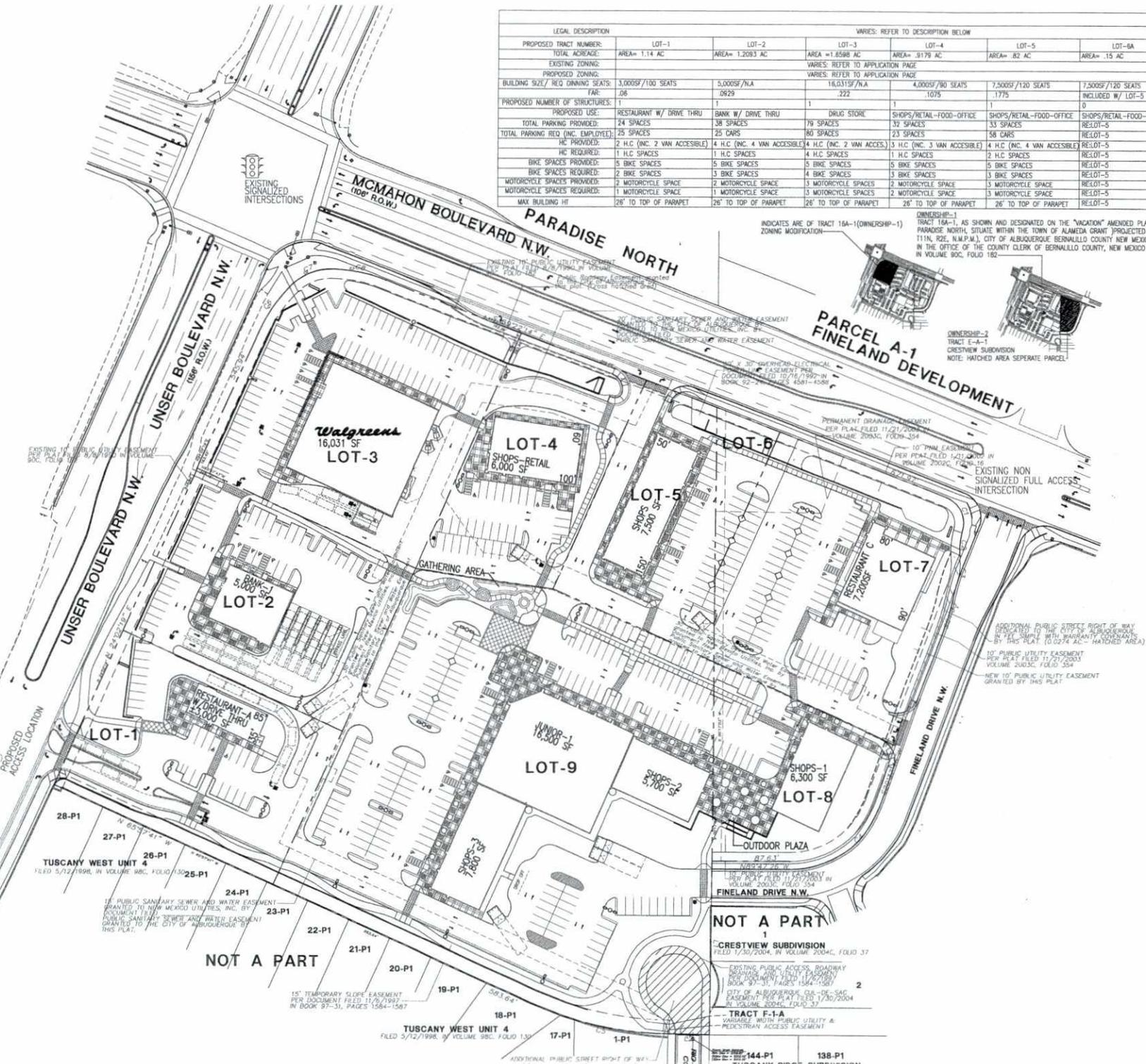
Is an infrastructure unit required? () YES () NO If yes, then a set of approved EDC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

<i>[Signature]</i> Traffic Engineering, Transportation Division	08-08-07 Date
<i>[Signature]</i> Utility Department	08-08-07 Date
<i>[Signature]</i> Public Works and Recreation Department	8/8/07 Date
<i>[Signature]</i> City Engineer	8-8-07 Date
<i>[Signature]</i> Environmental Health Department	_____ Date
<i>[Signature]</i> Solid Waste Management	7-23-09 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	7-20-09 Date

* Environmental Health, if necessary
[Signature]

SITE PLAN FOR SUBDIVISION
SCALE: 1"=50'-0"



MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design Standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land Use Guide (April 1998), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future amendments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A) (6)

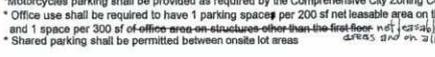
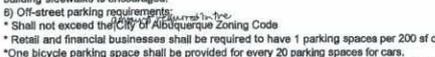
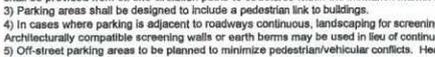
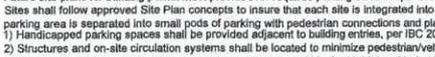
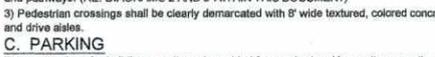
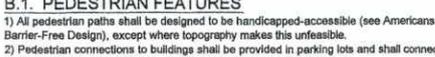
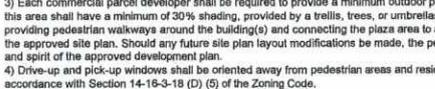
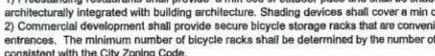
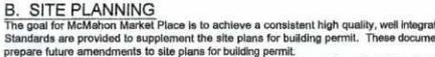
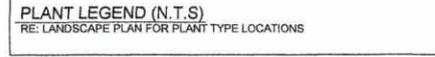
Subsequent Site Plans for Building Permit which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant users within walking distance to adjacent neighborhoods (re diagrams 2 thru 4). The proximity of the site to neighborhoods allows easy pedestrian access which will reduce automobile trips. A select few drive up users are a key component of the center. Allowing these users in the site will eliminate trips by neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 22% of the total building area, with the remaining 78% of building area encompassing uses other than drive up. Drive-thru uses shall be limited to a total of three, with one available for a restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of structure to street creates a more pleasing streetscape, and further serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, a bank, coffee shop and fast food with drive-up facilities are wrapped around the edge of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities



2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

D. Landscape

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering spaces. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The general landscape theme shall be based on low water use plants.

The enclosed landscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.

- The following are minimum standards for the development of specific landscape plans:
- 1) Street trees shall be provided along roadways at a rate of one tree per 20' linear feet. They may be randomly or regularly placed.
 - 2) The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.
 - 3) A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.
 - 4) Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall contain a minimum of 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.

High water use turf shall be prohibited, except within areas which constitute no more than 20 percent turf blend.

- 1) Proposed gravity fed water harvesting system shall be sized as follows for shops buildings 1,2,3, and junior anchor 1
- A. Water storage devices shall be above ground only, constructed of a material suitable for containment of harvested water. B. Containers shall be tied into a building roof gutter system w/ filter screen at tank inlet. Gutter systems shall provide additional piping as req'd to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof tops.
- C. Cisterns shall have a capacity of 85 percent of the adjacent rooftops at a 1 inch rainfall.
- D. Water provided by the water harvesting system shall be supplemental to the irrigation system.
- 2) Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting. (Re: diagram-5 for illustration)
- 3) Gravel bank and riverrock shall not be used as ground cover, but may be used as mulch.

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

The general architectural character for retail pad structures is that of the provided site plan for building permit elevations. This architectural vocabulary for the McMahon Market Place site plan will provide a high level of architectural compatibility with the adjacent developments. The basic architectural vocabulary of the proposed development shall be that of a contemporary style w/ certain key architectural elements similar to that of the adjacent neighborhood areas, and traditional northern New Mexico architectural elements. Neighboring residential buildings are primarily stucco, and building structures within the development shall be stuccoed as well. The homes are stuccoed in a variety of subtle earth tone colors. Neighborhood walls are of integrally colored split face masonry units. McMahon Market Place will utilize at least three colors selected to blend with the residential areas. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the standing seam metal roof style described in the color palette. Portals (covered walkways) and other building appendages may be roofed with metal roofing. These roofs are to be sited type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. Maximum building parapet height is limited to 26'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building is to be based on the average height between the plate and ridge.

- The following are minimum architectural standards for the commercial development:
- 1) Maximum building parapet height is limited to 26' Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
 - 2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.
 - 3) Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submital to amend this plan.
 - 4) Reflective and bronze tinted glazing are prohibited. Clear glass is permitted.
 - 5) No plastic or vinyl building panels, awnings, or canopies are allowed.

