Environmental Planning Commission

Agenda Number: 04
Project Number: 1001440
Case Number: 17EPC- 40053
Hearing Date: November 9, 2017

Staff Report

Agent	Tierra West, LLC
Applicant	Palo Alto Inc.
Request	**Site Development Plan for Building Permit**
Legal Description	All or a portion of Tract D-3A, Coors Central North
Location	Northeast corner of Coors Blvd. NW and Avalon Rd. NW
Size	0.6 acre
Existing Zoning	SU-1 for Planned Industrial Park (IP)
Proposed Zoning	N/A

Staff Recommendation

APPROVAL of Project # 1001440 Case # 17EPC-40053 based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner
Cheryl Somerfeldt

Summary of Analysis

This is a request for a Site Development Plan for Building Permit for Tract D-3A, an approximately 0.6-acre site, located on Coors Boulevard NW to the northwest of the Avalon Road NW intersection zoned SU-1 for Planned Industrial Park (IP uses).

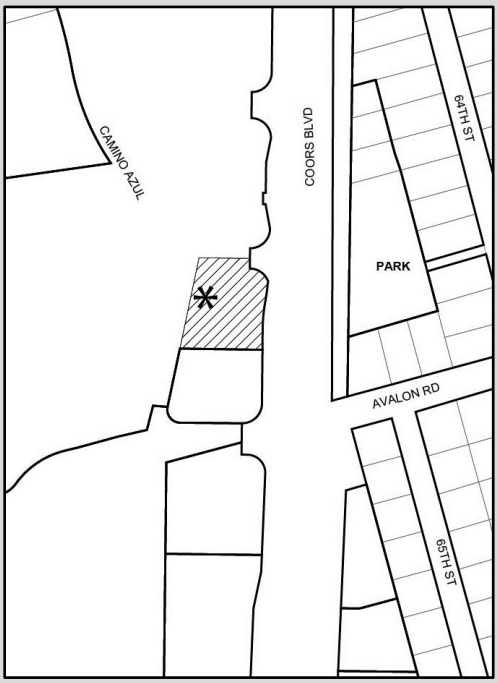
The request is to construct a 1 story 3,082 square foot commercial building intended for two separate restaurant tenants. The northern space is planned for a Pizza Hut carry-out only, and a drive-up service window is being requested for the southern unassigned space. A Conditional Use Permit for the drive-up service window and a Variance for the landscape buffer requirement are being requested from the Zoning Hearing Examiner (ZHE).

The subject site is designated as an Area of Change within the Comprehensive Plan; is within the Atrisco Park Community of the Westside Strategic Plan; is within the Coors Corridor Plan boundary; and is governed by the Atrisco Business Park Master Development Plan.

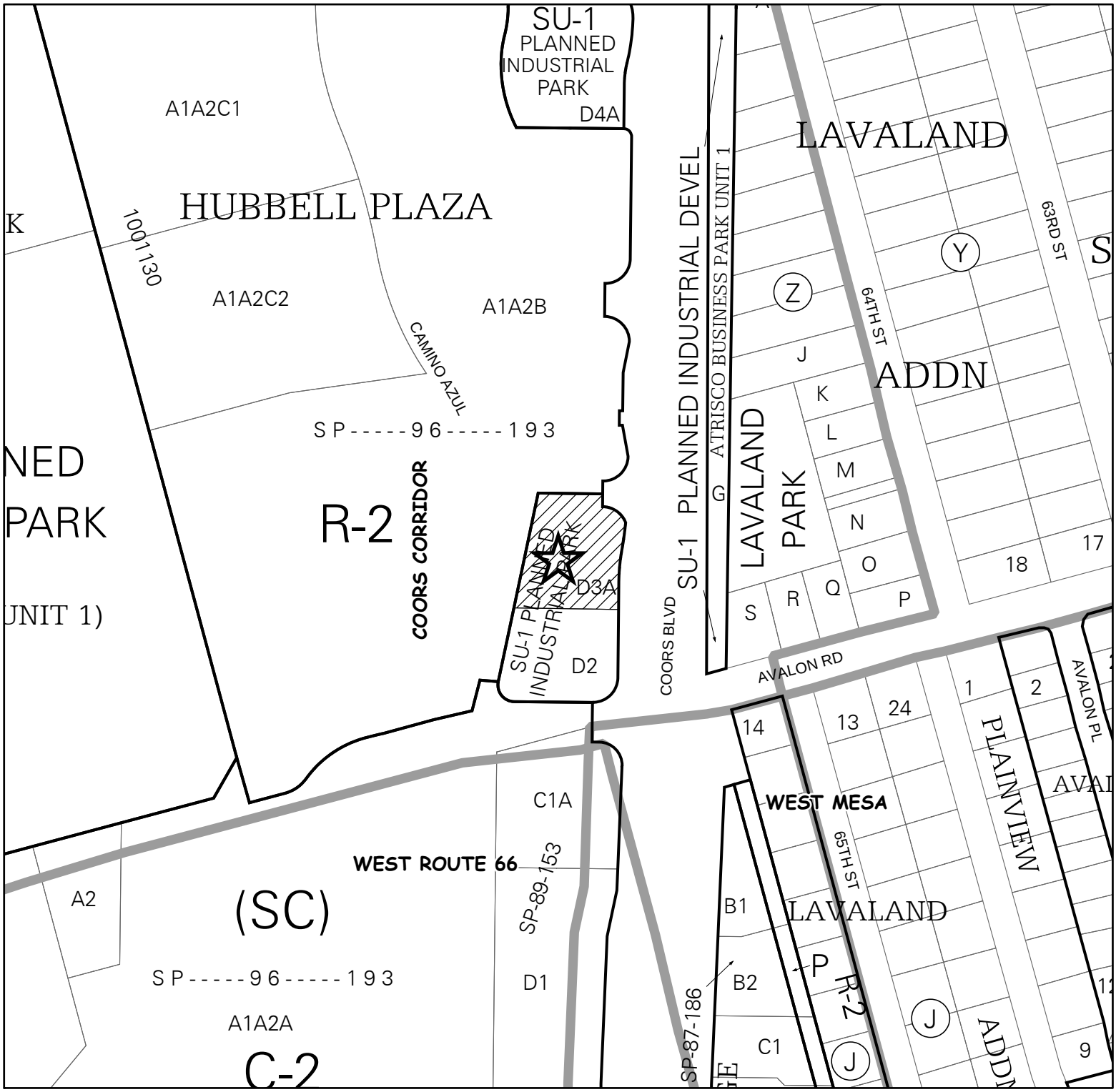
The applicant notified the Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site as required. A facilitated meeting was not requested nor held, and staff has not received comments in support or opposition.

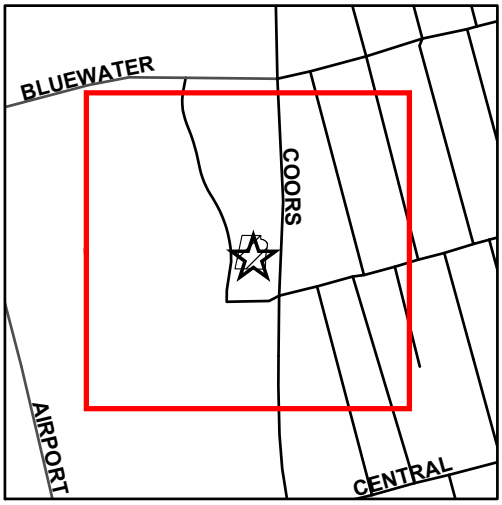
Staff recommends approval based on the findings and conditions outlined in this staff report.

Map



60TH ST
61ST ST
61ST ST
62ND ST
63RD ST
64TH ST
COORS BLVD
CAMINO AZUL
Subject
Site
AVALON RD
WESTCOURT PL
AVALON PL
63RD ST
64TH ST
65TH ST
AIRPORT DR
64TH ST
LUCCA AV
65TH ST
MERLIDA S
CENTRAL AV



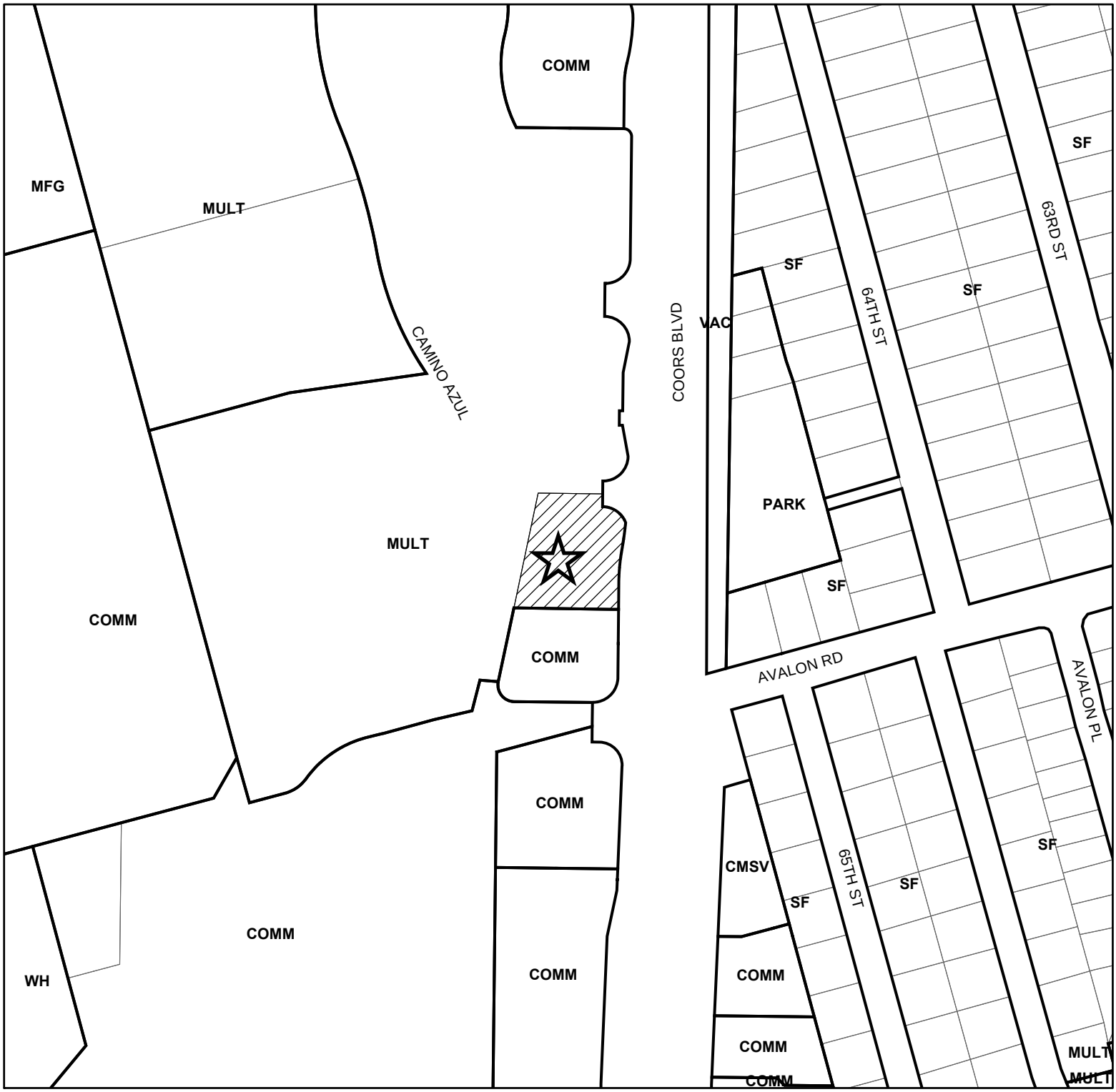


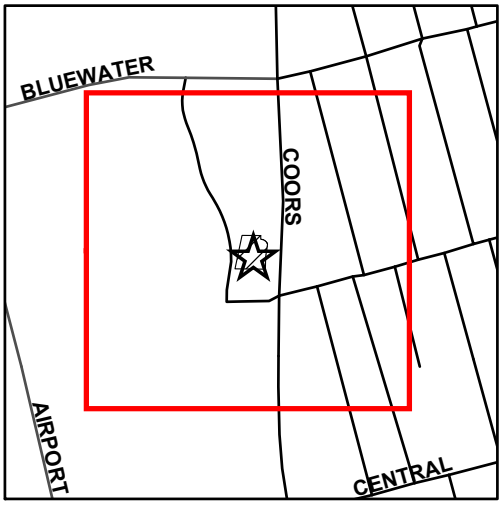
ZONING MAP

Note: Grey shading indicates County.

1 inch = 208 feet

Project Number:
1001440
Hearing Date:
11/9/2017
Zone Map Page: K-10
Application Case Numbers:
17EPC-40053





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 = 208 feet

Project Number: 1001440
Hearing Date: 11/9/2017
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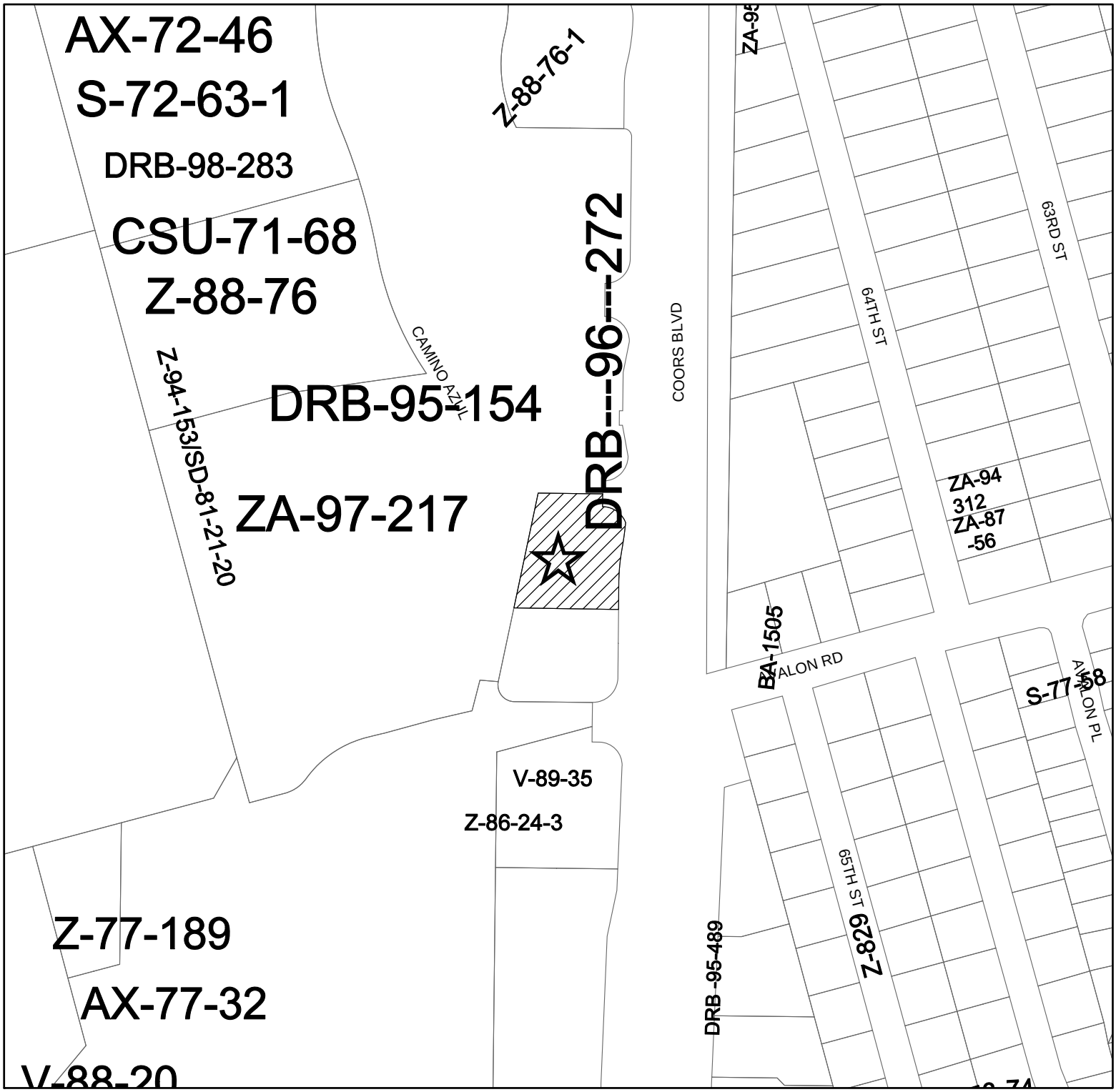

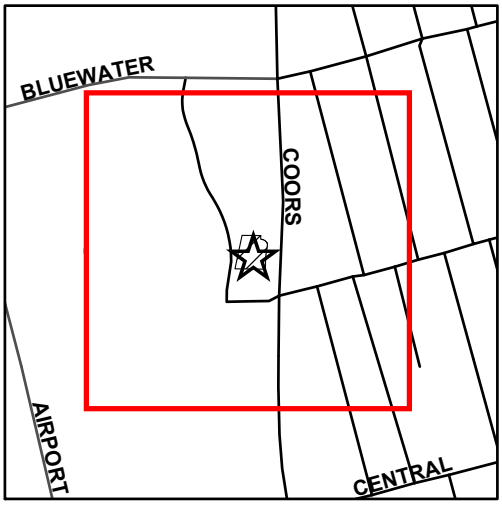

HISTORY MAP

Note: Grey shading indicates County.

1 inch = 208 feet

Project Number: 1001440
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Zone Map Page: K-10
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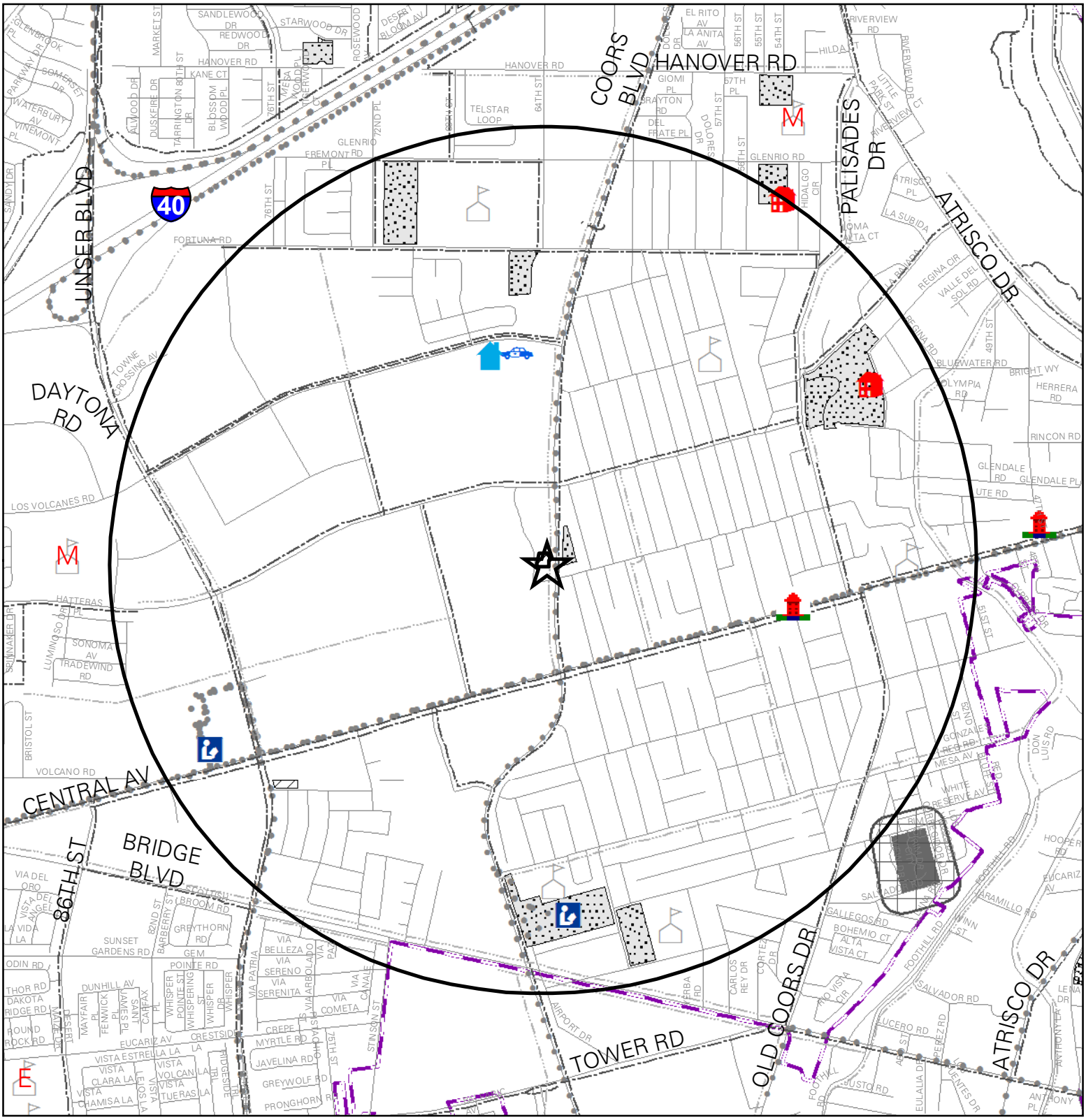

Public Facilities Map with One-Mile Buffer

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

Project Number: 1001440

0 0.5 1 Miles

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	SU-1 for Planned Industrial Park	Area of Change	Vacant
North	R-2	Area of Change	Multi-Family
South	SU-1 for Planned Industrial Park	Area of Change	Commercial Retail
East	R-1 (Lavaland Park)	Area of Consistency	Parks / Recreation
West	R-2	Area of Change	Multi-Family

Proposal

This is a request for a Site Development Plan for Building Permit for Tract D-3A, an approximately 0.6 acre vacant property (subject site), located on the northwest corner of Coors Boulevard NW and Avalon Road NW north of Central Avenue NW and south of Bluewater Road NW. The proposed single-story 3,082 square foot building will consist of two tenant spaces. A Pizza Hut with delivery/carry-out only service is proposed for the northern space, and a future commercial user that can utilize drive-up lane and service window is proposed for the southern space.

The vacant parcel is zoned SU-I for Planned Industrial Park which requires a Conditional Use Permit for the requested drive-up service window proposed for the southern façade. The applicant is also requesting a Variance from the Atrisco Business Park Master Plan requirement for the 20-foot landscape buffer between the subject industrial zone and the adjacent residential zone to the north and west of the subject site. The Zoning Hearing Examiner (ZHE) will consider the requests for the Conditional Use Permit and Variance at a hearing scheduled for November 21, 2017.

This site falls within an Area of Change designated by the Comprehensive Plan, within the Atrisco Park Community of the West Side Strategic Plan, within the Coors Corridor Plan boundaries, and within the Atrisco Business Park Master Plan boundaries, and therefore must comply with the policies and design standards within these applicable plans.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the IP Industrial Park Zone General Requirements (Zoning Code 14-16-2-19 (H) (2)) call for an accompanying Master Development Plan. The Atrisco Business Park Master Plan governs this area. The EPC has decision-making authority for Site Development Plans for Building Permit under an approved Master Development Plan by the same approval process as SU-1 zones pursuant to Zoning Code Section 14-16-2-22(A)(1) of SU-1 Special Use Zones.

The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4-(A)(2) Appeal. This is a quasi-judicial matter.

History/Background

In April of 1984, the EPC established a clarification of zoning for SU-1 for Industrial Park for all of the Atrisco Business Park (Z-84-47) and in April of 1987, a certification of zoning was issued for the SU-I Planned Industrial Park zoning for the area. In November of 1984, the EPC approved a Site Development Plan for apartments in the Atrisco Business Park area (Z-84-47-1).

The Atrisco Business Park Master Plan was approved by the EPC in October of 1992 and amended in 1997 and 2012. The EPC voted to approve Site Development Plans for tracts within the Atrisco Business Park Master Plan boundaries in September of 1988 (Z-88-76), July of 1990 (Z-90-78), and May of 1991 (Z-88-76-1).

In December of 1994, the EPC approved Z-94-153, an amendment to the Atrisco Business Park Master Plan, an Amendment to the Coors Corridor Plan and a Zone Map Amendment to R-2, Lot D-1 A (Z-94-153/SPR-81-21-20), to allow the existing Bluewater apartment complex which is to the north and west of the subject site.

In October of 2001, the EPC approved a Site Plan for Building Permit for the subject site for a 3600 square foot vehicle maintenance commercial service building, however this was never constructed.

Context

The project site is located in the southwest quadrant of the City of Albuquerque metropolitan area; on the west side of Coors Boulevard NW north of the intersection with Central Avenue SW and south of the intersection with Bluewater Road NW. The site is bounded by Coors Boulevard NW to the east, Camino Azul NW to the west, Bluewater Village Apartments to the north, and a Twisters restaurant with adrive-up service window to the south. The subject site fronts Coors Boulevard although there is no access point in the front. Across the street to the east is Lavaland Park, and farther to the east is an established single-family development. Farther to the south of the Twisters is a shopping center site at the intersection of Coors Boulevard NW and Central Avenue SW. Farther to the west are warehouse and industrial uses.

Transportation System

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

The LRRS designates Coors Boulevard NW as a Regional Principal Arterial.

The LRRS designates Central Avenue as a Community Principal Arterial.

The LRRS designates Bluewater Road NW as a Major Collector.

The LRRS designates Airport Drive NW as a Major Collector.

A trip generation analysis was completed for the intended use of this tract and showed little or no significant impact to require any further traffic study.

Comprehensive Plan Corridor Designation

Coors Boulevard NW is designated a Major Transit Corridor by the Comprehensive Plan, a Regional Principle Arterial by the LRTS, and a Priority Route by the 2040 MTP. Central Avenue SW is designated a Premium Transit Corridor by the Comprehensive Plan, a Community Principal Arterial by the LRTS, and a Priority Route by the 2040 MTP. The Comprehensive Plan describes both Major Transit Corridors and Premium Transit Corridors as prioritizing key corridors for the highest level of public investment in high-quality, high-capacity transit service; prioritizing high-frequency transit in corridors consistent with regional transportation plans; and updating designations consistent with the Mid-Region Council of Governments Metropolitan Transportation Plan.

Trails/Bikeways

Coors Boulevard NW is shown to have a Proposed Bicycle Lane. To the north of the adjacent Bluewater Apartment complex, Bluewater Road NW is an Existing Bicycle Route to the east and an Existing Bicycle Lane to the west. Central Avenue West is designated as U.S. Bicycle Route 66. To the west of the subject site, Airport Drive NW is an Existing Bicycle Route.

Transit

Fixed Route 155 runs the length of Coors between the Northwest Transit Center and the Walmart at Rio Bravo and Coors. A stop pair for Route 155 is north of Camino Azul. The southbound shelter is in an easement directly in front of and adjacent to the subject property.

Public Facilities/Community Services

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

III. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU-1 for Planned Industrial Park (IP), which requires EPC approval for Site Development Plans. A drive-up service window is a conditional use in this zone since the IP zone references the M-1 zone for retail uses. The applicant is pursuing a Conditional Use Permit for a drive-up service window with the Zoning Hearing Examiner (ZHE) concurrent with this application to be heard on November 21, 2017.

The subject site is also governed by the Atrisco Business Park Master Plan Development Standards which is similar to Site Plan for Subdivision Design Standards. The applicant is also requesting a Variance from the ZHE from the landscape buffer required between industrial and residential zones in the Atrisco Business Park Master Plan.

Definitions (if applicable)

MASTER DEVELOPMENT PLAN: A plan meeting the requirements for a site development plan for subdivision; showing general building and parking locations; and specifying design requirements for buildings, landscaping, lighting, and signage.

Albuquerque / Bernalillo County Comprehensive Plan (Rank I)

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

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request <u>furthers</u> Policy 5.1.2 because the request would result in development of two fast-food restaurants in a Major Transit Corridor that meet applicable regulations including those in the Zoning Code and the Atrisco Business Park Master Plan Development Standards; and therefore appropriate in scale and density for the area and providing additional local services.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request <u>furthers</u> Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.

Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Policy 5.6.2 because the growth resulting from the request would be near the Central/Unser Community Activity Center and adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Camino Azul NW.

Westside Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters.

The subject site is located in the Atrisco Park community, which consists of the triangular wedge of land located between I-40 and Central Avenue, west of Coors Boulevard. The Atrisco Park community contains 1700 acres of land, and includes the approximately 400 acre Atrisco Business Park, which is designated a Regional Employment Center in the WSSP. The Atrisco Business Park is identified in the plan as one of the three major employment areas on the West Side and as a key strategic element in the future development of the West Side. The southwest corner of the Central and Coors intersection, which is south of the subject site, is designated a Community Activity Center.

Policy 3.33: It is appropriate for new development, both residential and nonresidential, to occur in this (Atrisco Park) Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be encouraged. (p.68)

The request furthers WSSP Policy 3.33 because the subject site is located within the Atrisco Park Community and is therefore an appropriate location for growth and an efficient location for receiving City services.

Policy 3.38: Expansion of commercial services and public services, especially in the vicinity of the Coors Boulevard and the Central Avenue intersection, should be encouraged. (p.69)

The request furthers WSSP Policy 3.38 because the proposed building would be located in the vicinity of the Coors Boulevard and Central Avenue intersection – in the northwest quadrant - and will therefore provide additional services to local residents and employers.

Coors Corridor Plan Sector Plan (Rank III)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003.

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 1. The following CCSDP policies and regulations apply:

Issue 1 Traffic Movement/ Access and Roadway Design:
Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p.36)

The request furthers Issue 1 Policy 6 because the public right-of-way on Coors shall be planted with street trees and drought tolerant shrubs.

Issue 3 Land Use and Intensity of Development:
Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. (p. 79)

The request furthers Issue 3 Policy 5 because the request is to develop a vacant property on Coors Boulevard NW therefore increasing the density which is more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

Issue 4b Site Planning and Architecture:
Policy 5B Off-Street Parking Landscaping; Design regulation 1: Landscaping "in" and "around" the paved area. A minimum of 20% of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than 5 ft. in width. (p. 94)

The request complies with Issue 4b Policy 5B Design regulation 1 because the proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the requirement.

Issue 4b Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

The request furthers Issue 4b Policy 7 because separate pedestrian connections from the sidewalk along Coors Boulevard NW to the building are proposed.

Issue 4b Policy 10 Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor. Design Guideline 3: "Trade-Mark" type buildings are discouraged (p. 100).

The request complies with Issue 4b Policy 10A Design Guidelines because the proposed building is a not a franchise design. The proposed colors are compatible with the natural and built visual environment.

Issue 4b Policy 3 New Development: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard. (p.90)

The request furthers Issue 4b Policy 3 because the front street yard along Coors Boulevard NW will be landscaped.

Issue 4b Policy 5 Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping. (p.94)

The proposal does not further Issue 4b Policy 5 because the off-street parking is not located to the rear of the site. The street frontage is devoted to parking and not the building.

Issue 4b Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p.96)

The proposal furthers Issue 4b Policy 7 because separate pedestrian and vehicular access is provided. The pedestrian access from Coors Boulevard NW crosses the parking lot with specialty pavement and is therefore emphasized and does not utilize the driveway.

Atrisco Business Park Master Development Plan

The Atrisco Business Park Master Development Plan was approved by the City of Albuquerque EPC in October of 1992 and amended in 1997 and 2012. The Plan generally encompasses properties between Coors Boulevard NW on the east, Avalon Road NW on the south, Unser Boulevard NW on the west, and Fortuna Road NW on the north (specific boundaries are shown on sheet 1 of 10 in the Plan (see attached)). The main purpose of this Master Plan is to specify design requirements for buildings, landscaping, lighting, and signage within the plan boundaries.

The Atrisco Business Park Master Plan states that a 20-foot landscape buffer will be required for any properties zoned industrial that abuts a residential-zoned property. The subject site borders a residential-zone on the west and north sides. The applicant is requesting a Variance to this requirement through the ZHE process, and justifies it due to the existing drainage ponds to the north and west, which already buffer the existing properties. The applicant suggests that the landscape screening intended by the Atrisco Business Park Master Plan is provided by the existing wide distances of landscaping and roadway between the apartments and the subject site, and therefore the 20-foot landscape buffer should not be required.

Staff has reviewed the request against the remaining Atrisco Business Park Master Plan Development Standards, and the proposal is in general compliance.

IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The request is for a Site Development Plan for Building Permit of Tract D-3A to construct a 3,082 square foot commercial facility with two restaurant spaces. The northern portion is planned to hold a Pizza Hut carry-out, and the southern portion is planned for an unnamed tenant with a drive-up service window on the southern façade. The building and site plan are in compliance with applicable plans and policies outlined above.

Section 14-16-3-11(B) of the Zoning Code states, "…Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

Site Plan Layout / Configuration

The subject site is located just north of the Twisters restaurant, which also has a drive-up service window, at the northwest corner of Coors Boulevard NW and Avalon Road NW and just south of the Bluewater Village Apartments. The proposed building is rectangular, oriented north-south, with two adjacent tenants. The front elevation faces Coors Boulevard NW and the back elevation faces Camino Azul NW from which the site will be accessed and the dumpster is located near the entrance to the site. Vehicle parking is located in front of the building facing Coors. The layout could possibly be improved by moving the park to either behind and/or adjacent to the building.

The proposed one-story building with a height of 19.5-feet is well within the established height limits. The underlying IP zone 14-16-2-19 (C) limits structure height to fall within the 45d angle plane drawn along each boundary of the premise and the proposed building complies. The IP zone requires a front-yard setback of 20-feet, a side-yard setback of 10-feet, and a rear-yard setback of 10 feet, and the proposed building complies.

Public Outdoor Space

Public Outdoor Space is not required and not provided for this project.

Vehicular Access, Circulation and Parking

Access to the site will be provided at the southwest corner of the subject site off of Camino Azul NW behind the building. There will be no access from Coors Boulevard NW.

Beginning from the entrance, the drive-up service window lane is proposed to wrap around the east, north, and west sides of the building and end at a service window on the south façade from where vehicles will exit into the Twisters property to the south. Twisters has agreed to a Shared Access Agreement which will allow a one-way exit through the Twisters parking lot back to Camino Azul NW. A trip generation analysis was completed for the intended use of this tract and showed little or no significant impact to require any further traffic study.

Parking for the subject site will be located along the east and south property lines and meets the required amount with one space per 200 square feet of building area since seating has not been determined (per Zoning Code 14-16-3-1 (A) (21)), which equates to the provided 16 spaces. The proposed Site Plan also has the required amount of accessible, bicycle, and motorcycle spaces per the Zoning Code.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access will be from the Coors Boulevard sidewalk and will be graded and designed to meet ADA standards. There is a transit shelter immediately in front of the site on Coors Boulevard NW. Bicycle access will be from Coors Boulevard which has a proposed bicycle lane or the drive aisle off of Camino Azul NW.

Walls/Fences

The site is currently undeveloped with the exception of retaining walls holding the subject site up to a similar elevation as Coors Boulevard NW. The wall borders the north and west property lines and varies in height from 0-feet to approximately 3-feet on the west side.

The Zoning Code section 14-16-3-10 (E) (8) (c) requires a 6-foot high opaque wall or fence to visually screen a residential zone from a vehicular circulation area, therefore, the project is proposing an opaque fence to top the retaining wall to bring the height to 6-feet on the north and west property lines. The fence will consist of HOPE Plastic Lumber Pickets to match the tan color and the wood paneling finish of the building.

Lighting and Security

Parking lot lights will be 27’-6” tall which is within the range of 20 to 30 feet required by the Atrisco Business Park Master Plan.

Landscaping

The Atrisco Business Park Master Plan requires a 20-foot landscape buffer for properties zoned IP that abut a residential zone. The subject site is abutted by residential-zoned property (The Bluewater Village Apartments) on the west and north sides. The applicant is requesting a variance from this 20-foot requirement with a concurrent ZHE application, which justifies the request due to the existing separation created by the size of the drainage ponds east and west of the site. The subject site will have the required 15-foot landscape setback requirement from the Coors Boulevard right-of-way in the Coors Corridor Plan.

Per 14-16-3-10 (E) (8) (b) The buffer landscape bordering residential uses (on the north and west property lines) should also be planted with trees spaced at 75% of the mature canopy diameter of the trees, and the Landscape Plan complies. According to the Atrisco Business Park Master Plan, Screening/Walls and Fences (page 4 of 10), parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming; and such screening shall have a minimum height of 4 feet. Staff suggests that shrubs be moved from the western landscape strip to the eastern landscape

strip bordering Coors Boulevard where they will be more visible to the public and to meet the required 4-foot screening of parking areas.

Per 14-16-3-10 (F) (1) (b) No parking space may be more than 100-feet from a tree trunk, therefore, at least one tree planted in the southern landscape strip.

Grading, Drainage, Utility Plans

Existing retaining walls border the west and north property lines and vary in height from approximately 3-feet on the west side tapering to zero. These walls separate the subject site from the existing drainage swales or detention ponds on the north and west sides at lower elevations, which are primarily covered with turf grass.

The drainage for the property is part of an overall master grading and drainage plan developed in December of 1996 in the Bluewater Development Hydrology Report, by Red Mountain Engineers, Inc.. Hydrology has been performed for both the subject site and the Twisters site. Both the subject site and the Twisters site drain from southeast to northwest to the retention pond directly west of the subject site. The drainage from Twisters will flow through the landscaped area between the west property line and the drive-up service window lane on the subject site. A raised weir opening in the retaining wall will allow free discharge to the pond from the on-site landscaped area, allowing water quality retention to meet the City Drainage Ordinance.