F. SETBACKS

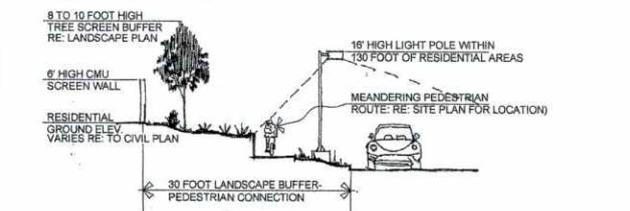
The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.

- 1) Minimum building setbacks for the commercial parcels include:
 - * Under Boulevard McMahon Boulevard and Finland dr. Frontage: 10 foot minimum.
 - * Adjacent residential lot lines: 30 foot minimum.
 - * Internal rear-side yards: 0 foot minimum

G. LIGHTING

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged. The following minimum standards shall be required for the design of the lighting system:

- 1) All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- 2) Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.
- 3) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shade box-type fixtures.
- 4) Pedestrian scale light fixtures for pedestrian walks and plaza areas may exceed 16' high.
- 5) Comply with State of New Mexico Dark Sky Ordinance. Uplight of any kind shall be prohibited.
- 6) Pedestrian scale lighting shall be required to illuminate gathering, pedestrian areas and walkways within the planned development.



H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screen unattractive elements and activities.

MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

SERVICE AREAS (LOADING AREAS)
Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

SCREENING OF UTILITIES
1) Transformers, utility poles, and telephone boxes shall be appropriately screened with walls and/or vegetation (when viewed from the public right-of-way).

2) When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosures shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

3) Chain link fencing, barbed wire and concertina wire shall be prohibited.

I. BUILDING SIGNAGE

All signage shall comply with the Under Boulevard Design Overlay Zone. Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the zoning Code with the following provisions and exceptions:

1. No off-premise signs are allowed.
2. On-premise signs shall meet the following standards:
 - a. Location:
 1. Signs shall be limited to wall signs and free-standing signs.
 2. Number:
 1. One wall sign shall be permitted per facade per business.
 2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 1,500 square feet. A second free-standing is permitted on any given street frontage greater than 1,500 linear feet.
 3. Size:
 1. The size of wall signs shall not exceed the following:
 - Single tenant buildings shall not exceed 6% of facade area to which they are applied.
 - Multi-tenant buildings shall not exceed 10% of facade area to which they are applied.
 - 1A. Awnings w/ signage and/or logos shall be included in the 6 and 10 percent signage allowance.
 2. The size of a free-standing sign area shall not exceed 40 square feet for sign type A, and 50 sf for sign type B.
 - a. Height:
 1. Height of a wall sign shall not exceed the height of a wall to which it is attached.
 2. Height of free-standing sign shall not exceed 9 feet for type B and 6' for type A.
 3. Sign cabinets shall be consistent with building architectural theme.
 3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
 4. Signs located on roofs, trees or other natural features are not permitted.
 5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.
 6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may rotate or rotate.

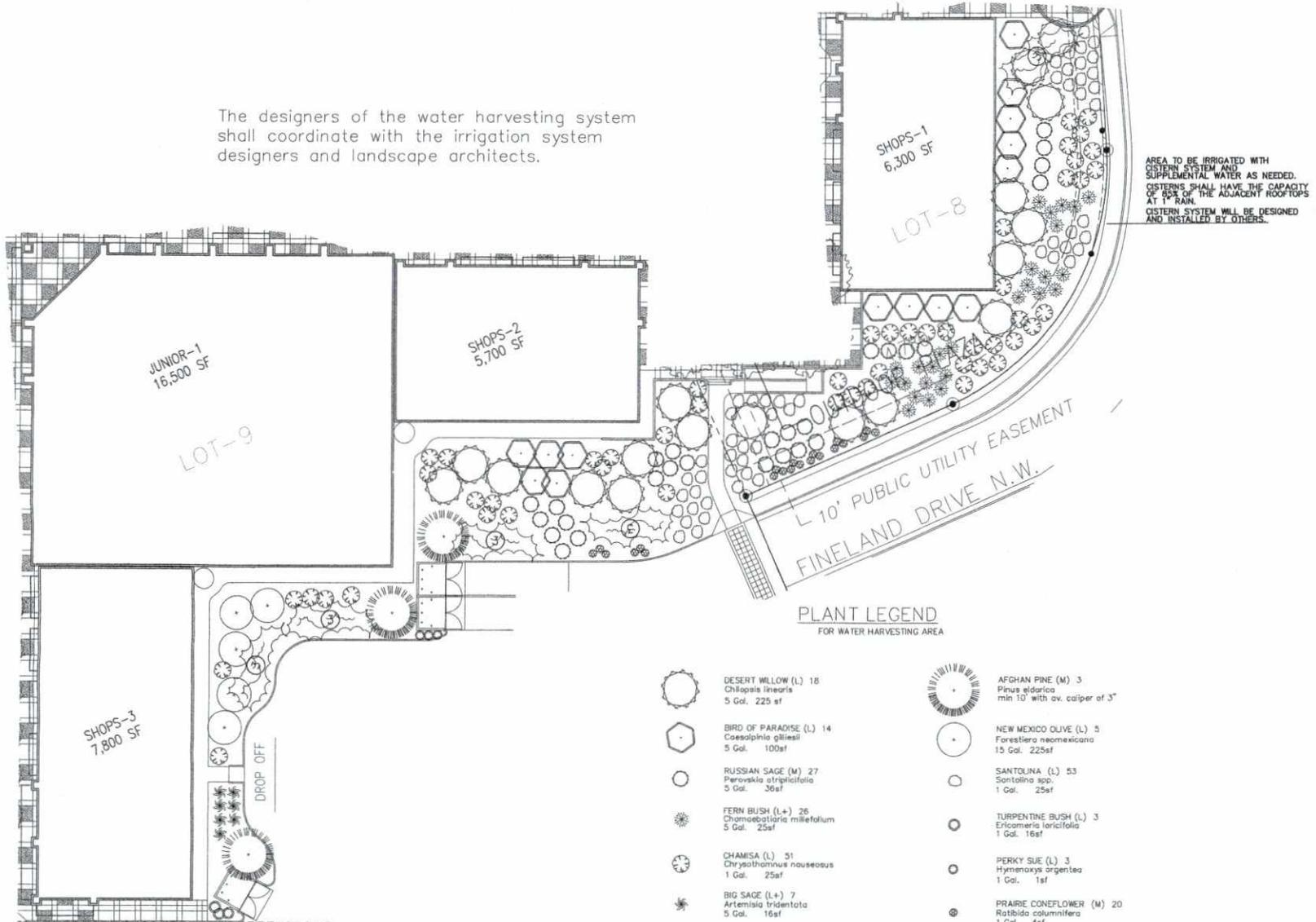
Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

E. BUILDING COLOR SCHEDULE

A	WALL FINISH CO. GR.	BENJAMIN MOORE #1032 (DARK TAN)	F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)	K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)	G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANOIDE SW 6496 (BLUE COLOR)	L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)	H	WALL FINISH COLOR	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)	M	AWNING FABRIC	SUNBELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)
D	WALL FINISH COLOR	SHERWIN WILLIAMS ROOL SCREEN SW 6148 (LIGHT TAN COLOR)	I	STOREFRONT	CLEAR ANNOXOZED ALUMINUM (SILVER COLOR)			
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL			

* Retail and financial businesses shall be required to have 1 parking spaces per 200 sf of leased building area
 * One bicycle parking space shall be provided for every 20 parking spaces for cars.
 * Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.
 * Office use shall be required to have 1 parking spaces per 200 sf net leasable area on the ground floor and 1 space per 300 sf of office area on structures other than the first floor. net leasable foot area in the basement areas and on all floors above the ground floor.
 * Shared parking shall be permitted between onsite lot areas

The designers of the water harvesting system shall coordinate with the irrigation system designers and landscape architects.