Architecture

The proposed 3,082 square foot building will consist of two tenant spaces. One tenant space will be for a Pizza Hut with delivery/carry-out service only with no seating. The second space will be for a future retail/commercial tenant with access to a drive-up service window, subject to the Conditional Use Permit as defined by the concurrent ZHE request.

The building design finish will be primarily a combination of wood panels and porcelain tiles. The wood panels will consist of both a dark brown color and a light tan color. The porcelain tiles will consist of a dark gray color. The building massing will be broken up vertically by the porcelain tile and wood panel finishes. A small metal awning will be placed over tile Pizza Hut entrance with a red metal siding finish above the awning for color accent. The refuse enclosure will consist of HOPE Plastic Lumber Pickets to match the tan color and the wood paneling finish of the building.

Signage

The narrative states that “there will be a free standing pylon sign along the frontage of Coors Boulevard for a Pizza Hut sign.” However, the Atrisco Business Park Signage Standards (Sheet 4 of 10) states that “premises must have at least 200 linear feet of street frontage to have a free-standing sign.” The subject site does not have 200 linear feet of street frontage and therefore a free standing sign is not permitted. The Atrisco Business Park Signage Standards state that wall-mounted signage shall be made of panels and not individual letters and this will be noted on the elevations page. The IP zone limits the wall

sign number to one per façade per business and the size to 15% of the façade square footage, and the project complies.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agency Comments, which are not significant for this project, are outlined at the end of this report.

Neighborhood/Public

The Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations were contacted. In addition, property owners within 100-feet of the subject site were notified as required. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

VI. CONCLUSION

This is a request for a Site Development Plan for Building Permit for an approximately 0.6 acre vacant property (subject site), located on the northwest corner of Coors Boulevard NW and Avalon Road NW, north of Central Avenue NW.

The applicant proposes a single-story (19.5-feet tall) 3,082 square foot building with the northern tenant space holding a Pizza Hut with delivery/carry-out service, and the second unassigned tenant space holding a future restaurant with a drive-up service window and lane.

This site falls within an Area of Change designated by the Comprehensive Plan, within the Atrisco Park Community of the West Side Strategic Plan, within the Coors Corridor Plan boundaries, and within the Atrisco Business Park Master Plan boundaries, and complies with the policies and design standards within these applicable plans as well as the City Zoning Code.

FINDINGS, Site Development Plan for Building Permit

Project # 1001440, Case # 17EPC- 40053

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Tract D-3A, Coors Central North located at the northeast corner of Coors Blvd. NW and Avalon Rd. NW and containing approximately 0.6 acres.
2. The purpose of the request is to construct a single-story 3,082 square foot building with the northern tenant space holding a Pizza Hut with delivery/carry-out service, and the second unassigned tenant space holding a future restaurant with a drive-up service window.
3. The subject site is zoned SU-1 for Planned Industrial Park (IP uses). Retail or restaurant is a permitted use. A drive-up service window is a conditional use in the IP zone; therefore, the applicant has a concurrent application for a Conditional Use Permit from the Zoning Hearing Examiner (ZHE) for the proposed drive-up service window, which must be approved prior to implementing the proposed project as designed.
4. The applicant has a concurrent application for a Variance from the Zoning Hearing Examiner (ZHE) from the 20-foot required landscape buffer between an industrial zone and a residential zone within the Atrisco Business Park Master Development Plan, which must be approved prior to implementing the project as designed.
5. This subject site falls within an Area of Change designated by the Comprehensive Plan, within the Atrisco Park Community of the West Side Strategic Plan, within the Coors Corridor Plan boundaries, and within the Atrisco Business Park Master Plan boundaries and subject to these development standards.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, the Atrisco Business Park Master Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "…Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
8. The subject site is located in an Area of Change as designated by the Comprehensive. Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:
    a. The request <u>furthers</u> Policy 5.1.2 because the request would result in development of two fast-food restaurants in a Major Transit Corridor that meet applicable regulations including those in the Zoning Code and the Atrisco Business Park Master Plan Development Standards; and therefore appropriate in scale and density for the area and providing additional local services.

b. The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.

c. The request furthers Policy 5.6.2 because the growth resulting from the request would be near the Central / Unser Community Activity Center and adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Camino Azul NW.

9. The subject site is located in the Atrisco Park community of the West Side Strategic Plan (Rank 2 Area Plan) and furthers the West Side Strategic Plan because the request is adding retail and office development to an existing shopping center in that community. Additional applicable policies include:

a. The request furthers WSSP Policy 3.33 because the subject site is located within the Atrisco Park Community and is therefore an appropriate location for growth and an efficient location for receiving City services.

b. The request furthers WSSP Policy 3.38 because the proposed building would be located in the vicinity of the Coors Boulevard and Central Avenue intersection – in the northwest quadrant - and will therefore provide additional services to local residents and employers.

10. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank 3 Sector Plan, adopted in 1984 and amended in 1989, 1995 and 2003. Applicable policies and regulations include:

c. The request furthers Issue 1 Policy 6 because the public right-of-way on Coors shall be planted with street trees and drought tolerant shrubs.

d. The request furthers Issue 3 Policy 5 because the request is to develop a vacant property on Coors Boulevard NW therefore increasing the density which is more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

e. The request complies with Issue 4b Policy 5B Design regulation 1 because the proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the requirement.

f. The request furthers Issue 4b Policy 7 because separate pedestrian connections from the sidewalk along Coors Boulevard NW to the building are proposed.

g. The request complies with Issue 4b Policy 10A Design Guidelines because the proposed building is a not a franchise design. The proposed colors are compatible with the natural and built visual environment.

h. The request furthers Issue 4b Policy 3 because the front street yard along Coors Boulevard NW will be landscaped.

i. The proposal does not further Issue 4b Policy 5 because the off-street parking is not located to the rear of the site. The street frontage is devoted to parking and not the building.

j. The proposal furthers Issue 4b Policy 7 because separate pedestrian and vehicular access is provided. The pedestrian access from Coors Boulevard NW crosses the parking lot with specialty pavement and is therefore emphasized and does not utilize the driveway.

11. If the Variance and/or the Conditional Use Permit are not approved by the Zoning Hearing Examiner (ZHE), this Site Development Plan for Building Permit shall meet all applicable regulations prior to being approved by the Development Review Board (DRB).

12. The Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations were notified of the request, as well as property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the request.

RECOMMENDATION

APPROVAL of 17EPC-40053, a request for Site Development Plan for Building Permit, for all or a portion of Tract D-3A, Coors Central North, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1001440, Case # 17EPC- 40053

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. If the Variance and/or the Conditional Use Permit are not approved by the Zoning Hearing Examiner (ZHE), this Site Development Plan for Building Permit shall meet all applicable regulations and shall be revised to reflect the requirements prior to sign-off by the Development Review Board (DRB). If the requirements cannot be met, the application shall be withdrawn.
4. Signage shall be pursuant to the Atrisco Business Park Signage Standards.
5. The Landscape Plan shall state the correct building square footage of 3082 square feet under Site Area Calculations.
6. Per Zoning Code 14-16-3-10 (E) (3), the Landscape Plan shall add “Vegetative Coverage Required (75%)” and “Vegetative Coverage Provided” calculations.
7. The Landscape Plan shall move shrubs from the western landscape strip to the front landscape strip where they will be more visible pursuant to the Atrisco Business Park Master Plan, Screening/Walls and Fences (page 4 of 10), which states that parking areas shall be screened with a minimum height of 4 feet.
8. The Landscape Plan shall replace the Pineleaf Penstemon with another shrub due to incompatibility with the City drought climate.
9. The Landscape Plan shall add one tree to the landscape strip on the southern property line. Per 14-16-3-10 (F) (1) (b) which states that no parking space may be more than 100-feet from a tree trunk, therefore, there needs to be at least one tree planted in the southern landscape strip.
10. The Landscape Plan shall rotate the plant schedule to be right-side up on for ease in going through the DRB process.

11. Conditions of Approval from the Transportation Development Department:

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

  The following comments need to be addressed prior to DRB:

- One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Please include a copy of your shared access agreement with the adjacent property owner.
- Sidewalks will be required on the property frontage at DRB. No objection to the request.

12. Conditions of Approval from the Hydrology Development Department:

- This project will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property. Hydrology Engineer: Renee Brissette, PE CFM
- Beyond 1 0' of a structure, all landscape beds to be depressed below grade. Within 1 0', runoff shall be directed away from the structure.
- 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 retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabg.gov) or Renee Brissette (rbri ssette@cabg .gov) to set up a pre-design meeting.

- The engineer should research the Master Drainage Plan and/or adjacent sites - essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
- Final Drainage Reports should have an appendix with all supporting documentation.

- When determining allowable discharge from a site:
  - Downstream Capacity is the determining criteria for allowable discharge; historic discharge has no relevance.
  - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

13. Conditions of Approval from the Water Utility Authority Department:

- An availability (170912) is in the process of being executed for this property.
  - The Utility Plan submitted with the availability information shows two 1-1/4" services. Please be advised that 1-1/4 service is not a size that is utilized by the Water Utility Authority. Sizes approved for use are as follows: ¾", 1", 1-1/2", 2", 3", 4", and 6".
  - The Utility Plan indicated with the EPC plans differs slightly from that presented with the Availability request. Please contact the Utility Development Section with any changes pertaining to the Utility Plan as the development process proceeds.

14. Conditions of Approval from the Solid Waste Management Department:

- All New/Proposed Refuse Enclosures Must Be Built to COA Minimum Requirements. Clarify if Proposed Enclosure Wall Material (Plastic Composite) is Flame Retardant. Clarify the Size of New/Proposed Refuse Enclosure, Site Plan (Pg. C1) Indicates Single Enclosure, But (Pg. G2.0) Indicates Specs. For a Double Enclosure.

15. Conditions of Approval from the Public Service Company of New Mexico:

- 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.

- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

  Andrew Gurule, PNM Service Center
  4201 Edith Boulevard NE, Albuquerque, NM 87107
  Phone: (505) 241-0589

- 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.

16. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Name
Title

Notice of Decision cc list:

Tierra West, LLC, 5571 Midway Park Pl. NE, ABQ, NM 87109
Palo Alto, Inc. 924 West Colfax Av. Suite 302, Denver, CO 80204
Los Volcanes NA, Ted Trujillo, 6601 Honeylocust Av NW, ABQ, NM 87121
Los Volcanes NA, Doug Cooper, 6800 Silkwood Ave NW, ABQ, NM 87121
SW Alliance of Neigh. SWAN, Jerry Gallegos, 6013 Sunset Gardens SW, ABQ, NM 87121
SW Alliance of Neigh. SWAN, Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121
West Mesa NA, Steven Budenski, 5732 La Anita Ave NW, ABQ, NM 87105
West Mesa NA, Frank Gonzales, 9024 Santa Catalina Ave. NW, ABQ, NM 87105
Westside Coalition of Neigh. Assoc. Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114
Westside Coalition of Neigh. Assoc. Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- No comment.

Office of Neighborhood Coordination

- Affected Associations and Coalitions: the Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations.

Long Range Planning

- No comment.

CITY ENGINEER

Transportation Development

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

The following comments need to be addressed prior to DRB:

- One-way vehicular paths require pavement directional signage and a posted “Do Not Enter” sign at the point of egress. Please show detail and location of posted signs.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Please include a copy of your shared access agreement with the adjacent property owner.
- Sidewalks will be required on the property frontage at DRB. No objection to the request.

Hydrology Development

EPC project# 1001440: Will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property.

Hydrology Engineer: Renee Brissette, PE CFM

- Beyond 1 0' of a structure, all landscape beds to be depressed below grade. Within 1 0', runoff shall be directed away from the structure.
- 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 retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabg.gov) or Renee Brissette (rbri ssette@cabg .gov) to set up a pre-design meeting.
  - The engineer should research the Master Drainage Plan and/or adjacent sites - essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
  - Final Drainage Reports should have an appendix with all supporting documentation.
- When determining allowable discharge from a site:
  - Downstream Capacity is the determining criteria for allowable discharge; historic discharge has no relevance.
  - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Section:

The site abuts Coors Blvd. which is classified as a Regional Principal Arterial by MRCOG's 2040 Long Range Roadway System Map and is owned by NMDOT. Please refer to NMDOT for further comment. MRCOG's 2040 Long Range Bikeway System Map calls for a bicycle lane on Coors Blvd.

WATER UTILITY AUTHORITY

- An availability (170912) is in the process of being executed for this property.
  - The Utility Plan submitted with the availability information shows two 1-1/4" services. Please be advised that 1-1/4 service is not a size that is utilized by the Water Utility Authority. Sizes approved for use are as follows: ¾", 1", 1-1/2", 2", 3", 4", and 6".
  - The Utility Plan indicated with the EPC plans differs slightly from that presented with the Availability request. Please contact the Utility Development Section with any changes pertaining to the Utility Plan as the development process proceeds.

SOLID WASTE MANAGEMENT DEPARTMENT

- All New/Proposed Refuse Enclosures Must Be Built to COA Minimum Requirements. Clarify if Proposed Enclosure Wall Material (Plastic Composite) is Flame Retardant. Clarify the Size of New/Proposed Refuse Enclosure, Site Plan (Pg. C1) Indicates Single Enclosure, But (Pg. G2.0) Indicates Specs. For a Double Enclosure.

TRANSIT DEPARTMENT

- Fixed Route 155 runs the length of Coors between the Northwest Transit Center and the Walmart at Rio Bravo and Coors. Stop pair for the Route 155 is north of Camino Azul. The southbound shelter is adjacent to the subject property and in an easement. No further accommodation required.

ALBUQUERQUE PUBLIC SCHOOLS

- This will have no adverse impacts to the APS district.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- 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.

- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

  Andrew Gurule, PNM Service Center
  4201 Edith Boulevard NE, Albuquerque, NM 87107
  Phone: (505) 241-0589

- 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.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

- No direct access to NM 45 (Coors Blvd) from the proposed commercial development will be allowed. All access will be achieved from Camino Azul.

View from the subject site looking west from Coors Boulevard NW.

View of the subject site looking north from Twisters.

View from the subject site looking east.

View of the subject site looking northeast (trees to be removed).

View of the subject site looking south.

View from the subject site looking southwest at the retaining wall.

HISTORY

ATRISCO BUSINESS PARK

MASTER DEVELOPMENT PLAN FOR IP USES

ADMINISTRATIVE AMENDMENT
FILE # 12-10166 PROJECT # 1002492
to buffering & fencing adj
to resid zone
APPROVED BY — DATE 1/16/13

EPC Case No. Z-92-57

Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.
2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.
3. A minimum 20 foot landscape buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading or trash receptacles may be located adjacent to the residential zoning. The landscape buffer shall be consistent with the requirement as stated on Sheet 3, Landscape Standards, Bullet #12. A solid 6 foot high opaque wall or fence shall be required along any property line abutting and separating a residential zone from an industrial zone (chain link fence with slats shall not constitute acceptable screening).

3 December 20, 2012 - Administrative Amendment to clarify and revise language regarding the required landscaped buffer adjacent to residential zoning, defining locations where chain link fencing is allowed, and defining locations where security fencing is allowed.

1 Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.

2 Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).

Vicinity Map

Sheet Index

1 Illustrative Site Plan
2 Landscape Development Plan
3 Development Sketches
4 Development Sketches
5 Development Sketches
6 Conceptual Overall Drainage Plan (fully developed)
7 Conceptual Overall Drainage Plan (partially developed)
8 Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
9 Conceptual Grading & Drainage Plan (20 acre site)
10 Conceptual Grading & Drainage Plan (interim condition)

2 ADMINISTRATIVE AMENDMENT
File # 04-00893 Project # 1002483
Development Standards Adjustment
APPROVED BY — DATE 6/11/04

Project Team Directory

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 765-2036

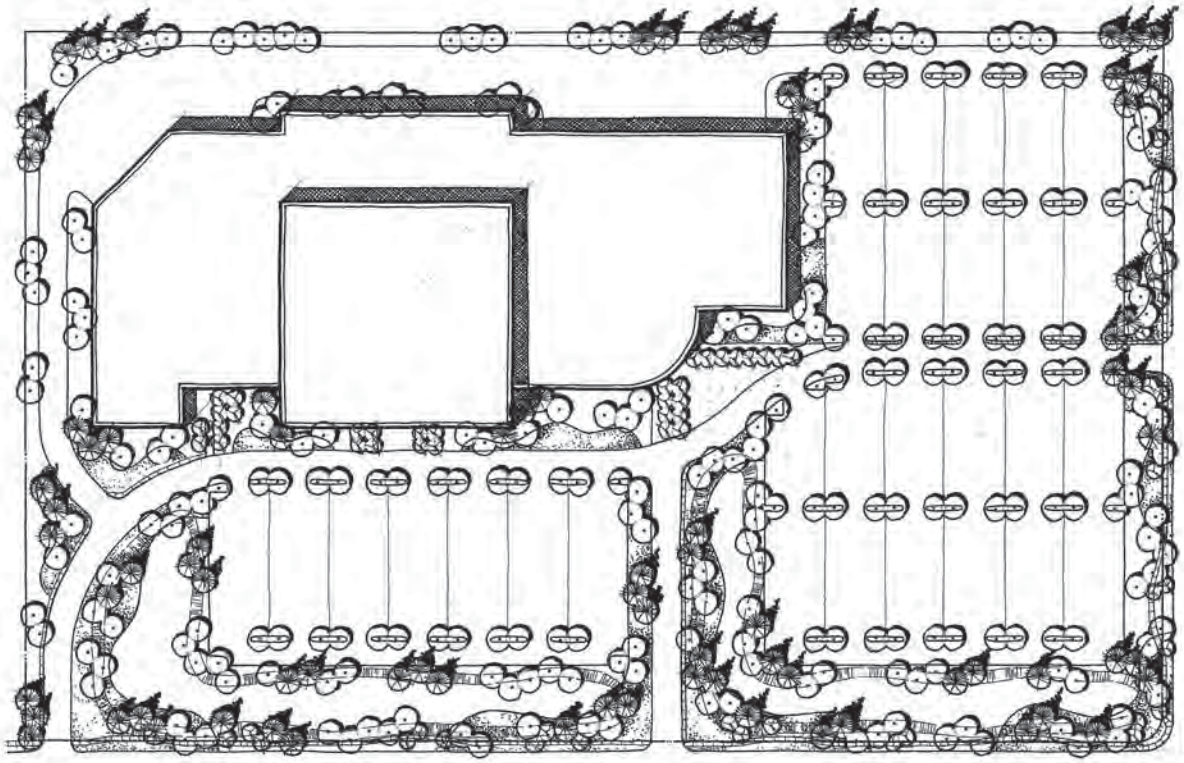
Prepared By:

Development/Real Estate Consultant
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111
(505) 828-0552

Planning/Landscape Architecture
Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102
(505) 764-9801

Civil Engineer
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021

October 28, 1992



TYPICAL 20 ACRE SITE

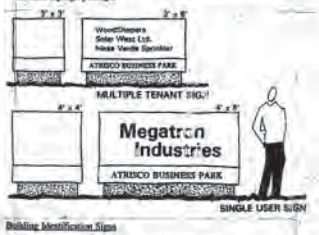
SITE DATA

Net Site Area:	911,250 s.f. (20.9 ac)
Building Area:	273,375 s.f. (.3 FAR)
Parking Spaces Required:	840 (20 bdcp)
Parking Spaces Provided:	903 (20 bdcp)
Landscape Area Required:	182,250 s.f.
Landscape Area Provided:	255,570 s.f.