DETAIL OF WATER HARVESTING AREA



GRAPHIC SCALE



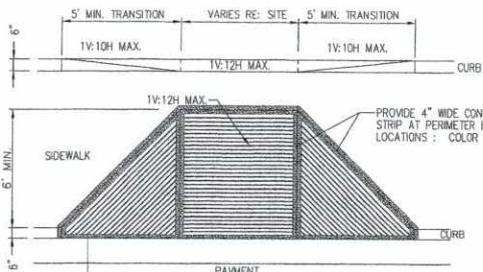
SCALE: 1" = 20'

The Hilltop

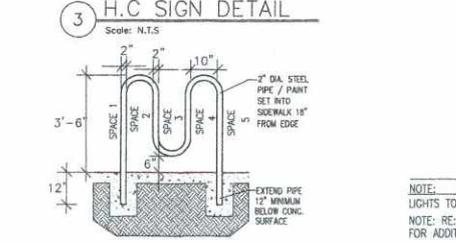
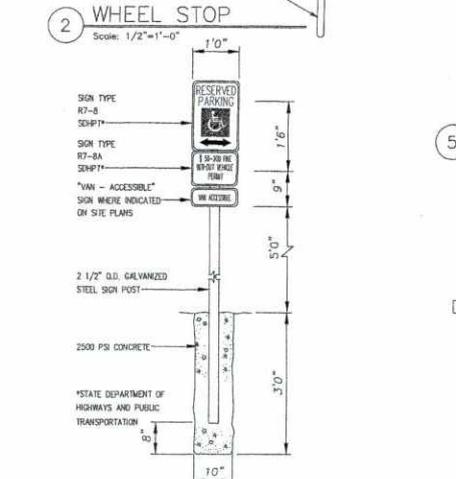
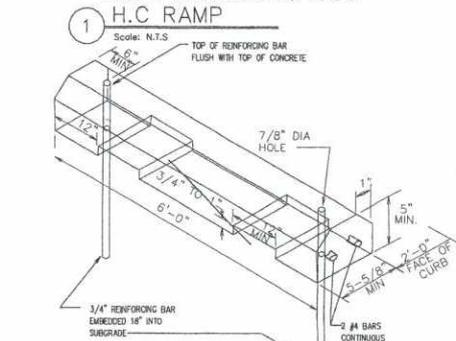
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

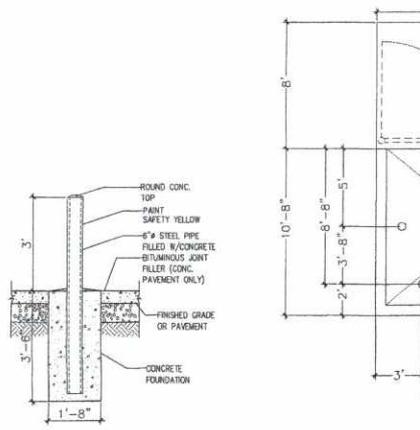
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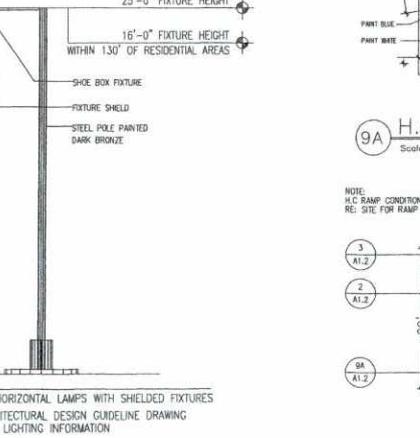
- KEYED NOTES**
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH ADJACENT BUILDING, COLOR.
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAMALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
 - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURNDOWN EDGE.
 - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.



7 ENCLOSURE NOTES
Scale: N.T.S.



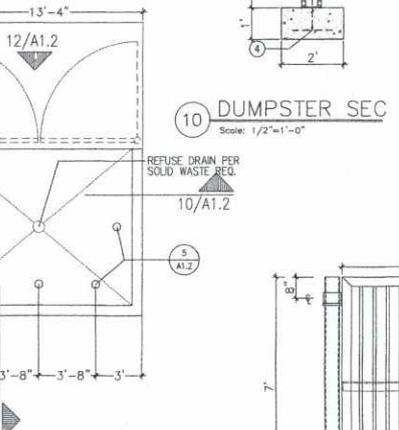
5 BOLLARD DETAIL
Scale: 1/2"=1'-0"



9 H.C TYP. PARKING DET.
Scale: 1"=1'-0"



10 DUMPSTER SEC
Scale: 1/2"=1'-0"



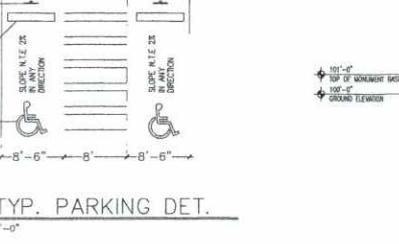
8 DUMPSTER PLAN
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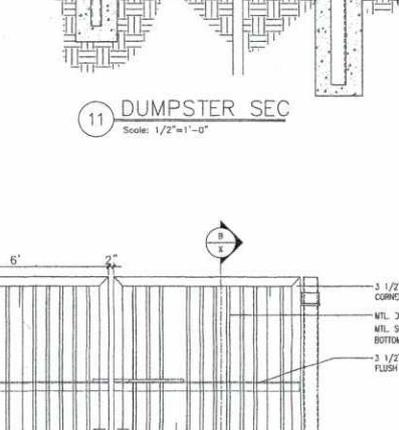
9A H.C SYMBOL
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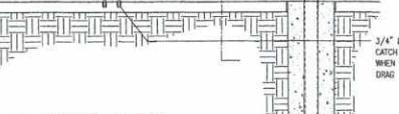
13 MONUMENT SIGN ELEVATIONS
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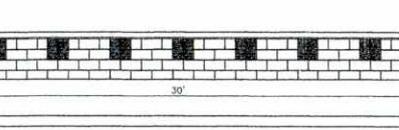
11 DUMPSTER SEC
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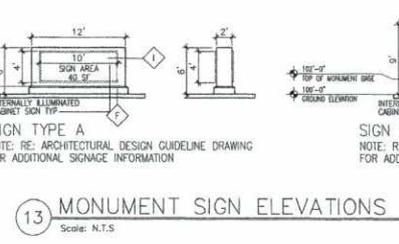
12 GATE ELEV.
Scale: 1/2"=1'-0"

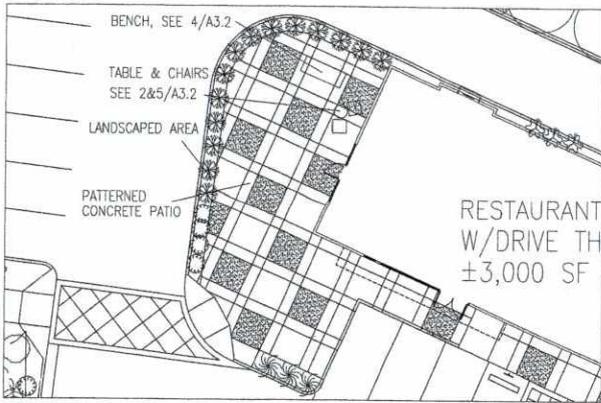


14 SCREEN WALL ELEV (TYP 30' SECTION)
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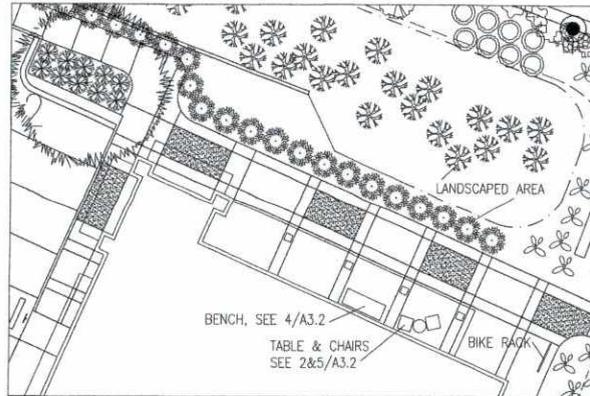


10 ENCLOSURE NOTES
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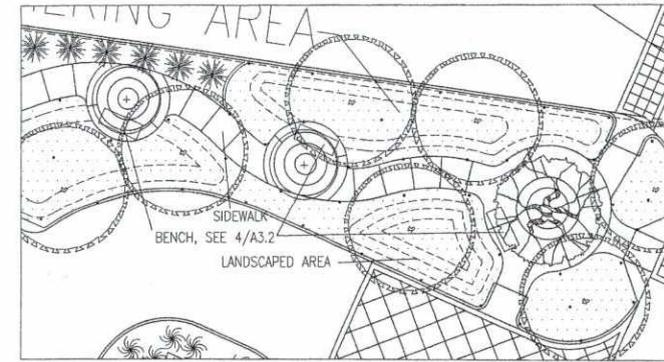




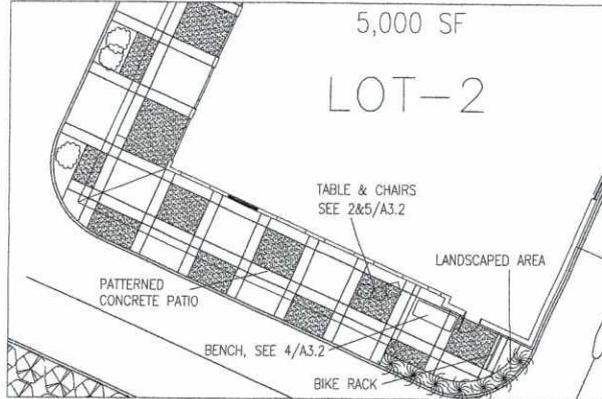
LOT 1 PROPOSED OUTDOOR AREA



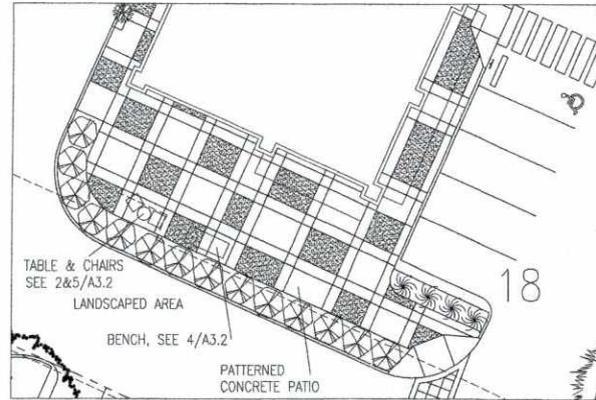
LOT 7 PROPOSED OUTDOOR AREA



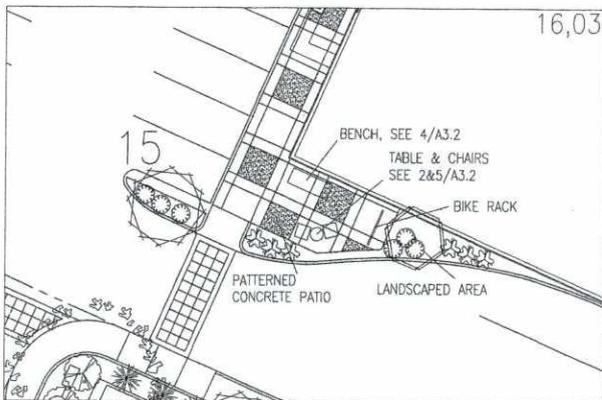
PROPOSED GATHERING AREA



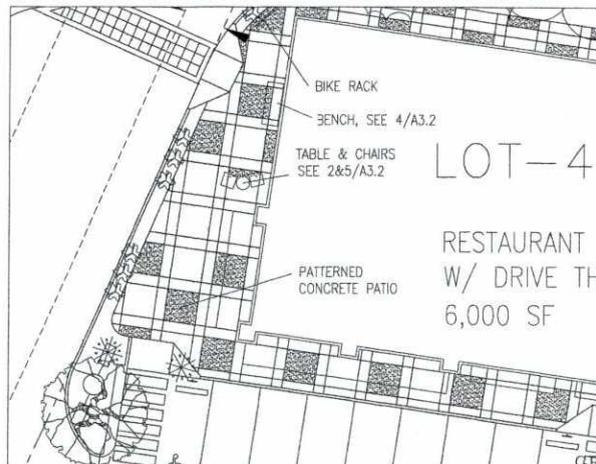
LOT 2 PROPOSED OUTDOOR AREA



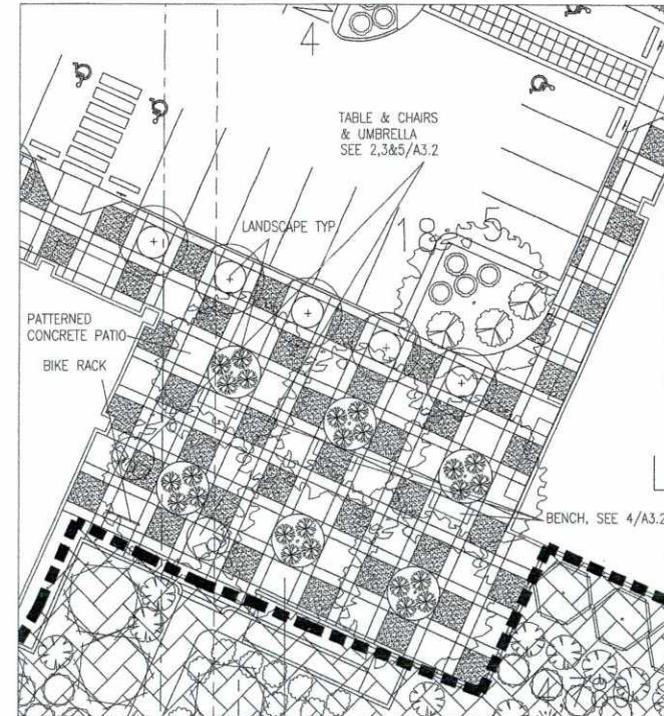
LOT 5 PROPOSED OUTDOOR AREA



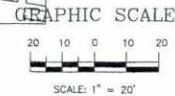
LOT 3 PROPOSED OUTDOOR AREA

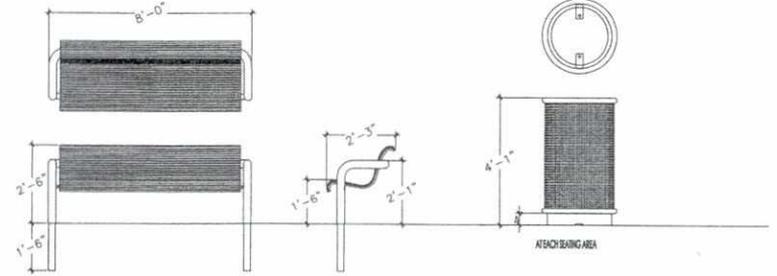


LOT 4 PROPOSED OUTDOOR AREA



LOT 8-9 PROPOSED PLAZA AREA





landscapeforms®
 431 LAWDALE AVE. PHONE: 800-521-2546
 KALAMAZOO, MI 49048 FAX: 269-381-3455
 DESIGN GROUP: PETOSKEY
 DESCRIPTION: BACKED BENCH 8', EMBEDDED, WOOD

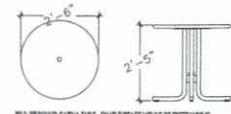
DESIGN: PETOSKEY BENCH CONSUMER



4 OUTDOOR BENCH
 Scale: N.T.S

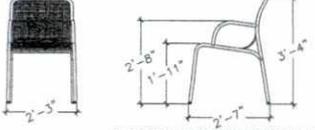


1 OUTDOOR REFUSE
 Scale: N.T.S



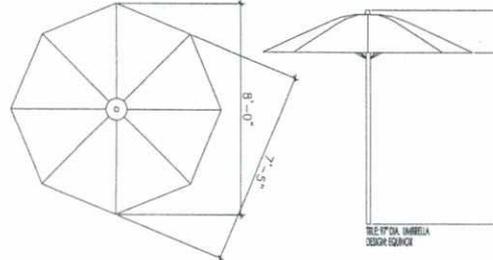
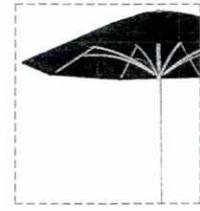
TITLE: 30" ROUND OUTDOOR TABLE - QUIGLI BUREAU/COMPTON DE REZE/SHANGHAI
 DESIGN: CARBIA

5 OUTDOOR TABLE
 Scale: N.T.S



DESCRIPTION: TRAVERSE CHAIR, GRID, W/ ARMS

2 OUTDOOR SEATING
 Scale: N.T.S



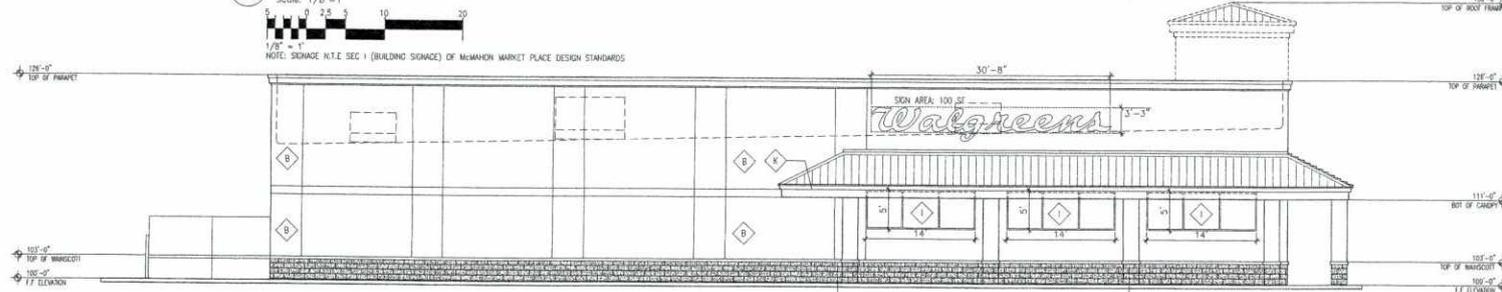
TITLE: 10' DIA. UMBRELLA
 DESIGN: EQUANIX