The following are general guidelines for signage design and placement:

- All elements of a sign shall be maintained in a visually appealing manner.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- Signage may be illuminated by concealed light sources located flush with grade or with back lit channeled letters.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- One free-standing sign is allowed for each street frontage of each premises which has at least 200 linear feet of street frontage.

Building identification signs, tenant signs, and directional signs make up the total signage package.



Building Identification Signs

These signs identify the complex name of multi-tenant buildings or the company name of single-user buildings. Generally, these will be free-standing signs that shall not exceed 32 square feet in total area and shall be limited to the dimensions indicated below. Free-standing signs shall be placed at the back of the public right-of-way line but outside of the safety vision triangle at entries and intersections.

DEVELOPMENT SKETCHES
ATRISCO BUSINESS PARK

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:

Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

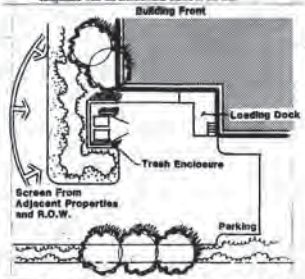
SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions will be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Atrisco Business Park landscape. However, if walls are not required for a specific screening or security purpose, they should not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

The following are standards to ensure effective screening of negative elements:

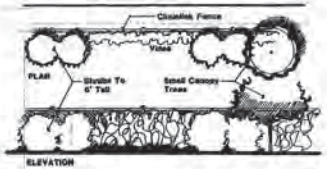
- Parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 4 feet. Visitor parking should not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscaping should be used to direct visitors.

- All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure which is large enough to contain all refuse generated between collections.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.



- No refuse collection areas shall be allowed between any street and building front.

- When security fencing is required along a public right-of-way, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. Chain link fencing is not permitted adjacent to a public right-of-way. Chain link fencing is permitted along the rear and side property lines between industrial zoned properties and is also permitted within the interior portion of the property provided it is set back a minimum of 20 feet from a property line abutting a residential zone.
- The use of barbed or concertina wire is not permitted on the top of fences or walls except as required for security purposes. Barbed or concertina wire may not be used within 20 feet of a property line abutting a residential zone.

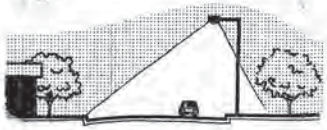


LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Atrisco Business Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The following are a few general guidelines to consider for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards should blend with the architectural character of the building and other site fixtures.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.
- Street lighting should be designed to enhance the safety of vehicular and pedestrian traffic at key points along the roadway.
- Street light standards may range from 30 to 40 feet above the roadway.
- The height of parking area lights may range from 20 to 30 feet.
- Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.



- Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting should be either concealed at grade or be mounted in trees to "moonlight" areas.

SIGNAGE STANDARDS

These signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within Atrisco Business Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

CONSENSUS PLANNING
October 28, 1992

SCALE
0 30 60 120

ATRISCO BUSINESS PARK

MASTER DEVELOPMENT PLAN FOR IP USES

EPC Case No. Z-92-57

Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. **All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.**
2. **It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.**
3. **A minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.**

1 Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.

2 Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).

Vicinity Map

Sheet Index

1 Illustrative Site Plan
2 Landscape Development Plan
3 Development Sketches
4 Development Sketches
5 Development Sketches
6 Conceptual Overall Drainage Plan (fully developed)
7 Conceptual Overall Drainage Plan (partially developed)
8 Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
9 Conceptual Grading & Drainage Plan (20 acre site)
10 Conceptual Grading & Drainage Plan (interim condition)

2 ADMINISTRATIVE AMENDMENT
File # 04-00823 Project # 1003493
Development Standards Adjustment
6/11/04
APPROVED BY DATE

Project Team Directory

Prepared For:

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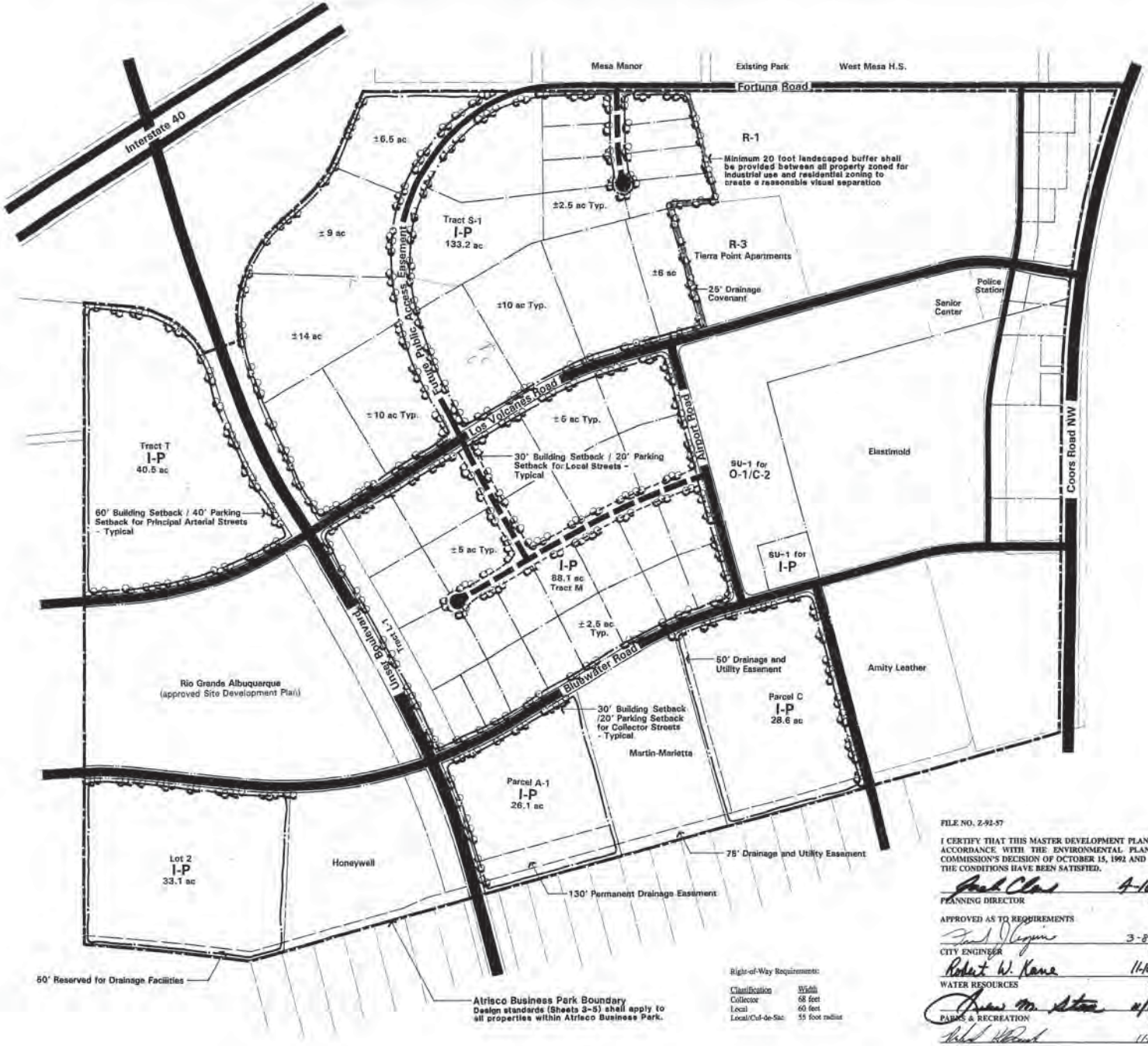
October 28, 1992



Right-of-Way Requirements:

Classification	Width
Collector	68 feet
Local	60 feet
Local/Cul-de-Sac	55 foot radius

FILE NO. Z-92-57

I CERTIFY THAT THIS MASTER DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION OF OCTOBER 15, 1992 AND THAT THE CONDITIONS HAVE BEEN SATISFIED.

4-16-93
PLANNING DIRECTOR — DATE

APPROVED AS TO REQUIREMENTS

3-8-93
CITY ENGINEER — DATE

11-10-92
WATER RESOURCES — DATE

11/10/92
PARKS & RECREATION — DATE

11-23-92
TRAFFIC — DATE

SITE VICINITY

LAND USE	NET ACRES
I-P	349.6

Note: Traffic and air quality analyses (August 1992) are approved subject to the following requirements:

- Reanalysis of TIS and air quality impacts after five years
- Evaluation of individual projects that exceed the maximum FAR of .3, or if the lot size and/or land use are significantly different than that analyzed.

Review of the Master Development Plan may be required in conjunction with the re-analysis. Additional conditions or infrastructure requirements may be a result of this analysis.

Note: Lot lines and interior roadways are for illustrative purposes only. Parcel boundaries and interior roadway alignments will be established in conjunction with future platting actions.

Note: All parcels and tracts indicated on this plan are within Unit 2 of the Atrisco Business Park Subdivision.

ILLUSTRATIVE MASTER DEVELOPMENT PLAN

ATRISCO BUSINESS PARK

Prepared For:
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CONSENSUS PLANNING
October 28, 1992

SCALE
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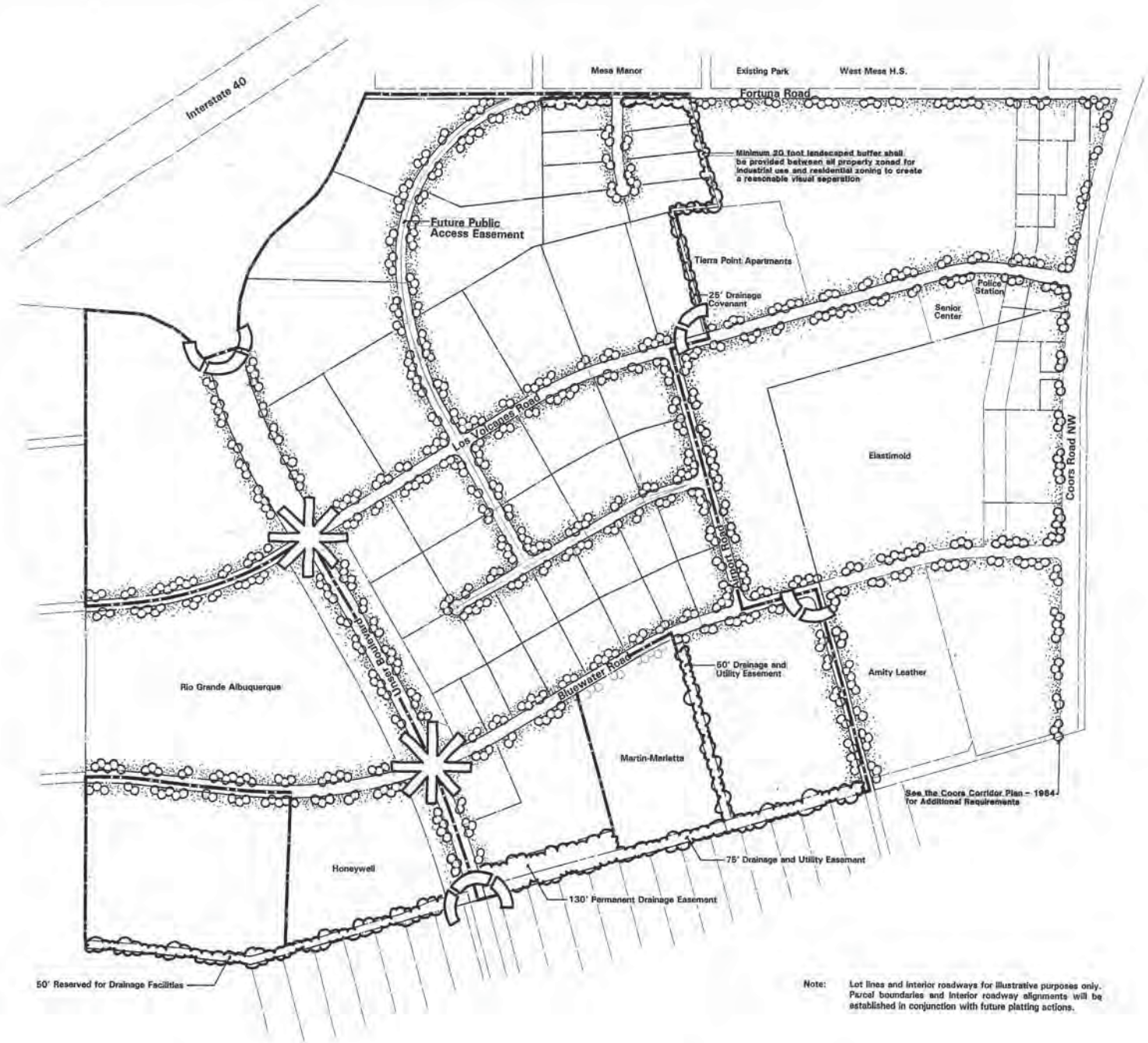
NORTH

Sheet 1 of 10



Note: Lot lines and interior roadways for illustrative purposes only. Parcel boundaries and interior roadway alignments will be established in conjunction with future platting actions.

SITE VICINITY

LEGEND

- PROJECT ENTRY
- MAJOR INTERSECTION
- STREETSCAPE
- OPEN SPACE

LANDSCAPE DEVELOPMENT PLAN

ATRISCO BUSINESS PARK

Prepared For:
Sunwest Bank
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303 Roma Avenue NW
Albuquerque, New Mexico 87102

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CONSENSUS PLANNING
October 28, 1992

SCALE
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NORTH

DEVELOPMENT STANDARDS

The purpose of these Development Standards is to provide a framework to ensure a high quality character and visual appearance. These standards address the issues of landscape, setbacks, screening, lighting, signage, and drainage that will create the visual image for Atrisco Business Park. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code, and other pertinent City ordinances, including but not limited to, the Water Conservation Landscaping and Water Waste Ordinance, and Street Tree Ordinance. These standards apply to all properties within the Atrisco Business Park.

LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Atrisco Business Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials is extremely important as landscape elements are a strong unifying element for a project of this size. Site landscape concepts should be sensitive to water use, and create landscapes which meet environmental, aesthetic, and maintenance concerns.

LANDSCAPE STANDARDS

The following are minimum standards for the development of specific site landscape plans.

A minimum of twenty percent (20%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.

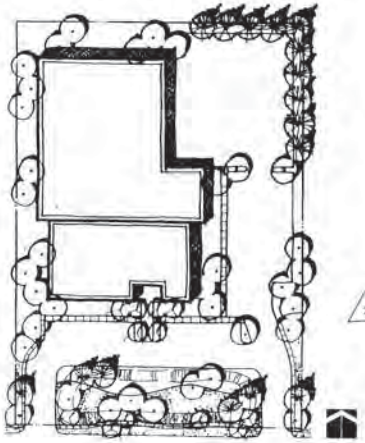
Seventy-five percent (75%) of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based on the mature canopy size of all plant materials.

High water use turf is limited to a maximum of twenty percent (20%) of the landscape area. However, low water use turf grasses such as Buffalo grass and Blue Grama are encouraged. Turf areas should be located at the most prominent visual points, such as vehicular and pedestrian entries, roadways and buildings.

All landscape areas not covered with turf shall have a top dressing of crushed rock, river rock, bark mulch, or similar material which blends compliantly under the plant material. Colors allowed shall be of the earth tone ranges, including pale shades of red. The use of red or black lava rock is not permitted. Areas seeded with native shrubs, grasses and/or wildflowers shall be top dressed with straw and cropped.

Appropriate borders shall be used to separate any provided turf areas from shrub or groundcover planting areas. Borders may be 6" x 6" concrete, brick, or 1/4" x 4" steel.

The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.



Street trees shall be provided as follows: One (1) tree is required for each twenty (20) linear feet (25 LF) of street frontage, including any driveways. A street tree is defined as being located within twenty feet (20') of the back of curb of the adjacent street. The required street trees should be informally clustered with no more than a fifty foot gap between groupings, and shall have a 70 to mix of deciduous to evergreen trees.

In addition to the street trees, one (1) tree is required for every forty linear feet (40 LF) of the remaining site perimeter. Included in this area are the rear and side yard setbacks.

To shade and mitigate the negative visual impact of large expanses of pavement, off street parking areas shall have one (1) tree for each ten (10) parking stalls with no stall being more than one hundred feet (100') from the trunk of a tree. A parking stall is defined as being within the interior of, or a different foot (10') of the outside curb or perimeter of the parking lot. Parking lot trees are to be separately calculated from the required street or perimeter trees.

Seventy five percent (75%) of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty five feet (25').

A landscape strip of no less than ten feet (10') shall be maintained between a parking area and the street right of way.

As a minimum, a twenty foot (20') landscaped buffer is required between industrial and residential uses. The buffer shall consist primarily of evergreen trees which must be at least ten feet (10') tall when planted and be capable of reaching a mature height of twenty-five feet (25'). The trees shall be spaced at a minimum of thirty feet (30') on center.

Minimum plant sizes at time of installation shall be as follows: Ornamental shade trees shall have a 2" caliper, only 10 to 12 feet in height; accent trees shall have a 1 1/2" caliper or be 8 to 10 feet in height; shrubs and groundcovers shall be a one gallon container; and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

All plant material, including trees, shrubs, groundcover, and wildflowers, etc. shall be maintained in the healthy and vigorous condition. All areas shall be maintained free of weeds through the use of chemical spray or pre-emergent herbicides.

An underground irrigation system shall be provided which is controlled by an automatic controller having multiple programming capabilities. Temporary irrigation systems shall be allowed for establishment of ground control and vegetation plants. Temporary systems shall be removed at time of vegetation establishment.

1 PLANT PALETTE

Street Trees

Fraxinus spp.	Ash varieties
Gleditsia triacanthos spp.	Honeylocust varieties
Platanus acerifolia	London Plane Tree
Pinus nigra	Austrian Pine
Pyrus spp.	Ornamental Pear varieties

General Use Trees, Shrubs & Groundcovers

Refer to the Albuquerque Plant List provided as a supplement to the Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Locally acquired or low pollen producing plants are required per City ordinance.