3 OUTDOOR UMBRELLA
 Scale: N.T.S



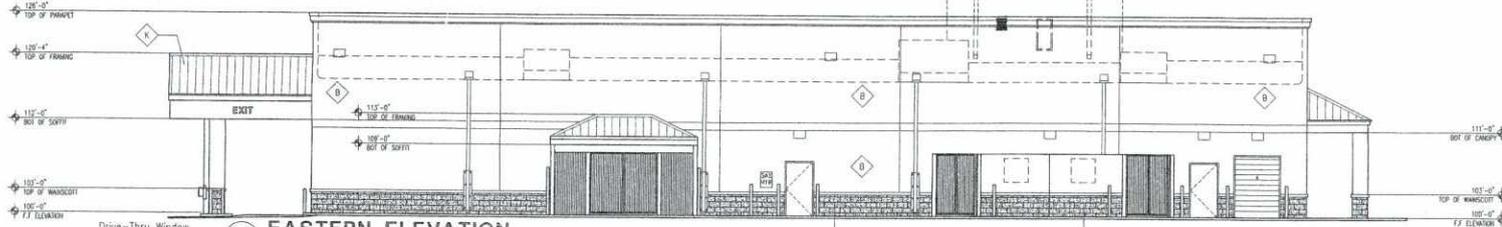
1 WESTERN ELEVATION

Scale: 1/8"=1'
 0 2.5 5 10 20
 1/8" = 1'
 NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



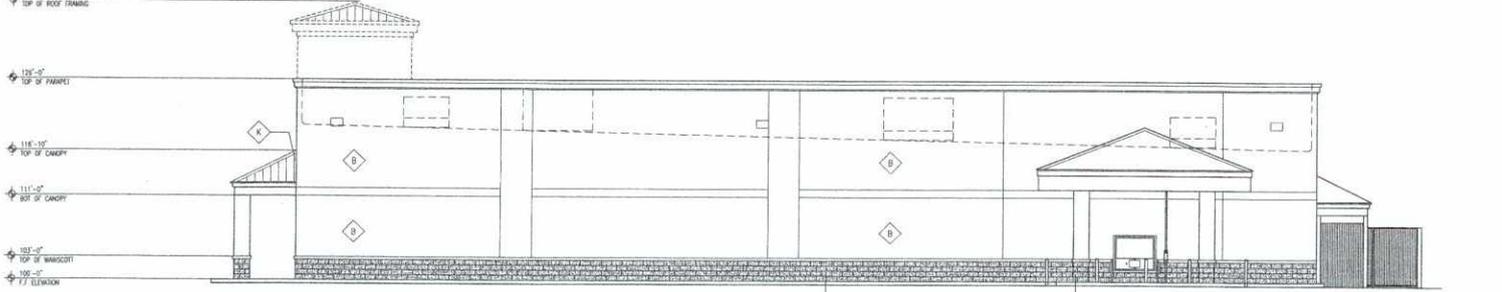
2 NORTHERN ELEVATION

Scale: 1/8"=1'
 0 2.5 5 10 20
 1/8" = 1'
 NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



3 EASTERN ELEVATION

Scale: 1/8"=1'
 0 2.5 5 10 20
 1/8" = 1'
 NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



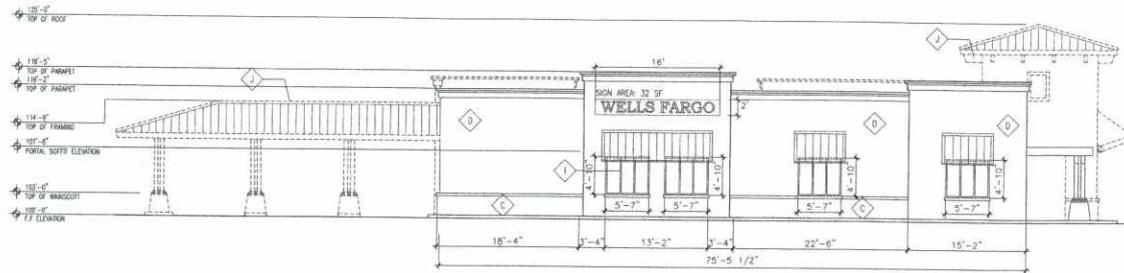
4 SOUTHERN ELEVATION

Scale: 1/8"=1'
 0 2.5 5 10 20
 1/8" = 1'
 NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule	
⬡	WALL FINISH COLOR BENJAMIN MOORE #1032 (DARK TAN)
⬡	WALL FINISH COLOR BENJAMIN MOORE #151 (LIGHT TAN)
⬡	WALL FINISH COLOR SHEPWIN WILLIAMS BASKET BRZE SW 6143 (TAN COLOR)
⬡	WALL FINISH COLOR SHEPWIN WILLIAMS WOOL SKEN SW 6148 (LIGHT TAN COLOR)
⬡	WALL FINISH COLOR SHEPWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)
⬡	WALL FINISH COLOR SHEPWIN WILLIAMS SOCIATAL SW 7019 (GREY COLOR)
⬡	WALL FINISH COLOR SHEPWIN WILLIAMS OCEANIDE SW 6496 (BLUE COLOR)
⬡	WALL FINISH COLOR SHEPWIN WILLIAMS PRICE WHITE SW 6298 (OFF WHITE COLOR)
⬡	STOREFRONT CLEAR ANNOXIZED ALUMINUM(SILVER COLOR)
⬡	ROOF FINISH MATERIAL SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
⬡	AWNING SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
⬡	CMU BLOCK UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
⬡	AWNING FABRIC SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)



REVISION
 REV DATE BY
 PROJECT TITLE
 McMAHON MARKETPLACE
 S.E.C. OF LINER AND McMAHON BLVD
 DATE
 10/10/06
 SCALE
 1/8"=1'



1 NORTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

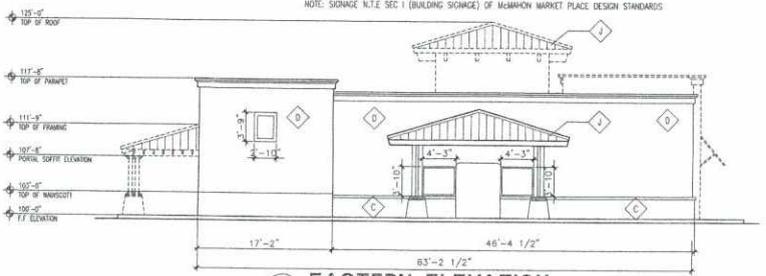


2 SOUTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



3 EASTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



4 WESTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BRICKT BICE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS MOOL SEAM SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED COAT SW 4341 (FLORA-COTIA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS SONTAL SW 7016 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	WALL FINISH COLOR	SHERWIN WILLIAMS MISC METAL (OFF WHITE COLOR)
J	STOREFRONT	CLEAR ANNOXIDIZED ALUMINUM (SILVER COLOR)
K	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
L	ANNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER ANNING FRAME
M	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
N	ANNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 ANNING FABRIC (DARK GREEN)

REV	DATE	BY	REVISION

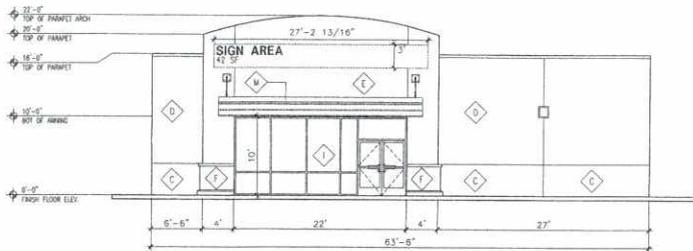
PROJECT TITLE
McMAHON MARKETPLACE
 S.E.C. OF LINSEY AND McMAHON BLDG

GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.

DATE:
 10/10/0

SCALE:
 1/8"=1'-1"



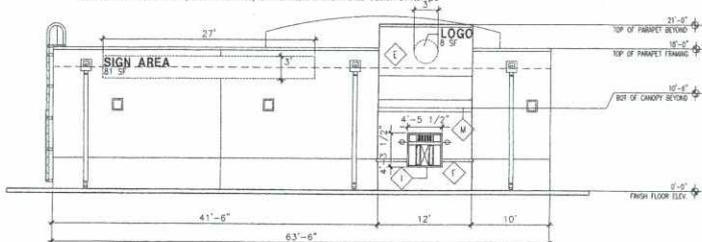


1 RESTAURANT SOUTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

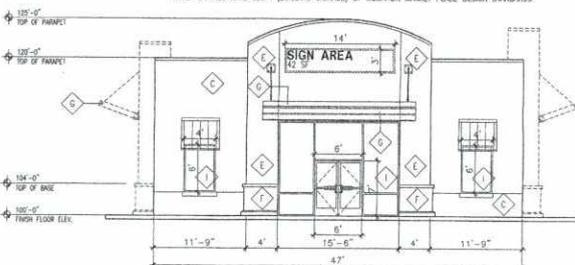


3 RESTAURANT NORTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

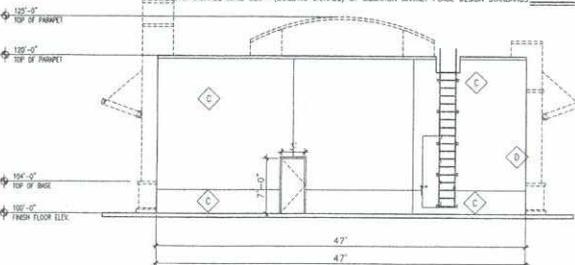


5 FASTFOOD FRONT ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

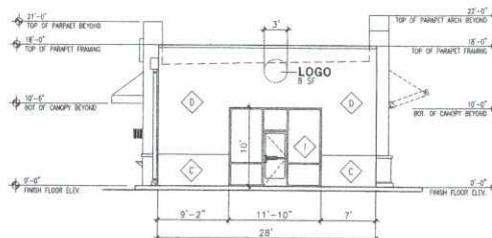


7 FAST FOOD REAR ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

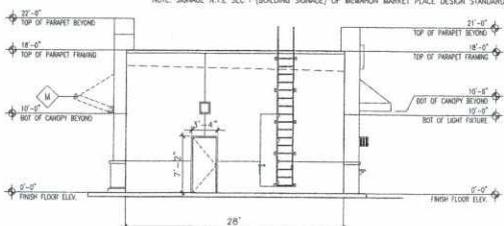


2 RESTAURANT WESTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

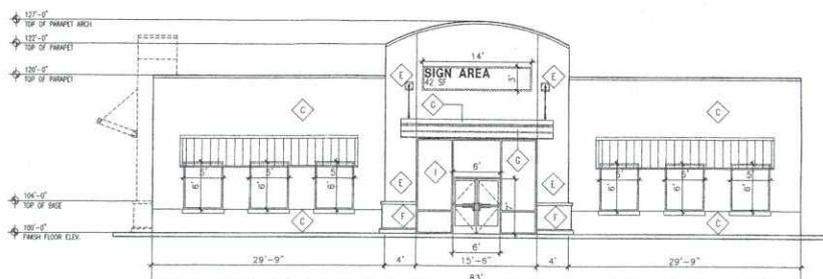


4 RESTAURANT EASTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

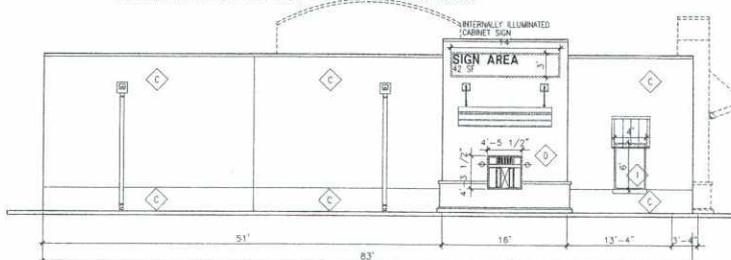


6 FAST FOOD FRONT ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



8 FAST FOOD DRIVE THRU ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BRICE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COSTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DONATEL SW 7016 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR	SHERWIN WILLIAMS PACER WHITE SW 6088 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNOZED ALUMINUM (SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	RAMBRELLA HEMLOCK TWEEED #4805 AWNING FABRIC (DARK GREEN)



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

REVISION

BY

DATE

REV

/A

PROJECT TITLE
McMAHON MARKETPLACE
 C.F.P. OF UNINC AND MUNICIPAL DIST.

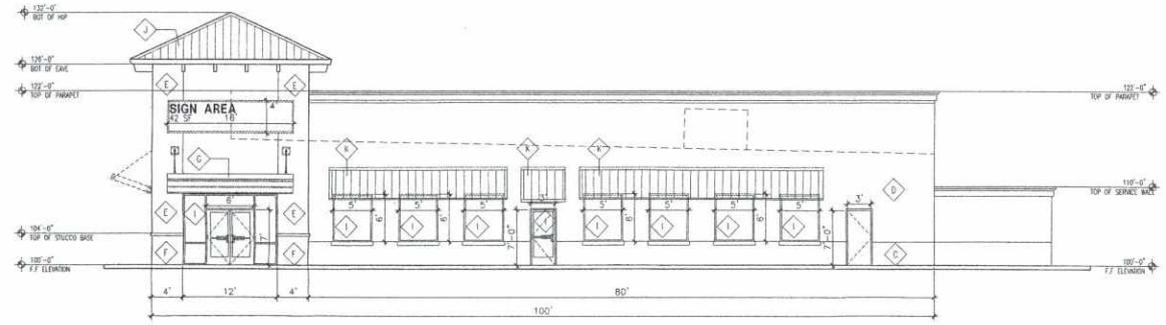
DATE:
 10/10/

SCALE:
 1/8"=1'



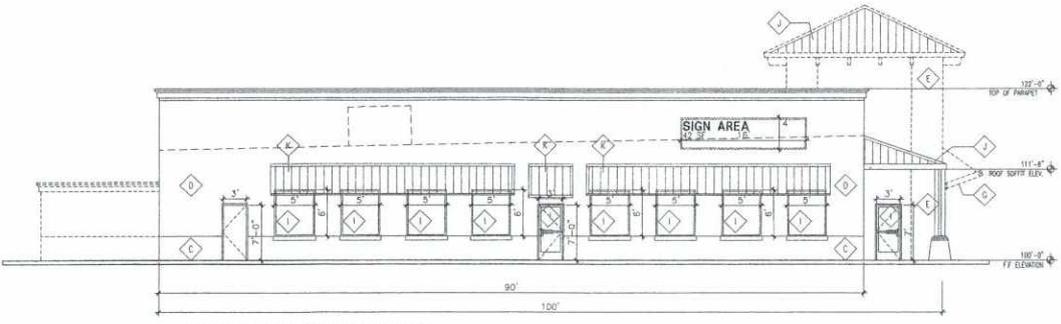
1 NORTHERN ELEVATION

Scale: 1/8"=1'
 5 0 2.5 5 10 20
 1/8" = 1'
 NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF MCMAHON MARKET PLACE DESIGN STANDARDS



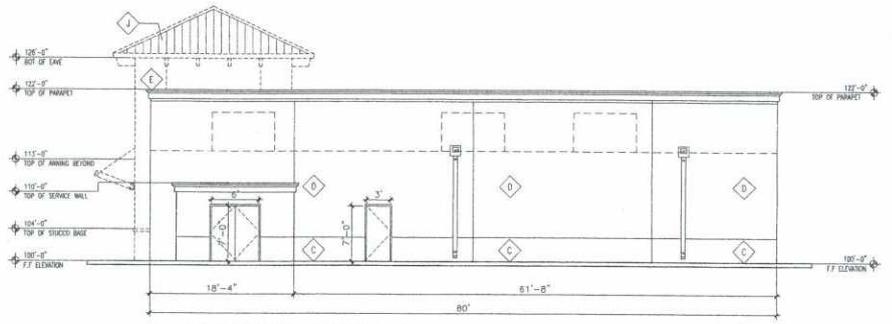
2 WESTERN ELEVATION

Scale: 1/8"=1'
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 1/8" = 1'
 NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF MCMAHON MARKET PLACE DESIGN STANDARDS



4 EASTERN ELEVATION

Scale: 1/8"=1'
 5 0 2.5 5 10 20
 1/8" = 1'
 NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF MCMAHON MARKET PLACE DESIGN STANDARDS



3 SOUTHERN ELEVATION

Scale: 1/8"=1'
 5 0 2.5 5 10 20
 1/8" = 1'
 NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF MCMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule	
A	WALL FINISH COLOR: BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR: BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR: SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR: SHERWIN WILLIAMS WOOL SUEDE SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR: SHERWIN WILLIAMS RED CLAY SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR: SHERWIN WILLIAMS DOYETAL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR: SHERWIN WILLIAMS OCCASION SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR: SHERWIN WILLIAMS FACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT: CLEAR ANODIZED ALUMINUM (SILVER COLOR)
J	ROOF FINISH MATERIAL: SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING: SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK: UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC: SUNBELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

5 0 2.5 5 10 20
 1/8" = 1'

REVISION
 REV DATE BY
 PROJECT TITLE: MCMAHON MARKETPLACE
 DATE: 10/10
 SCALE: 1/8" = 1'



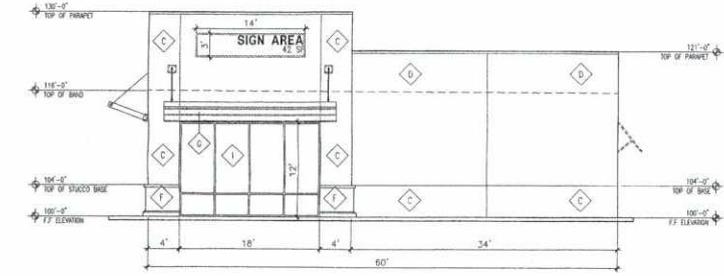
1 SHOPS WESTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule	
A	WALL FINISH COLOR: BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR: BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR: SHERWIN WILLIAMS BASKET WEAVE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR: SHERWIN WILLIAMS WOOL SKEN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR: SHERWIN WILLIAMS DOYERNA SW 2018 (GREY COLOR)
F	WALL FINISH COLOR: SHERWIN WILLIAMS RED CLAY SW 6341 (TERRA-COTTA RED)
G	WALL FINISH COLOR: SHERWIN WILLIAMS OCEANSIDE SW 1449S (BLUE COLOR)
H	WALL FINISH COLOR: SHERWIN WILLIAMS PACES WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT: CLEAR ANODIZED ALUMINUM (SILVER COLOR)
J	ROOF FINISH MATERIAL: SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING: SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK: UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN (DARK GREEN)
M	AWNING FABRIC: SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