TYPICAL 2.5 ACRE SITE

SITE DATA

Net Site Area:	112,000 s.f. (2.5 ac)
Building Area:	33,600 s.f. (.3 FAR)
Parking Spaces Required:	32 (2 bdcp)
Parking Spaces Provided:	42 (2 bdcp)
Landscape Area Required:	22,400 s.f.
Landscape Area Provided:	34,700 s.f.

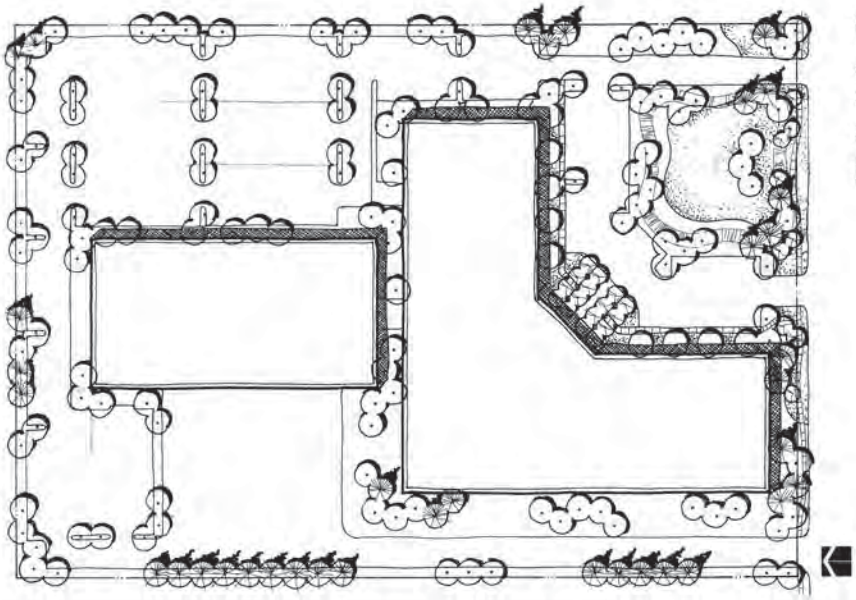
2 COORS CORRIDOR PLAN EXCEPTIONS

Setbacks

Setbacks along Coors Boulevard shall be in conformance with the Coors Corridor Plan.

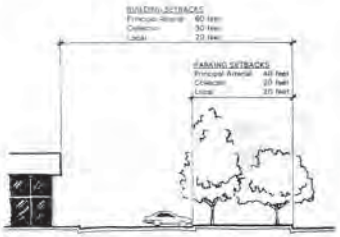
Signage

Freestanding signage along Coors Boulevard shall be in conformance with the Coors Corridor Plan with pole mounted signs prohibited.



SETBACKS

The use of building and parking area setbacks is required to provide space for the enhancement of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements under an Landscape Standards. These measures are taken to enhance the overall appeal of Atrisco Business Park.



Building Setbacks

Based on the defined street classifications, the minimum building setback lines, as measured from the back of the curb, shall be as follows:

Principal Arterial	60 feet
Collector	30 feet
Local	20 feet

To act as a buffer between uses, buildings shall be set back a minimum of ten feet at both the side and rear yard locations. These setback areas shall be landscaped according to the Landscape Standards.

Parking Area Setbacks

Based on the defined street classifications, the minimum parking area setback lines, as measured from the back of the curb, shall be as follows:

Principal Arterial	40 feet
Collector	20 feet
Local	20 feet

SIDEWALKS / BIKEWAYS

To encourage and enhance the pedestrian nature of the Atrisco Business Park, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. In accordance with the City of Albuquerque's Sidewalk Ordinance, all streets within the site are required to have sidewalks on both sides of the street.

Properties adjacent to Unser Boulevard shall have a 6 foot wide sidewalk with a minimum landscaped area of 12 feet between the back of curb and the sidewalk. All other collector and minor local streets within the site shall have 4 foot wide sidewalks. It is recommended that the sidewalk meander in a fluid rhythm. A Sidewalk Variance is required to meander the sidewalk and the layout of the sidewalk should be coordinated with the location of other site functions such as retention basins, street lighting, fire hydrants, etc. If the sidewalk meanders outside of the right-of-way, additional right-of-way or a public sidewalk easement would be required.

In addition to the required sidewalks, the City of Albuquerque has established a bikeway network which identifies several routes through the site (Albuquerque Metropolitan Bicycle Map, April 1992). Along Unser Boulevard, from I-40 to Bluewater Road, a paved bicycle trail is required per City standards. The City is also in the planning stage for developing a recreational trail along I-40. The final alignment of this trail shall be either within the existing easement along the I-40 right-of-way or through the Business Park connecting north to Fortuna Road. Bike routes are planned for Unser Boulevard from Unser to Coors Road, and along Airport Road from Bluewater south to Central Avenue. Bike routes provide for the shared use of the street by automobiles and bicyclists. Generally, the routes will be marked with identifying signage.

TYPICAL 10 ACRE SITE

SITE DATA

Net Site Area:	448,000 s.f. (10.3 ac)
Building Area:	134,400 s.f. (.3 FAR)
Parking Spaces Required:	371 (12 bdcp)
Parking Spaces Provided:	376 (12 bdcp)
Landscape Area Required:	89,600 s.f.
Landscape Area Provided:	112,325 s.f.

DEVELOPMENT SKETCHES

ATRISCO BUSINESS PARK

Prepared For:

Sunwest Bank
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303 Roma Avenue NW
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AA-97-95
ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
FILE NO. Z-92-57
APPROVED W/COND
DEVELOPMENT SERVICES
PLANNING DIRECTOR — DATE 5-21-97

CONSENSUS PLANNING

October 28, 1992
Revised April 28, 1997
Revised May 19, 1997

SCALE
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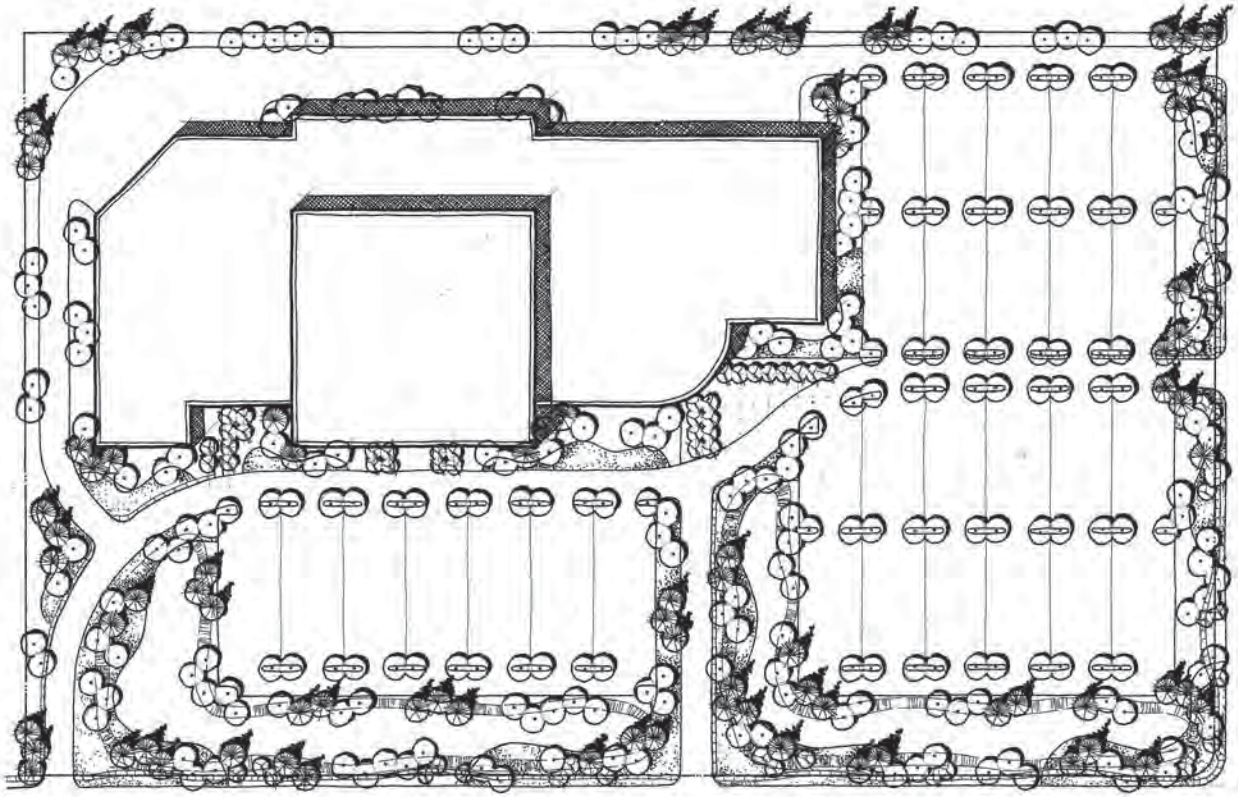
Sheet 3 of 10



TYPICAL 20 ACRE SITE

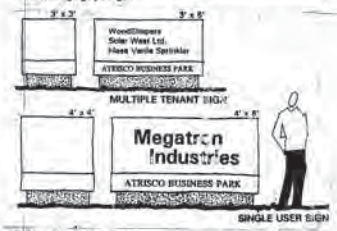
SITE DATA

Net Site Area:	911,250 s.f. (20.9 ac)
Building Area:	273,375 s.f. (.3 FAR)
Parking Spaces Required:	840 (20 bdcp)
Parking Spaces Provided:	903 (20 bdcp)
Landscape Area Required:	182,250 s.f.
Landscape Area Provided:	255,570 s.f.

The following are general guidelines for signage design and placement:

- All elements of a sign shall be maintained in a visually appealing manner.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- Signage may be illuminated by concealed light sources located flush with grade or with back lit channeled letters.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- One free-standing sign is allowed for each street frontage of such premises which has at least 200 linear feet of street frontage.

Building identification signs, tenant signs, and directional signs make up the total signage package.



Building Identification Signs

These signs identify the complex name of multi-tenant buildings or the company name of single-user buildings. Generally, these will be free-standing signs that shall not exceed 32 square feet in total area and shall be limited to the dimensions indicated below. Free-standing signs shall be placed at the back of the public right-of-way line but outside of the safety vision triangle at entries and intersections.

DEVELOPMENT SKETCHES
ATRISCO BUSINESS PARK

Prepared For:

Sunwest Bank
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303 Roma Avenue NW
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CONSENSUS PLANNING
October 28, 1992

SCALE
0 30 60 120

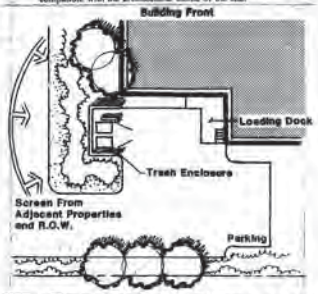
SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions will be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Atrisco Business Park landscape. However, if walls are not required for a specific screening or security purpose, they should not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

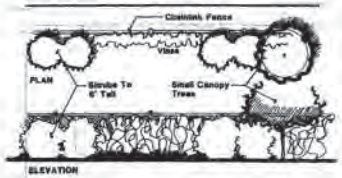
The following are standards to ensure effective screening of negative elements:

- Parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 4 feet. Visitor parking should not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscaping should be used to direct visitors.

- All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure which is large enough to contain all refuse generated between collections.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.



- No refuse collection areas shall be allowed between any street and building front.
- When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. (The use of chain link fencing is not acceptable in front of the building setback line and shall be visually screened from adjacent public rights-of-way in the built out condition of the park.)
- The use of barbed or concertina wire is not permitted on the top of fences or walls.

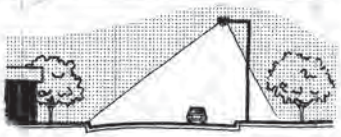


LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Atrisco Business Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The following are a few general guidelines to consider for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards should blend with the architectural character of the building and other site fixtures.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.
- Street lighting should be designed to enhance the safety of vehicular and pedestrian traffic at key points along the roadway.
- Street light standards may range from 30 to 40 feet above the roadway.
- The height of parking area lights may range from 20 to 30 feet.
- Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.



- Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting should be either concealed at grade or be mounted in trees to "moonlight" areas.

SIGNAGE STANDARDS

These signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within Atrisco Business Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

SIGNAGE (cont.)

Signage for multi-tenant buildings shall identify the building number, complex name and/or address. The individual businesses will be identified at the tenant's store front and at a centrally located directory sign. For a single-user building, the sign shall identify the user and/or address. The user may also have a wall-mounted sign on the building.

Tenant Signs

Within multi-tenant buildings or complexes, the individual tenant signs shall consist of wall-mounted signs which are uniform in terms of color, shape, and dimensions to all such signs within the complex. Wall-mounted signage shall be made of panels. No signage may be printed directly on the wall surface and no individual letters may be attached to the building.

MULTIPLE USER TENANT SIGN

Directional Signs

Directional signs are used to direct visitors to individual businesses located within the complex or building. These signs may be either free-standing or wall-mounted but shall be compatible with the design, size, and materials of other signs within the complex.

ARCHITECTURAL OBJECTIVES

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high degree of quality ensuring pleasing aesthetics throughout the project.

Architectural design should respond to climate, views, solar access, and aesthetic considerations, with development design being in harmony with adjoining projects.

All buildings shall conform to the following requirements:

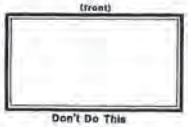
A. All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

B. Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

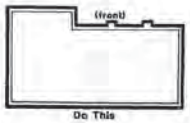
C. Finished building materials must be applied to all exterior sides of buildings and structures. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. Pre-engineered metal buildings with masonry or equivalent skin applied to all facades are allowed. Metal skin is not considered a finished building material.

D. Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:

1) Employ variety in structural forms that create visual character and interest.
2) Avoid long, unarticulated facades. Facades should have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.).



Don't Do This



Do This

3) Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.
4) Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
5) Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
6) The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.

Indented or colored banding and entry projection

Textured walls, window glazing, and vertical/horizontal seams

Indented entry, colored banding, and window glazing

7) Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

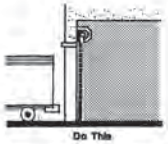
E. Design elements which are undesirable and should be avoided include:

1) Highly reflective surfaces at the ground story.
2) Exposed, untreated precision block walls.
3) Chain link fence or barbed wire.
4) Metal used as the main architectural feature.
5) Attached mansard roofs on small portions of the roofline.
6) Materials with high maintenance requirements. Wood facings are expressly prohibited.

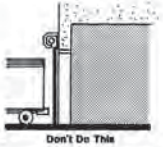
F. Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

G. Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.

H. Dock doors for loading docks shall be located on the inside of buildings to keep a clean, uncluttered appearance from the exterior.



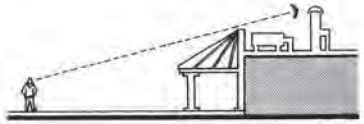
Do This



Don't Do This

I. Design elements for roofs shall be as follows:

1) If mansard roofs are to be used, they shall wrap around the entire perimeter of the structure.
2) The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
3) All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.



4) Corrugated metal, highly reflective surfaces, and illuminated roofing are not permitted.
5) The roof design should be considered an integral part of the overall architectural design theme.
6) Concertina and/or barbed wire are not permitted on the roof.

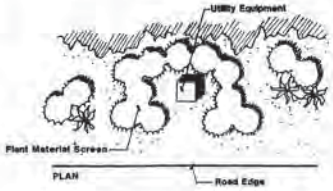
UTILITIES

To ensure the overall aesthetic quality of the Atrisco Business Park:

A. All electric distribution lines within the Park shall be placed underground.

B. When an above-ground backflow 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. The use of pre-fabricated fiberglass enclosures is prohibited.

C. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.



ELEVATION

MASTER DEVELOPMENT PLAN CHECKLIST

The City of Albuquerque Environmental Planning Commission shall delegate individual site plan and development review to the Development Review Board (DRB) based upon this checklist. The following conditions must be complied with prior to site plan approval by DRB:

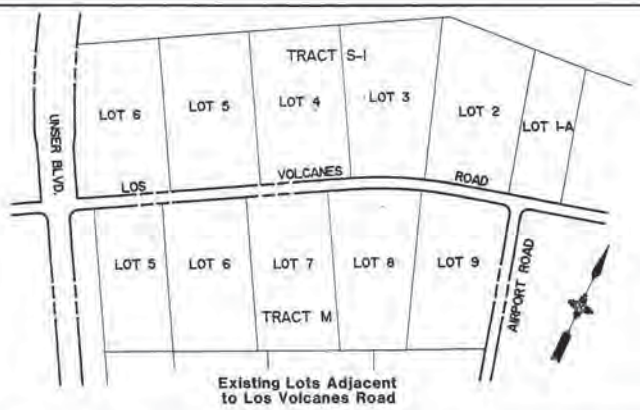
A. Compliance with the Master Development Plan

		Reference Sheet No.
1)	Intensity/Floor Area Ratio Maximum: Average .3	3, 4 of 10
2)	Setbacks	3 of 10
3)	Architecture	5 of 10
4)	Landscaping	3 of 10
5)	Parking	3, 4 of 10
6)	Lighting	4 of 10
7)	Signage	4, 5 of 10
8)	Screening/Refuse/Storage	4 of 10
9)	Grading and Drainage	6, 8, 9 of 10

If site plan proposals are not in substantial compliance with the Master Development Plan (i.e. FAR/intensity, Land Use Mix, and Design Criteria), amendment of the Master Development Plan by the Environmental Planning Commission may be required.

B. Public Infrastructure

1) The DRB shall review and approve an infrastructure list as outlined in the Master Development Plan (sheet 5 of 10).



Existing Lots Adjacent to Los Volcanes Road

C. Traffic and Air Quality Analysis

1) Conformance with Master Development Plan and Traffic/Air Quality Analysis (dated August 1992 - HIX & Associates, notes on sheet 1 of 10, and subsequent traffic/air quality analysis revisions).

Note: The following assumptions were used in preparation of the above traffic and air quality analyses:

1) The zoning for development was assumed to be:

Year	*Floor Area Ratio*
2000	*.1*
2010	*.2*
Buildout	*.3*

2) The Traffic Study assumed the Long Range Major Street Plan network for the year 2000 and 2010.

INFRASTRUCTURE REQUIREMENTS

In order to obtain a Building Permit within the 1992 Atrisco Business Park Development Master Plan Area, applicants must meet with the Development Review Board (DRB) to develop an Infrastructure List which identifies the type, extent, and standards for construction of improvements. The Chairman of the DRB shall produce the Infrastructure List or a letter stating that no infrastructure is required. Approved financial guarantees for required infrastructure shall be provided to the City Of Albuquerque before issuance of a building permit. The work order process will provide for inspection and acceptance of the infrastructure by the City of Albuquerque.

The Infrastructure List will be developed in accordance with the following:

Water and Sanitary Sewer: Water and sanitary sewer facilities required for the proposed development of a lot shall conform to the City of Albuquerque Water and Sewer Extension Policy in effect at the time of development.