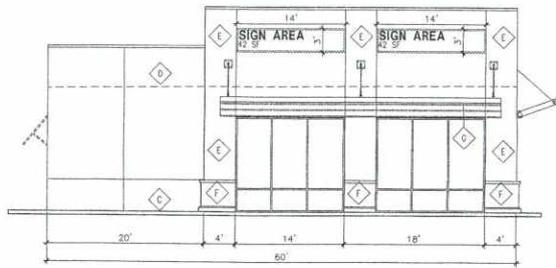


2 SHOPS SOUTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

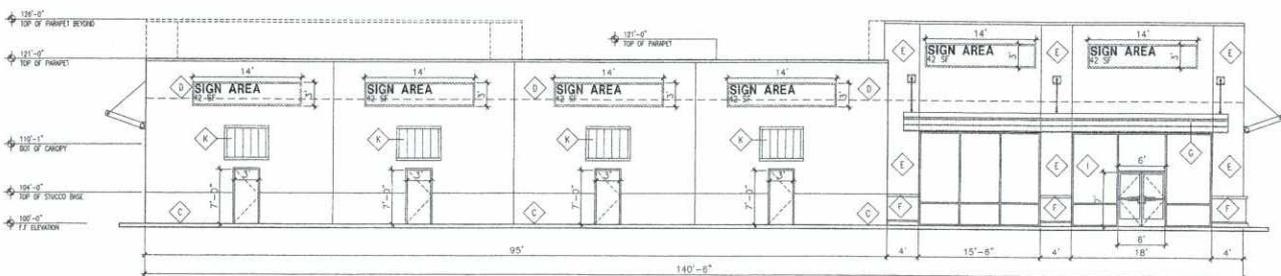


3 SHOPS NORTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



4 SHOPS EASTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



REVISION
 BY
 DATE
 PROJECT TITLE
McMAHON MARKETPLACE
 C.E.P. / C.P. / MARCH AND WASHINGTON PLAZA
 DATE
 10/10/10
 SCALE
 1/8"=1'

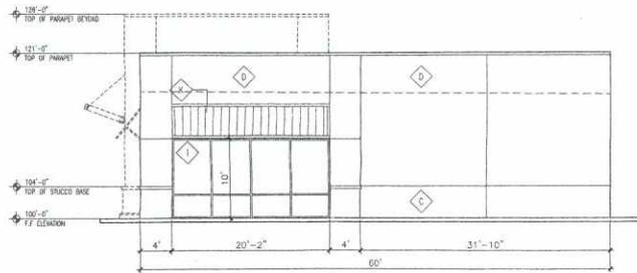


1 SHOPS 1 NORTHERN ELEVATION

Scale: 1/8"=1'



1/8" = 1'
NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

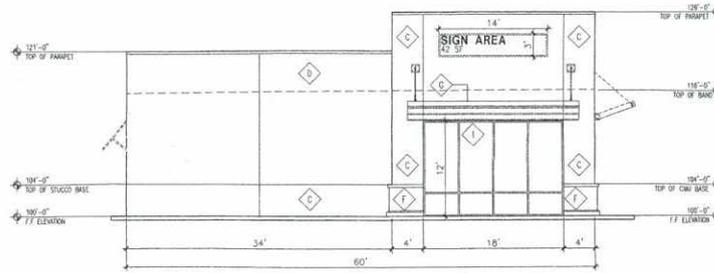


2 SHOPS 1 WESTERN ELEVATION

Scale: 1/8"=1'



1/8" = 1'
NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

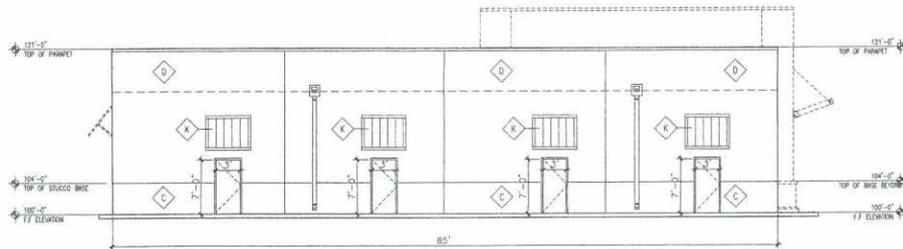


3 SHOPS 1 EASTERN ELEVATION

Scale: 1/8"=1'



1/8" = 1'
NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



4 SHOPS 1 SOUTHERN ELEVATION

Scale: 1/8"=1'



1/8" = 1'
NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOD SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED COAT SW 6141 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS SPECTRAL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR	SHERWIN WILLIAMS PACED WHITE SW 6096 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNOXIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4805 AWNING FABRIC (DARK GREEN)



REVISION

REV. DATE BY

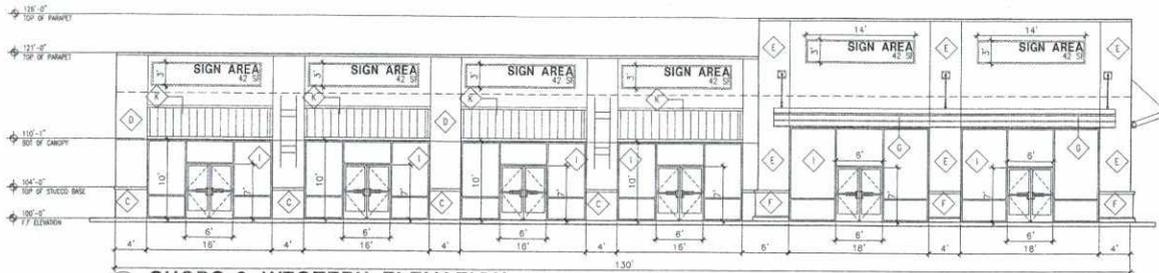
PROJECT TITLE
McMAHON MARKETPLACE

DATE:

10/10

SCALE:

1/8"=1'

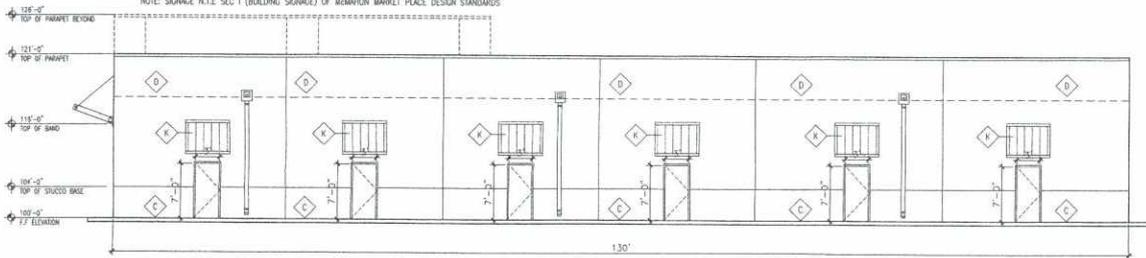


1 SHOPS-3 WESTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



3 SHOPS-3 EASTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

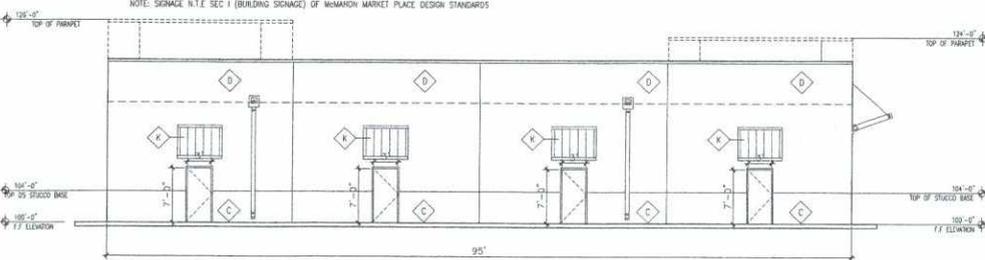


4 SHOPS-2 NORTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



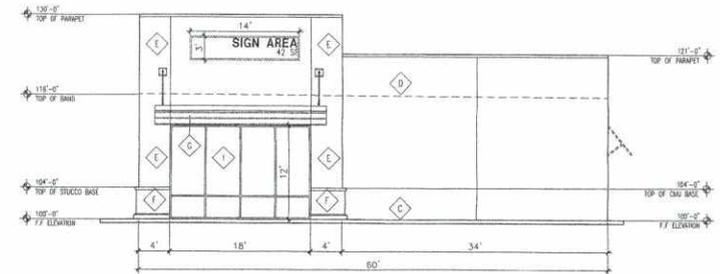
6 SHOPS-2 SOUTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule	
A	WALL FINISH COLOR: BENJAMIN MOORE #1832 (DARK TAN)
B	WALL FINISH COLOR: BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR: BAKERLY BECKE SW #143 (TAN COLOR)
D	WALL FINISH COLOR: SHERWIN WILLIAMS WOOD SKEN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR: SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR: SHERWIN WILLIAMS DOCTAL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR: SHERWIN WILLIAMS OCTANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR: SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT: CLEAR ANNOXIDIZED ALUMINUM (SILVER COLOR)
J	ROOF FINISH MATERIAL: SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING: SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK: UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1832 BROWN
M	AWNING FABRIC: UMBRELLA HEMLOCK TWEED #4505 AWNING FABRIC (DARK GREEN)