Streets: Where the lot is adjacent to platted streets which have not been constructed at the time the lot is to develop: One-half (1/2) or a minimum of 24' width of the permanent street section including curb, gutter and sidewalk along the full frontage of the lot and one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter extending to the nearest paved street. In the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park adjacent to Los Volcanes Road (see map above), the first lot to develop shall require construction of one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter from Unser Boulevard east to Airport Road. At such time that fifty-percent (50%) of these lots are developed, the City may require construction of the full permanent street section including curb and gutter from Unser east to Airport Road. Where the lot may include or is adjacent to future streets proposed in the current "Long Range Major Street Plan for the Albuquerque Urban Area": Dedication of the right-of-way for the planned street and one-half (1/2) or a maximum of 24' width of the street section including curb, gutter and sidewalk along the full frontage of the lot. If the lot fronts a street on both sides, then construction of both sides of the street to a maximum of 48' wide is required.

Drainage: Completion of that portion of the downstream public storm drain system defined in the 1992 Master Drainage Plan for the Atrisco Business Park and any subsequent amendments which is required to convey developed drainage from the developing lot. Where the planned storm drain system is intended to serve property upstream of the developing lot, the storm drain shall be extended to the furthest upstream boundary of the developing lot.

LAND USE MIX

The following land use mix will control development within the Atrisco Business Park:

	%	Acres
Light Industrial	35.0	123
Distribution Warehouse	20.0	70
Office/Admin.	22.5	78
Office/Warehouse	12.5	44
R & D/Pilot Mfg.	5.0	17
Other (Commercial)	5.0	17
	100.0%	349

Note: Variation from the above mix (greater than 15% of the acreage per land use) may require a re-assessment of the traffic and air quality analyses and possible re-analysis.

DEVELOPMENT SKETCHES
ATRISCO BUSINESS PARK

Prepared For:
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
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Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

CONSENSUS PLANNING
October 28, 1992

SCALE
0 30 60 120

HYDROLOGY

TYPICAL SITE HYDROLOGY

CONDITION	AREA (AC.)	LAND TREATMENT TYPE (%) A	B	C	D	Q_{in} (CFS)	Q_{out} (CFS)	V_{in} (AC-FT)	V_{out} (AC-FT)	MAX. ALLOWABLE DISCHARGE (CFS)	APPROX. POND VOLUME* REQUIRED (AC-FT)
UNDEVELOPED	10.0	100	0	0	0	2.3	12.9	0.07	0.37	1.00	
DEVELOPED	10.0	0	15	10	75	23.8	38.1	0.82	1.68	1.00	1.25
UNDEVELOPED	2.5	100	0	0	0	0.6	3.2	0.17	0.09	0.25	
DEVELOPED	2.5	0	15	10	75	6.0	9.5	0.21	0.42	0.25	0.4

*POND VOLUME PER AHYMO 100 YEAR 24 HOUR STORM ROUTING. DUE TO SMALL OUTLET SIZE, POND IS NOT COMPLETELY EVACUATED IN 24 HOURS. POND VOLUME CHECKED FOR ADEQUACY IN THE 10 DAY 100 YEAR STORM AS FOLLOWS:

TYPICAL 10 ACRE SITE

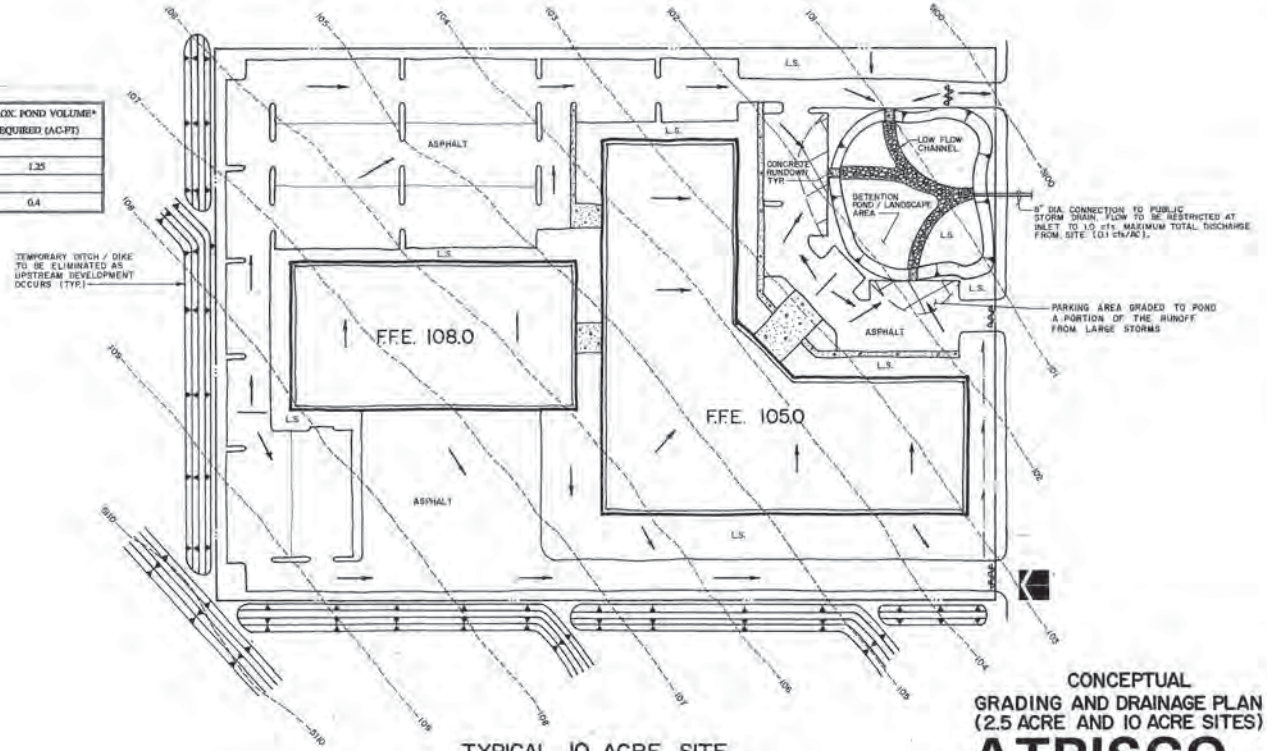
POND VOLUME REQUIRED PER 24 HOUR STORM ROUTING = 1.25 AC.FT.
VOLUME REMAINING IN POND AT END OF 24 HOURS = 0.29 AC.FT.
ΔV 24 HOUR - 10 DAY STORM=((3.67-2.66) = 12)X(10.0 X 0.75)=0.63 AC.FT.
0.29 + 0.63 = 0.92 AC.FT. < 1.25 AC.FT.

CONCLUSION: AT THE END OF THE 24 HOUR STORM, THE POND HAS ENOUGH VOLUME AVAILABLE TO POND THE ADDITIONAL VOLUME OF THE 10 DAY STORM. SIZE POND FOR 100 YEAR 24 HOUR STORM.

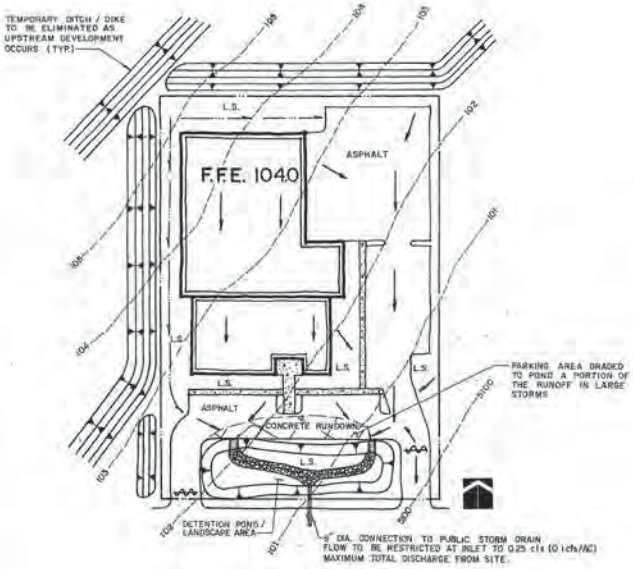
TYPICAL 2.5ACRE SITE

POND VOLUME REQUIRED PER 24 HOUR STORM ROUTING = 0.4AC.FT.
VOLUME REMAINING IN POND AT END OF 24 HOURS = 0.08 AC.FT.
ΔV 24 HOUR - 10 DAY STORM=((3.67-2.66) = 12)X(2.5 X 0.75)=0.16 AC.FT.
0.08 + 0.16 = 0.24 AC.FT. < 0.4 AC.FT.

CONCLUSION: AT THE END OF THE 24 HOUR STORM, THE POND HAS ENOUGH VOLUME AVAILABLE TO POND THE ADDITIONAL VOLUME OF THE 10 DAY STORM. SIZE POND FOR 100 YEAR 24 HOUR STORM.



TYPICAL 10 ACRE SITE



TYPICAL 2 1/2 ACRE SITE

NOTES

1. THE MAXIMUM ALLOWABLE DISCHARGE RATES SHOWN ON THIS SHEET APPLY TO ALL LOTS LOCATED EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR LOTS LOCATED WEST OF UNSER BOULEVARD AND PARCEL A-1 SHALL BE AS STATED IN THE "1992 MASTER DRAINAGE PLAN REPORT FOR ATRISCO BUSINESS PARK."
2. THE MAXIMUM ALLOWABLE STORM WATER DISCHARGE RATES FROM SITES EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2, AS NOTED ABOVE, SHALL BE LIMITED TO THE FOLLOWING:
   - 0.1 CFS PER ACRE EXCEPT AS PROVIDED BELOW.
   - SMALL AREAS OF THE SITE MAY DISCHARGE UNCONTROLLED TO THE STREET WHERE REQUIRED TO FACILITATE GRADING.
   - THE TOTAL AREA ALLOWED UNCONTROLLED DISCHARGE FROM THE SITE SHALL NOT BE LARGER THAN AN EQUIVALENT AREA 10 FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE SITE.
   - IMPERVIOUS AREAS ALLOWED UNCONTROLLED DISCHARGE TO THE STREET SHALL NOT BE LARGER THAN AN EQUIVALENT AREA TWO FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE SITE.
   - THE UNCONTROLLED DISCHARGE FROM THE SMALL AREAS DEFINED ABOVE SHALL NOT BE CONSIDERED A PART OF THE 0.1 CFS ALLOWABLE DISCHARGE FROM THE SITE.
3. POND AREAS OUTSIDE OF THE PARKING AREAS SHALL BE FULLY LANDSCAPED. A MINIMUM OF 85% OF THE SURFACE AREA OF THE POND AREA SHALL CONSIST OF PERVIOUS GROUND TREATMENTS. BARK OR OTHER LANDSCAPE MATERIALS WHICH ARE PRONE TO FLOAT UNDER SUBMERGED CONDITIONS SHALL NOT BE ALLOWED AS A SURFACE TREATMENT MATERIAL WITHIN THE LIMITS OF POND AREAS.
4. LOW FLOW CHANNELS SHALL CONNECT ALL INLETS TO THE OUTLET IN THE DETENTION POND(S). LOW FLOW CHANNELS SHALL BE CONSTRUCTED WITH DURABLE, EROSION RESISTANT MATERIALS WHICH FACILITATE LONG TERM MAINTENANCE OF THE POND AREA.

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS	5094	5094
SPOT ELEVATIONS	⊕ 5088	⊕ 5088
DRAINAGE AREA BOUNDARY		
DRAINAGE DIVIDE		
WATER BLOCK		
DIRECTION OF FLOW		
ASPHALT PAVING	ASPHALT	ASPHALT
LANDSCAPING	L.S.	L.S.
CONCRETE	CONCRETE	CONCRETE
SWALE		
PROPERTY LINE		

CONCEPTUAL
GRADING AND DRAINAGE PLAN
(2.5 ACRE AND 10 ACRE SITES)

ATRISCO BUSINESS PARK

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:

Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
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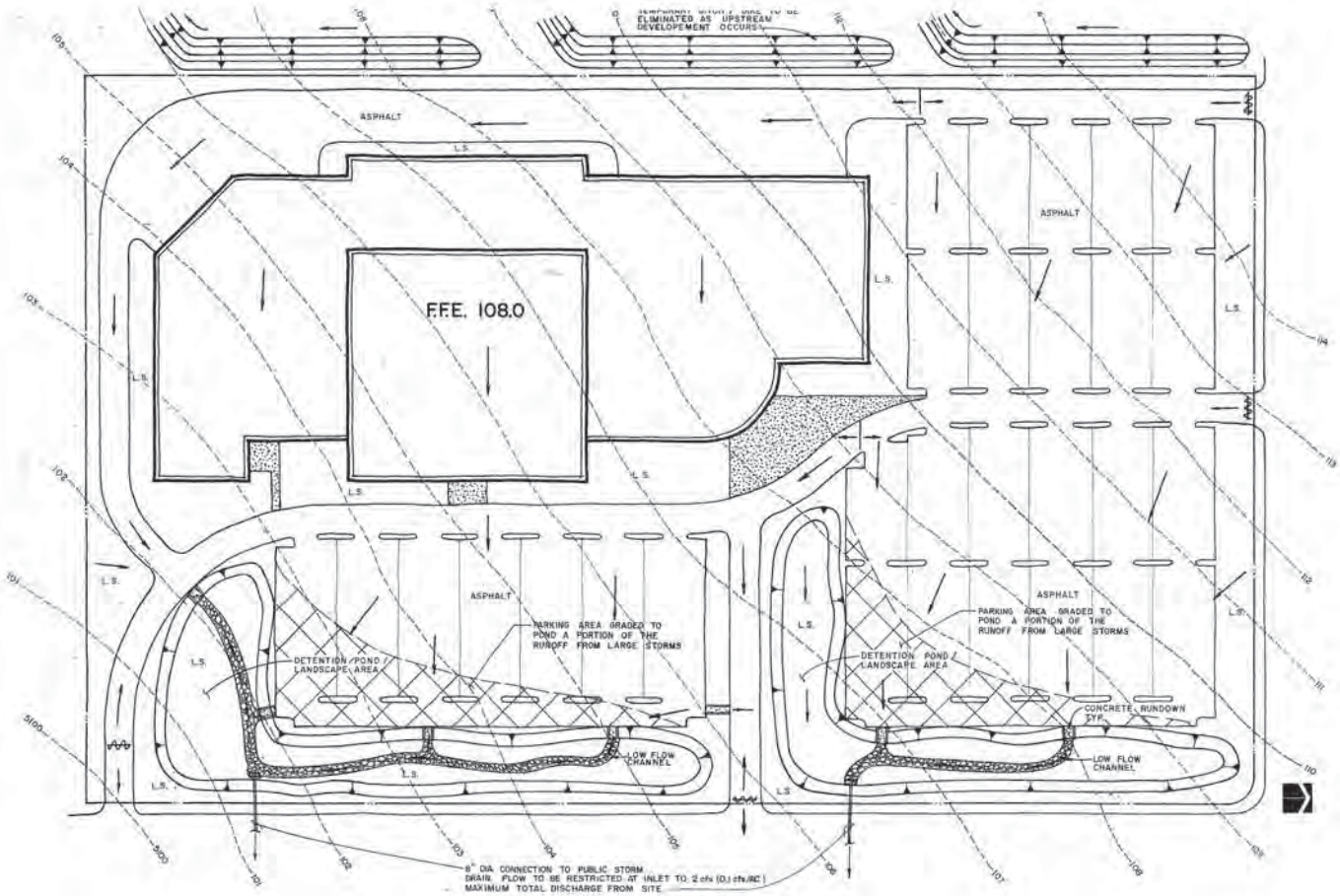
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

7-30-92

CONSENSUS PLANNING

0 30 60 120

DATE: JULY, 1992



TYPICAL 20 ACRE SITE

HYDROLOGY

TYPICAL SITE HYDROLOGY

CONDITION	AREA (AC.)	LAND TREATMENT TYPE (%) A	B	C	D	Q_{25} (CFS)	Q_{100} (CFS)	V_{25} (AC-FT)	V_{100} (AC-FT)	MAX. ALLOWABLE DISCHARGE (CFS)	APPROX. POND VOLUME* REQUIRED (AC-FT)
UNDEVELOPED	20.0	100	0	0	0	4.7	25.7	0.13	0.73	2.0	
DEVELOPED	20.0	0	15	10	75	47.6	76.2	1.64	3.36	2.0	2.5

*POND VOLUME PER AHYMO 100 YEAR 24 HOUR STORM ROUTING. DUE TO SMALL OUTLET SIZE, POND IS NOT COMPLETELY EVACUATED IN 24 HOURS. POND VOLUME CHECKED FOR ADEQUACY IN THE 10 DAY 100 YEAR STORM AS FOLLOWS:

TYPICAL 20 ACRE SITE

POND VOLUME REQUIRED PER 24 HOUR STORM ROUTING = 2.5 AC. FT.
VOLUME REMAINING IN POND AT END OF 24 HOURS = 0.62 AC. FT.
ΔV 24 HOUR - 10 DAY STORM=((3.57-2.66) + 12)X(20.0 X 0.75)=1.25 AC. FT.
0.62 + 1.25 = 1.88 AC. FT. < 2.5 AC. FT.

CONCLUSION: AT THE END OF THE 24 HOUR STORM, THE POND HAS ENOUGH VOLUME AVAILABLE TO POND THE ADDITIONAL VOLUME OF THE 10 DAY STORM. SIZE POND FOR 100 YEAR 24 HOUR STORM.