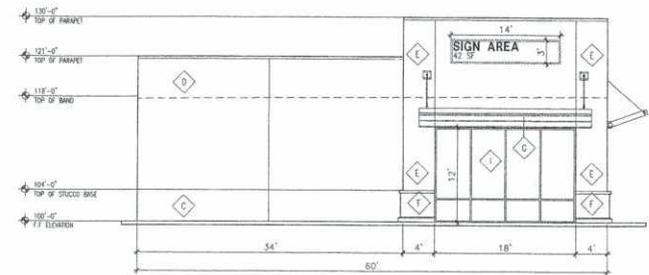


2 SHOPS-3 SOUTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



5 SHOPS-2 EASTERN ELEVATION

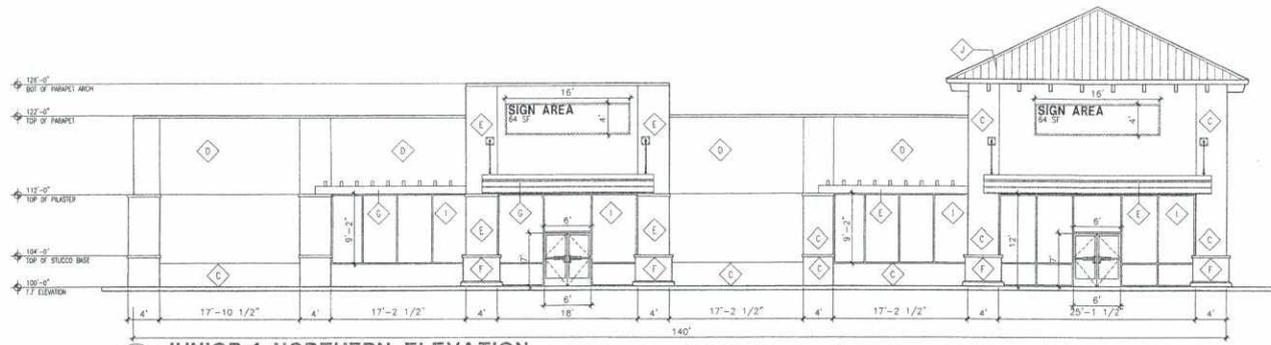
Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



PROJECT TITLE: McMAHON MARKETPLACE
 C.E.P. DE JACQUES AND McMAHON BLDG.
 DATE: 10/10/
 SCALE: 1/8"=1'
 REVISION: []
 DATE: []
 BY: []
 REV: []

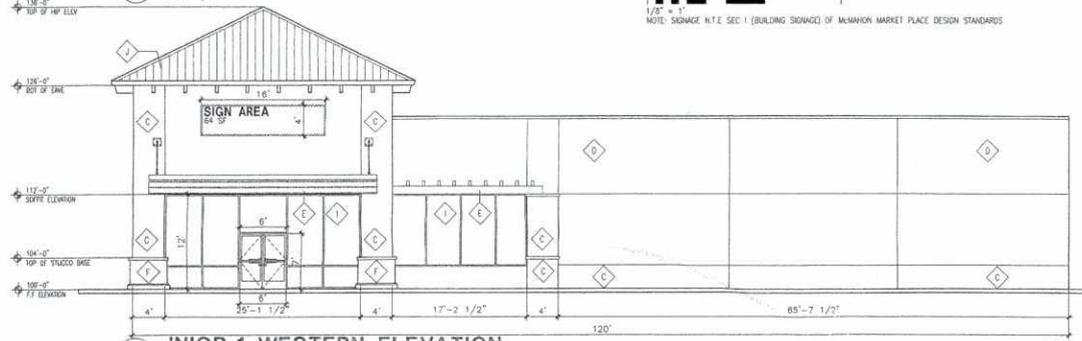


1 JUNIOR-1 NORTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC. 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

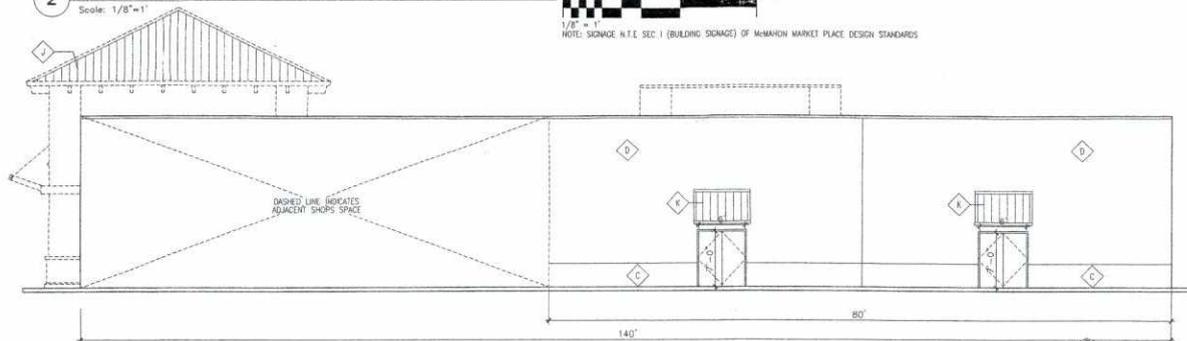


2 JUNIOR-1 WESTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC. 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

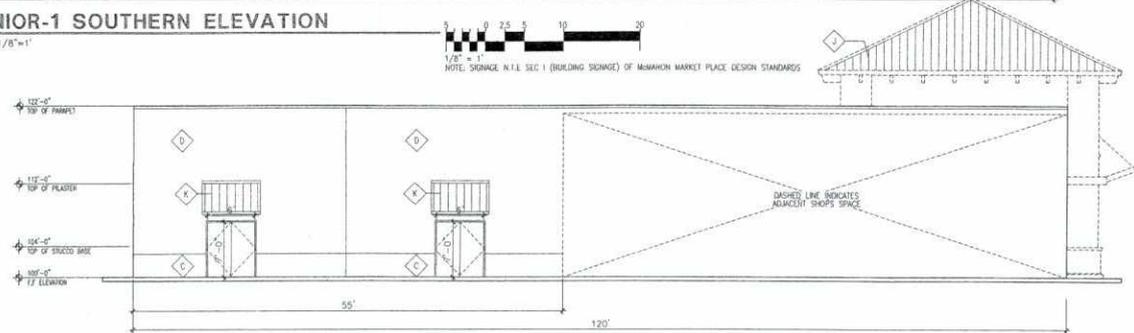


3 JUNIOR-1 SOUTHERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC. 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



4 JUNIOR-1 EASTERN ELEVATION

Scale: 1/8"=1'



NOTE: SIGNAGE N.T.E. SEC. 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule	
⬢ A	WALL FINISH COLOR: BENJAMIN MOORE #1032 (DARK TAN)
⬢ B	WALL FINISH COLOR: BENJAMIN MOORE #951 (LIGHT TAN)
⬢ C	WALL FINISH COLOR: SHERWIN WILLIAMS BUCKET BEIGE SW #1143 (TAN COLOR)
⬢ D	WALL FINISH COLOR: SHERWIN WILLIAMS WOOD SIKEN SW #1448 (LIGHT TAN COLOR)
⬢ E	WALL FINISH COLOR: SHERWIN WILLIAMS RED COAT SW #241 (TERRA-COTTA RED)
⬢ F	WALL FINISH COLOR: SHERWIN WILLIAMS GENERAL SW #018 (GREY COLOR)
⬢ G	WALL FINISH COLOR: SHERWIN WILLIAMS OCEANIDE SW #496 (BLUE COLOR)
⬢ H	WALL FINISH COLOR: SHERWIN WILLIAMS FACES WHITE SW #008 (OFF WHITE COLOR)
⬢ I	STOREFRONT: CLEAR ANODIZED ALUMINUM (SILVER COLOR)
⬢ J	ROOF FINISH MATERIAL: SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
⬢ K	AWNING: SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER FINING FRAME
⬢ L	CMU BLOCK: UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
⬢ M	AWNING FABRIC: SUNBRELLA HEMLOCK TWEED #405 AWNING FABRIC (DARK GREEN)

PROJECT TITLE: **McMAHON MARKETPLACE**
 S.C.F. OF ILLINOIS AND McMAHON BLDG.
 REVISION: _____
 DATE: 10/10/____
 SCALE: 1/8"=1'