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS	5094	5094
SPOT ELEVATIONS	⊕ 5088	⊕ 5088
DRAINAGE AREA BOUNDARY		
DRAINAGE DIVIDE		
WATER BLOCK		
DIRECTION OF FLOW		
ASPHALT PAVING	ASPHALT	ASPHALT
LANDSCAPING	L.S.	L.S.
CONCRETE	CONCRETE	CONCRETE
SWALE		
PROPERTY LINE		

NOTES

1. THE MAXIMUM ALLOWABLE DISCHARGE RATES SHOWN ON THIS SHEET APPLY TO ALL LOTS LOCATED EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR LOTS LOCATED WEST OF UNSER BOULEVARD AND PARCEL A-1 SHALL BE AS STATED IN THE "1992 MASTER DRAINAGE PLAN REPORT FOR ATRISCO BUSINESS PARK."
2. THE MAXIMUM ALLOWABLE 100 YEAR STORM WATER DISCHARGE RATES FROM LOTS EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2, AS NOTED ABOVE, SHALL BE LIMITED TO THE FOLLOWING:
   - 0.1 CFS PER ACRE EXCEPT AS PROVIDED BELOW.
   - SMALL AREAS OF LOTS LOCATED ON THE UPHILL SIDE OF A STREET MAY DISCHARGE UNCONTROLLED TO THE STREET WHERE REQUIRED TO FACILITATE GRADING. THIS PROVISION IS SUBJECT TO THE FOLLOWING CRITERIA.
     - THE TOTAL AREA ALLOWED UNCONTROLLED DISCHARGE FROM THE LOT SHALL NOT BE LARGER THAN AN EQUIVALENT AREA 10 FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE LOT.
     - IMPERVIOUS AREAS ALLOWED UNCONTROLLED DISCHARGE TO THE STREET SHALL NOT BE LARGER THAN AN EQUIVALENT AREA TWO FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE LOT.
     - THE UNCONTROLLED DISCHARGE FROM THE SMALL AREAS DEFINED ABOVE SHALL NOT BE CONSIDERED A PART OF THE 0.1 CFS ALLOWABLE DISCHARGE FROM THE LOT.
3. POND AREAS OUTSIDE OF THE PARKING AREAS SHALL BE FULLY LANDSCAPED. A MINIMUM OF 85% OF THE SURFACE AREA OF THE POND AREA SHALL CONSIST OF PERVIOUS GROUND TREATMENTS. BARK OR OTHER LANDSCAPE MATERIALS WHICH ARE PRONE TO FLOAT UNDER SUBMERGED CONDITIONS SHALL NOT BE ALLOWED AS A SURFACE TREATMENT MATERIAL WITHIN THE LIMITS OF POND AREAS.
4. LOW FLOW CHANNELS SHALL CONNECT ALL INLETS TO THE OUTLET IN THE DETENTION POND(S). LOW FLOW CHANNELS SHALL BE CONSTRUCTED WITH DURABLE, EROSION RESISTANT MATERIALS WHICH FACILITATE LONG TERM MAINTENANCE OF THE POND AREA.

CONCEPTUAL
GRADING AND DRAINAGE PLAN
(20 ACRE SITE)

ATRISCO BUSINESS PARK

Prepared For:
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:
Garrett Group, Inc.
9309 Avenida de la Luna NE
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Consensus Planning, Inc:
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Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
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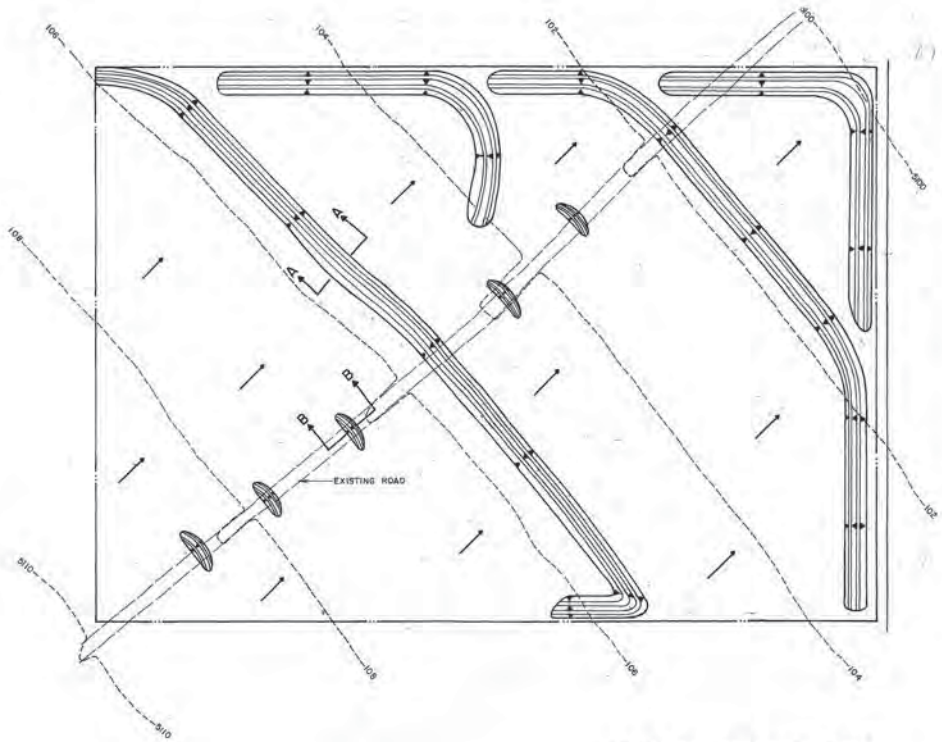
7-30-92

CONSENSUS PLANNING

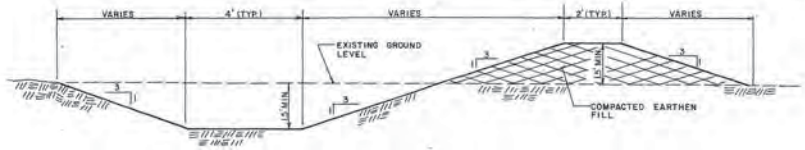
0 30 60 120

DATE: JULY, 1992

Sheet 9 of 10

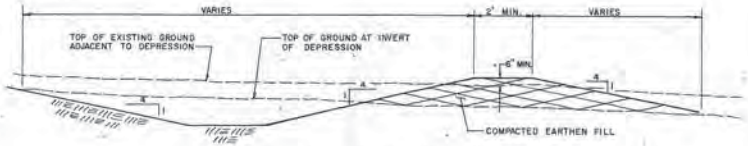


TYPICAL 10 ACRE SITE



DITCH / DIKE RETENTION STRUCTURE SECTION A-A

SCALE: 1" = 2'



ROAD AND GULLY PLUG SECTION B-B

SCALE: 1" = 2'

CONCEPTUAL
GRADING AND DRAINAGE PLAN
(INTERIM CONDITIONS)

ATRISCO BUSINESS PARK

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:

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9309 Avenida de la Luna NE
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Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

7-30-92

CONSENSUS PLANNING

0 30 60 120

DATE: JULY, 1992

Sheet 10 of 10

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

Date: October 22, 2001

Montano Development Co.
10400 Menaul, NE
Albuquerque, NM 87112

OFFICIAL NOTIFICATION OF DECISION

FILE: 01128-01237 (Project 1001440)

LEGAL DESCRIPTION: request approval of a site development plan for building permit for Tract D-3A, Hubbell Plaza, zoned SU-1 for Industrial, located on Coors Boulevard NW between Central Avenue and Bluewater Road NW, containing approximately .51 acre. (K-10)
Loretta Naranjo-Lopez, Staff Planner

On October 18, 2001, the Environmental Planning Commission voted to approve 01128-01237, a site development plan for building permit for Tract D-3A, based on the following Findings and subject to the following Conditions.

FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for a 3,600 square foot vehicle service building on Tract D-3A, Hubbell Plaza, located on Coors Boulevard NW between Central Avenue and Bluewater Road NW, containing 0.51 acres.

2. This site is zoned SU-1 for Industrial. The applicant is proposing to develop the site with 3,600 square feet for a vehicle service building in the Atrisco Business Park Master Plan area. The proposed use is permissive under this zone.

3. This request is conformance with the policies of the *Comprehensive Plan* by locating new development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy d) In addition the proposed development locates a service use to complement residential areas to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy e).

4. This request complies with the policies of the Atrisco Business Park of the *West Side Strategic Plan* which states the following, "It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five-acre tracts in this area shall be initiated." (Policy 3.35) and Expansion of commercial services and public services, especially in the vicinity of the Coors Boulevard and Central Avenue intersection, should be encouraged.

5. The request complies with the policies of the *Coors Corridor Plan*, which provides guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard NW/NM 528.

6. The submittal will be adequate with some changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. According to Transportation Development Services, the applicant shall relocate the proposed refuse container, so it will not create a sight distance obstruction or a physical obstruction when the gates are opened for the drive aisle.

3. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

4. The site plan shall comply with the design guidelines of the Coors Corridor Plan and the site plan for subdivision, which states "all buildings shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking."

5. Wherever a sidewalk or pedestrian pathway crosses a vehicular drive aisle or curb-cut, it shall be at least six feet wide, of a paving material other than asphalt and striped with white paint with shade trees planted in 5'by 5' planters every 25' on center.

6. As required by the City's Zoning Code all trees shall be of a minimum 2" in caliper at the time of planting (Section 14-16-3-10-F-1).

7. All lights within 300 feet of a residential area shall be of a maximum 16 feet high with full cut-off fixtures to prevent fugitive light, otherwise, all fixtures shall be limited to 20' high.

8. The landscape plan shall be modified to meet the recruitments of the City zoning code which requires at least one shade tree per ten parking spaces and that no parking space may be more than 100 feet from a tree trunk.

9. The landscape plan shall be modified to meet the requirements of the City's Street Tree Ordinance which requires that street trees be planted 25 feet on center or clustered, but with the same number of trees. At least 5 trees shall be provided along the entire length of the subject site on Coors Boulevard.

10. All planting areas of at least 36 square feet or greater shall meet the intent of the City's Zoning Code which requires that at least 75% of all planting beds shall be covered by live, vegetative cover, which includes shrubs and/or live groundcovers. Tree canopies do not count towards the 75 percent requirement. A note shall be added to the landscape plan indicating the plan's compliance with this requirement.

11. The site plan for building permit shall comply with all of the design guidelines of the previously approved site plan for subdivision and the *Coors Corridor Plan.*

12. All HVAC equipment shall be screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by parapet walls that are painted to match the predominant building color.

13. Ten percent (10%) of the west elevation shall be stucco and shall be located above 5 feet.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **NOVEMBER 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

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

Sincerely,

Russell Brito

For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/nat

cc: Jack Harris Architect, Inc., 4706 Lomas NE, Albuq. NM 87110
Maggie Stamp, Los Volcanes NA, 619 Rosebud Dr. NW, Albuq. NM 87121
Michael Neese, Los Volcanes NA, 7101 Poppy Pl. NW, Albuq. NM 87121
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuq. NM 87105
Edna Strauss, West Mesa NA, 5117 La Subida NW, Albuq. NM 87105

ZONING

Please refer to the City of Albuquerque Comprehensive Zoning Code, the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the Atrisco Business Park Master Development Plan (available on the City website) for complete descriptions of applicable regulations.

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION
Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- X for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Palo Alto, Inc. PHONE: ___
ADDRESS: 924 West Colfax Ave Suite 302 FAX: ___
CITY: Denver STATE CO ZIP 80204 E-MAIL: ___
APPLICANT: Tierra West, LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
Proprietary interest in site: owner **List all owners**: ___

DESCRIPTION OF REQUEST: Site Development Plan For Building Permit

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

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

Lot or Tract No. Tract D-3A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Coors Central North
Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No ___
Zone Atlas page(s): K-10-Z UPC Code: 101005748439610117

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001440

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 0.5631 acres +/-
LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd NE
Between: Camino Azul NW and ___
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 9 28 17
(Print Name) Ronald R. Bohannan. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 11/2014**

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

Application case numbers	Action	S.F.	Fees
17EPC - 40053	SBP		$ 385.00
-	ADV		$ 75.00
-	CMF		$ 30.00
-			$
-			$
			Total $ 510.00

Hearing date November 9 2017

9-28-17
Staff signature & Date

Project # 1001440

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)**

X 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
N/A 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**
X Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
__ Completed Site Plan for Subdivision and/or Building Permit Checklist
X Traffic Impact Study (TIS) form with required signature
X Fee (see schedule)
X 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:
N/A Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
N/A Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
N/A Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
N/A Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
N/A 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)
N/A Registered engineer or architect's stamp on the Site Development Plans
N/A 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.

Ronald R. Bohannan
Applicant name (print)
9-28-17
Applicant signature / date

Form revised **November 2010**

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

Application case numbers
17EPC - _____ - 40063
_____ - _____ - _____
_____ - _____ - _____

9-28-17
Planner signature / date
Project #: 1001440

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

9/27/17

Applicant or Agent Signature / Date

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

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

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

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

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'

[other scales, if approved by staff]

✓ 3. Bar scale

✓ 4. North arrow

✓ 5. Vicinity map

✓ 6. Signature Block (for DRB site dev. plans)

✓ 7. Property lines (clearly identify)

✓ 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site

N/A 9. Phases of development including location and square footages of structures, circulation, parking and landscaping

✓ 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

✓ 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
✓ 2. Dimensions and square footage of each structure
✓ 3. Proposed use of each structure
✓ 4. Walls, fences, and screening: indicate height, length, color and materials
N/A 5. Loading facilities
✓ 6. Conceptual site lighting (indicate general location & maximum height) 27'-6"
✓ 7. Location of refuse container and enclosure
✓ 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.

✓ 1. **Location and typical dimensions**, including handicapped spaces
✓ 2. **Calculations:** spaces required: 16 provided: 16

Handicapped spaces (included in required total) required: 1 provided: 1
Motorcycle spaces (in addition to required total) required: 1 provided: 1

✓ B. Bicycle parking & facilities

✓ 1. Bicycle racks, spaces required: 2 provided: 4
N/A 2. Bikeways and other bicycle facilities, if applicable

✓ C. Public Transit

✓ 1. Bus facilities, including routes, bays and shelters existing or required

✓ D. Pedestrian Circulation

✓ 1. Location and dimensions of all sidewalks and pedestrian paths
✓ 2. Location and dimension of drive aisle crossings, including paving treatment
✓ 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

✓ E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

✓ 1. Ingress and egress locations, including width and curve radii dimensions
✓ 2. Drive aisle locations, including width and curve radii dimensions
N/A 3. End aisle locations, including width and curve radii dimensions
✓ 4. Location & orientation of refuse enclosure, with dimensions
✓ 5. Curb cut locations and dimensions
✓ 6. Existing and proposed street widths, right-of-way widths and curve radii
N/A 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
N/A 8. Location of traffic signs and signals related to the functioning of the proposal
N/A 9. Identify existing and proposed medians and median cuts

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

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

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

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

A. General Information

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

B. Grading Information

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

N/A 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.

N/A 6. In addition to the above, the following must be provided for DRB applications:
A. Conceptual onsite drainage system
B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

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

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West LLC **DATE OF REQUEST:** 9/13/17 **ZONE ATLAS PAGE(S):** K-10

CURRENT:

ZONING SU-1 for IP

LEGAL DESCRIPTION:

LOT OR TRACT # D-3A BLOCK #____

PARCEL SIZE (AC/SQ. FT.) 0.5631

SUBDIVISION NAME Coors Central North

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From_____ To_____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

SUBDIVISION* [ ]

BUILDING PERMIT [✓]

BUILDING PURPOSES [ ]

SITE DEVELOPMENT PLAN:

AMENDMENT [ ]

ACCESS PERMIT [ ]

OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [✓]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____

BUILDING SIZE: 3082 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE_____ DATE 09/13/2017

(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: **(See attached trip generation rate table)**

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 DATE 09-22-17

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

Pizza Hut (Avalon Rd. / Coors Blvd.)

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

USE (ITE CODE)		24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
DESCRIPTION		*GROSS*	*ENTER*	*EXIT*	*ENTER*	*EXIT*
Summary Sheet	Units					
Fast Food Restaurant w/ Drive-Thru Window - No Indoor Seating (935)	1.20	-	14	16	28	26
Shopping Center (820)	1.88	513	9	5	20	22
Subtotal		**513**	**23**	**21**	**48**	**48**

by Terry O. Brown, P.E.

September 19, 2017

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

RE: TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE: K-10-Z

Dear Chairwoman Hudson

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Palo Alto, Inc., pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Jeff Geller
Print Name

Signature

Executive Vice President
Title

9/18/17
Date

September 20, 2017

Albuquerque Archaeological Ordinance - Compliance Documentation

1001410
Tierra West, LLC

Alvarado Development LLC

Tract D-3A Plat of TRS: D-1A, D-3A, D-4A, D-5A, D6 & D7 Coors Central North
SU-1
0.5631 acres
K-10

☑ ☐
☐ ☐

NMCRIS background check and site inspection

Site inspection conducted on September 20, 2017

Certificate of No Effect is issued (ref O-07-72 Section 4(B)2; property has been disturbed through previous land use or development)

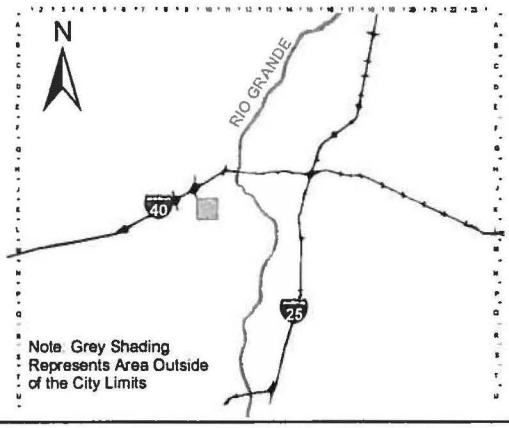
Ethan Kalosky, MA
Parametrix

Russell Brito, Planning Manager
City of Albuquerque Planning Department

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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



Zone Atlas Page:

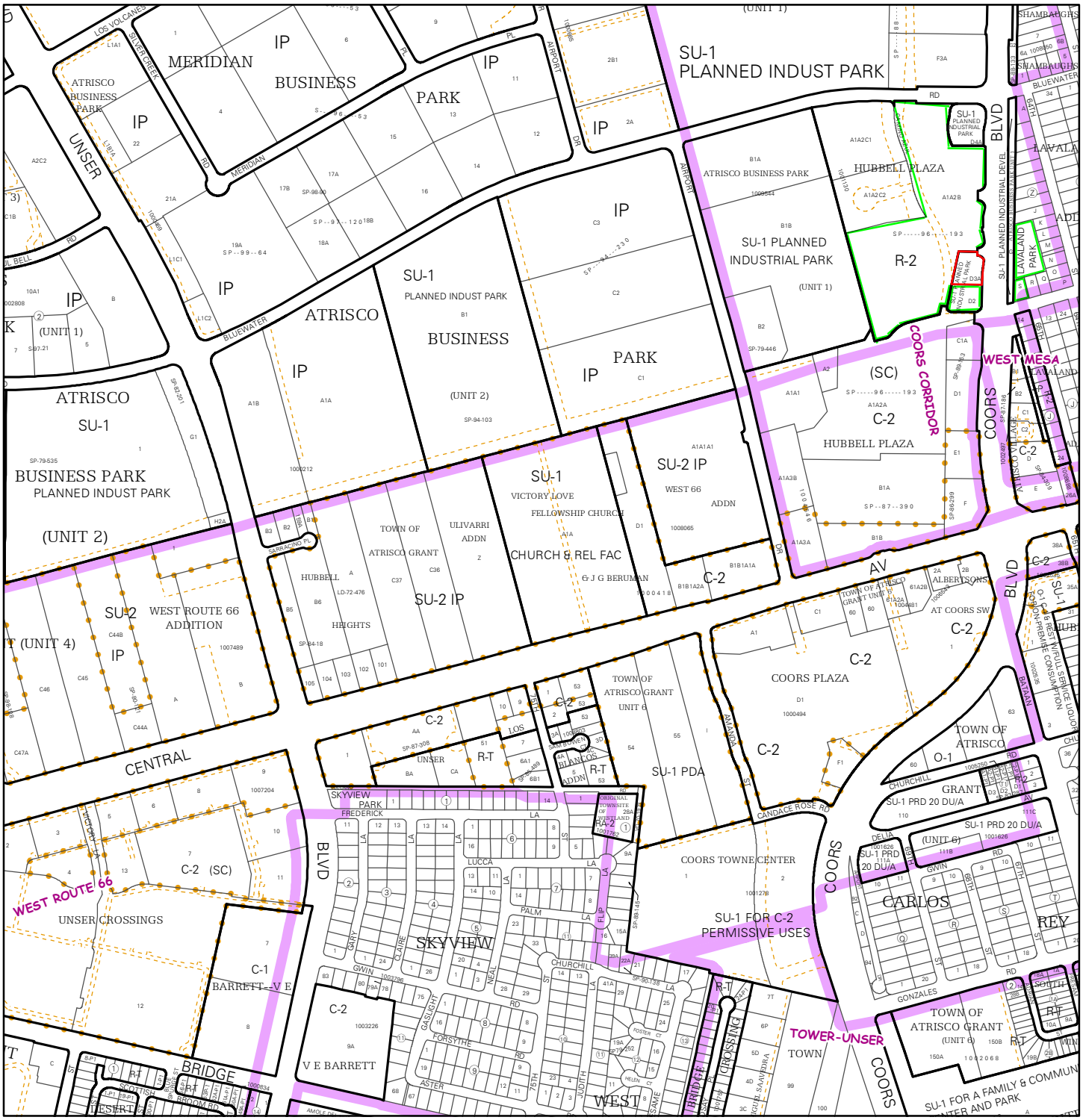
K-10-Z

Selected Symbols

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

0 750 1,500 Feet

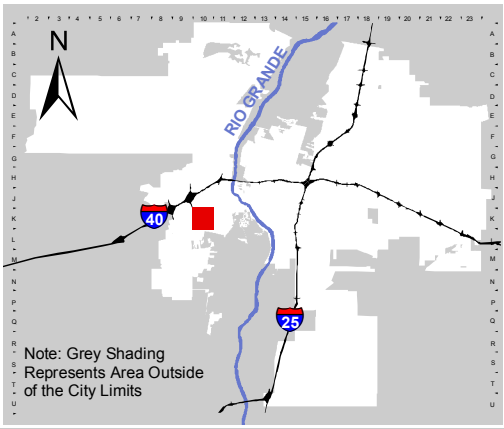
Buffer Map Green: Mailed to Neighbors w/in 100ft area



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



Zone Atlas Page:

K-10-Z

Selected Symbols

- SECTOR PLANS
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0 750 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 26, 2017

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

RE: REQUEST FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND REQUEST FOR CONDITIONAL USE ADDITION TO EXISTING ZONING AND REQUEST FOR VARIANCE OF LANDSCAPE BUFFER TRACT D-3A COORS CENTRAL NORTH ZONE ATLAS PAGE K-10-Z

Dear Chairwoman Hudson:

Tierra West, LLC, on behalf of Palo Alto Inc. requests approvals for a Site Development Plan for Building Permit, addition of drive-up service conditional use to the existing zoning, and a variance to an existing landscape buffer for the subject site that is currently undeveloped and vacant. The proposed development for the site is a single-story building with a drive-through service lane and window with two tenant spaces. One tenant space will be for future retail/commercial development that can utilize drive-through services. The second tenant space will be for a Pizza Hut for delivery and carry-out only.

The Landscape Variance Request and the Conditional Use are also required to go through the Zoning Hearing Examiner's (ZHE) process for approval. This EPC application and the ZHE application are being submitted simultaneously to each respective department. The zoning of the site is SU-1 for IP uses which requires that EPC approves any site development plans that fall within a property with this zoning designation.

Site Location and History

The project site is located in the SW quadrant of the metropolitan area just north of the Coors Blvd/Central Ave intersection. The site is 0.563 acres and is bounded by Coors Blvd to the east, Camino Azul to the west, Bluewater Village Apartments to the north, and a Twisters drive-through restaurant to the south. This site falls within the Atrisco Business Park Master Plan as well as the Coors Corridor Plan. A previous Site Development Plan for Building Permit was approved by the EPC in 2001 (Project #1001440) for a Day Care Center, however this project did not go any further on the private development side.

Site Orientation

The site is proposed for one (1) parcel of land. Access to the site will be provided from Camino Azul, directly west of the property. We are not requesting any access from Coors Boulevard. This request is only for the development of Tract D-3A, to construct a new Pizza Hut/retail tenant building with drive-through service on the site.

A new 3,082 square foot building will consist of two tenant spaces. One tenant space will be for a Pizza Hut with delivery/carry-out service only, the second space will be for a future retail/commercial user with access to a drive-through lane and service window. The drive through

lane will begin on the north side of the building, wrap around the west side of the building and end at a service window on the south side of the building. Vehicles that will exit the drive-through cannot exit directly back to Camino Azul, therefore a one-way exit from the site will enter the Twisters property to the south and will allow vehicles to exit through the Twisters parking lot back to Camino Azul. A Shared Access Agreement is currently being worked through by both property owners for this one-way exit.

A new driveway entrance off of Camino Azul will allow vehicular and bicycle access to the site via a 24 foot wide drive aisle. Pedestrian access will come from the Coors Boulevard Right-of-Way and will be graded and designed to meet ADA standards. Parking for the site will be located along the east and south property lines with the required landscape buffering. A trip generation analysis was completed for the intended use of this tract and showed little or no significant impact to require any further traffic study.

Elevations and Signage

The building design finish will be primarily a combination of wood panels and porcelain tiles. The wood panels will consist of both a dark brown color and a light tan color. The porcelain tiles will consist of a dark gray color. The building massing will be broken up vertically by the porcelain tile and wood panel finishes. A small metal awning will be placed over the Pizza Hut entrance with a red metal siding finish above the awning for color accent. Refuse enclosure will consist of HDPE Plastic Lumber Pickets to match the tan color and the wood paneling finish of the building. There will be a free standing pylon sign along the frontage of Coors Boulevard for a Pizza Hut sign. The sign will have an area of 68 square feet, which is less than the allowable 75 square feet, and will stand no taller than 25 feet high.

Grading and Drainage

The drainage for the property is part of an overall master grading and drainage plan (Bluewater Development Hydrology Report, by Red Mountain Engineers, Inc. 12/4/1996) which allows both our site and the Twisters site to the south to drain to the existing retention pond directly west of our site. Both our site and the Twisters site drain from southeast to northwest, with the drainage from Twisters flowing through our site. The developed conditions will continue to pick up flows from the Twisters site and direct towards the landscaped area between the west property line and the drive-through lane. Hydrology has been performed for both our site and the Twisters site; the resulting fully developed runoff flow will allow for free discharge to the existing retention pond. Our site is currently separated from the pond by an existing retaining wall, with the pond being lower than the site. The proposed outfall to the pond on the grading plan will call to create a weir opening in the retaining wall from the onsite landscaped area to the retention pond for free discharge. The weir opening will be a raised outfall to allow for onsite water quality retention to meet the City Drainage Ordinance.

Landscaping

The landscape design was developed to meet the design guideline requirements set forth in the approved Atrisco Business Park Master Plan as well as the Coors Corridor Plan. A 15-foot landscape setback requirement from the Coors Right-of-Way will be enforced on the Site Development Plan.

Landscape Buffer Variance and Drive-Through Conditional Use

There are two parameters of the currently proposed site development plan that do not meet the current requirements of the relevant Sector Plan and Zoning Code. This includes a 20-foot landscape buffer on the west and north side of the property, and a drive-through service use for IP zoning.

The Atrisco Business Park Master Plan states that a 20-foot landscape buffer will be required for any properties zoned IP that abut a residential-zoned property. Our site is abutted by residential-zoned property (The Bluewater Village Apartments) on the west and north sides, meaning this landscape buffer would be required for those sides of the property. We feel that the existing conditions give cause to waive this landscape buffer requirement due to the sizing of the existing drainage ponds east and west of the site.

The apartment buildings to the west are currently separated from the site by 60 feet of landscaping, then 28 feet of roadway (Camino Azul), and then the existing landscaped drainage pond which ranges between 15 feet and 46 feet wide. This gives a total of up to 134 feet of buffering between the apartment buildings and the subject site west property line. There will be an additional 10 foot landscape buffer between the west property line and the proposed drive-through lane plus a steel post fence for additional screening.

The apartment building to the north is currently separated from the site by 65 feet of a landscaped ponding area. The 10 foot landscape buffer and fence screening onsite will also be utilized on this northern side as well to further screening between the apartments and proposed onsite building. These wide distances of landscaping/roadway between the apartments and the subject site already account for any landscape screening that was intended in the Atrisco Business Park Master Plan and therefore gives cause to waive the onsite 20 foot landscape buffering requirement.

The site is zoned SU-1 for IP uses, which does not contain a permissive or conditional use for a drive-through service in the City Zoning Code. This area where the property is located consists of many drive-through food service establishments along with other commercial/retail establishment with zoning of SU-1 for IP (i.e. the Twisters Property directly south). We believe that the property in relation to the surrounding area will allow for a conditional use of a drive-through service establishment. Both the Conditional Use Addition to the Zoning and the Landscape Setback Variance will be required to be approved by both EPC and the ZHE, these applications to both entities are being submitted simultaneously for approval request.

Conclusion

The request conforms to the existing guidelines set forth in the Atrisco Business Park Master Plan as well as the Coors Corridor Plan. The approved Master Drainage Plan for the Bluewater Development governs drainage parameters for this site, which are currently met with the proposed development as well. A landscape setback variance and conditional use for drive-through service will be required for this proposed development as well. We are requesting approval for a variance to the existing landscape setback as well as a conditional use addition for a drive-through service window. Finally, we are also requesting approval of the Site Development Plan for Building Permit to be delegated to the Development Review Board (DRB).

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Geller – Palo Alto, Inc.
JN: 2017015
RRB/vp/jg/djb

TOW

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

November 1, 2017

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

RE: SUPPLEMENTAL LETTER TO ORIGINAL EPC JUSTIFICATION LETTER DATED SEPTEMBER 26, 2017
TRACT D-3A COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Chairwoman Hudson:

Tierra West, LLC, on behalf of Palo Alto Inc. is including this supplemental information to the original EPC justification letter date September 26, 2017 for request for approvals for: Site Development Plan for Building Permit, Conditional Use Approval of Drive-Through, and Variance Request to the Landscape Buffer.

All elements and descriptions of the original EPC justification letter are remaining the same with the exception of the screen fence located on the north and west property lines. The original letter described a black steel post fence for screening, however this is not allowed under the Atrisco Business Park Master Plan. This plan states that the sign has to be opaque. We have updated the Site Development Plans for the fence to be an opaque wooden picket fence and painted the colored tan to match the color accents of the building facades.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Geller – Palo Alto, Inc.
JN: 2017015
RRB/vp/jg/djb

2017015 11-01-17 EPC Letter to Karen Hudson_SUPPLEMENTAL.docx

First American

First American Title Insurance Company
9400 Holly Ave., N.E., Building 1
Albuquerque, NM 87122
Phn - (505) 881-3300
Fax - (505) 348-3490

June 24, 2005

Alvarado Development, LLC
924 West Colfax Ave. Suite 302
Denver, CO 80204

Re: 303 Coors NW, Albuquerque, NM
Our file no.: 623754-AL01, LMO

Dear Alvarado Development, LLC:

First American Title Insurance Company is pleased to have been selected as settlement agent for your transaction. In connection therewith, we enclose the Commitment to Insure, along with copies of pertinent matters, which affect the title to the property.

In addition you will find the First American Title Insurance Company privacy policy.

Closing will be in accordance with the terms and conditions of your Purchase Agreement and any amendments, thereto.

Please note that your closing funds will need to be in the form of a **CASHIER'S CHECK** payable to First American Title Insurance Company or in lieu of a check you may arrange to wire your funds to our office. Your Realtor or a First American Title Insurance Company representative will be contacting you a few days prior to closing to set up an appointment, in which you will sign the closing documents and deposit your funds.

If at any time you have any questions or information for us regarding the transaction, please don't hesitate to contact us.

Sincerely,

cc:

First American Title Insurance Company

Beatrice Montoya
Escrow Assistant

Enclosures

First American

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

First American Title Insurance Company, A California corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described of referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsements.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate **6 months** after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue policy or policies is not the fault of the Company.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company

BY PRESIDENT

ATTEST SECRETARY

FIRST AMERICAN TITLE INSURANCE COMPANY
INCORPORATED
SEPTEMBER 24, 1968
CALIFORNIA

BY Authorized Signature

SCHEDULE A

File Number: **623754-AL01, LMO**

101005314027230236

1. Effective Date: **June 21, 2005** at **8:00 AM**

2. Policy or policies to be issued: AMOUNT

   a. New Mexico Owner's Policy $245,290.00
   Proposed Insured:

   Alvarado Development, LLC

   b. New Mexico Mortgagee's Policy $0.00
   Proposed Insured:

   [and/or their successors and assigns as their interest may appear.]

   c. $
   Proposed Insured:

3. The estate of interest in the land described or referred to in this Commitment and covered herein is:

   Fee Simple

4. Title to the **Fee Simple** estate or interest in said land is at the effective date hereof vested in:

   303 Coors LLC, a New Mexico Limited Liability Company

   The land referred to in this Commitment is described as follows:

   Tract lettered "D-3A" of COORS CENTRAL NORTH, (being a replat of Tract D-1, D-3, D-4 and D-5, Coors Central North), City of Albuquerque, 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 July 25, 1991 in Volume 91C, Folio 154.

SCHEDULE B, PART 1
(Requirements)

File No. **623754-AL01, LMO**

I. The following are the requirements to be complied with:

1. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.

2. Instruments in insurable form which must be executed, delivered and duly filed for record.

3. Payment of taxes for the year 2004.

4. Provide a copy of the Articles of Organization and Operating Agreement of 303 Coors LLC, a New Mexico Limited Liability Company, to First American Title Company for review and evaluation. Upon examination of the required document, additional exceptions and/or requirements may be made.

5. Record a Warranty Deed from 303 Coors LLC, a New Mexico Limited Liability Company to Alvarado Development, LLC, a Colorado Limited Liability Company.

SCHEDULE B, PART II
(Exceptions)

File No. **623754-AL01, MG**

General exceptions 1, 2, 3, 4, 6 and/or 7 may be deleted from any policy upon compliance with all provisions of the applicable rules, upon payment of all additional premiums required by the applicable rules, upon receipt of the required documents and upon compliance with the Company's underwriting standards for each such deletion. General exception 5 may be deleted from the policy if the named insured in the case of an Owner's Policy, or the vestee, in the case of a Leasehold or Loan Policy, is a corporation, a partnership, or other artificial entity, or a person holding title as trustee. The policy to be issued pursuant to this Commitment will be endorsed or modified in Schedule B by the Company to waive its right to demand arbitration pursuant to the conditions and stipulations of the policy at no cost or charge to the insured. The endorsement or the language added to Schedule B of the policy shall read: "In compliance with Subsection D of 13.14.18.10 NMAC, the Company hereby waives its right to demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Nothing herein prohibits the arbitration of all arbitrable matters when agreed to by both the Company and the insured.
[6-16-86, 3-1-90, 6-1-97, 6-1-98; 13.14.5.9 NMAC - Rn, 13 NMAC 14.5.9, 5-15-00; A, 8-29-03]

II. Schedule B of the policy or policies to be issued will contain the exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.

4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy).

   NOTE: Existing inventory of preprinted forms containing the words "dower, curtesy" in standard exception number 5 may be used without penalty until existing supplies are exhausted or the words "dower, curtesy" may be deleted on preprinted forms by crossing them out.

6. Any titles or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to lands comprising the shores or bottoms of navigable streams, lakes or land beyond the line of the harbor or bulkhead lines established or changed by the United States Government.

7. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

   NOTE: Standard Exception 7 may be modified to allow deletion of all language with the exception of the words "water rights, claims or title to water."

8. Taxes or assessments which are not shown as existing liens by the public record.

9. Taxes for the year 2005, and thereafter. (See 13.14.5.12 NMAC)

10. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

11. Reservations contained in Patent from United States of America recorded in Book 35, page 91, records of Bernalillo, County, New Mexico.

12. Covenants, conditions, restrictions, terms, provisions and easements recorded in Book Misc. 373A, page 732, in Book Misc. 389A, page 506, in Book Misc. 681A, page 318, in Book BCR 91-18, page 7805, in Book 9329, page 9337 refiled in Book 944, page 9146, in Book 9623, page 5132 and as noted on recorded Plats Book C37, page 141 and Book 91C, page 154, records of Bernalillo County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

13. Easement reserved across the insured land, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 25, 1991, in Plat Book 91C, Folio 154.

14. Rights of the tenants or occupants under unrecorded rental or lease agreements.

CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these conditions and stipulations.

3. Liability of the Company under this commitment shall be only to the named proposed insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to elimintate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the conditions and stipulations, and the exclusions from coverage of the form of policy or policies committed for in favor of the proposed insured which are hereby incorporated by reference and are made a part of this commitment except as expressly modified herein.

4. Any action or actions or rights of action that the proposed insured may have or may bring against the company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this commitment must be based on and are subject to the provisions of this commitment.

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

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NOTIFICATION &
NEIGHBORHOOD INFORMATION

Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. *** **NEW*** Facilitated Meeting Information** – All notification letters must include the following text:

   Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.

   A facilitated meeting request must be received by ADR by: October 9, 2017.

Add portion Notification Letter send out recertified send copies to Michael V02 by end of Day

Neighborhood Notification Checklist

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

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

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

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

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

Geraldine Buffer Marp.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	5058360336
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560	
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegos@wccdg.org	6013 Sunset Gardens SW	Albuquerque	NM	87121	5052610878	5053855809
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnyepena@comcast.net	6525 Sunset Gardens SW	Albuquerque	NM	87121	5053213551	5058390372
West Mesa NA	Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW	Albuquerque	NM	87105	5054891218	5058317124
West Mesa NA	Frank	Gonzales	frankgonzales334@gmail.com	9024 Santa Catalina Avenue NW	Albuquerque	NM	87105	5054265800	5056100570
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058794995	5058903481
Westside Coalition of Neighborhood Associations	Gerald	Worrall	jfworrall@comcast.net	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893

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City, State, ZIP+4
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South West Alliance of Neighborhoods
SWAN Coalition
6525 Sunset Gardens SW
Albuquerque, NM 87121
PS Form 3800, Aug

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West Mesa NA
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Albuquerque, NM 87105
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Los Volcanes NA
6601 Honeylocust Avenue NW
Albuquerque, NM 87121
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Jerry Gallegos
South West Alliance of Neighborhoods
SWAN Coalition
6013 Sunset Gardens SW
Albuquerque, NM 87121
PS Form 3800, Au

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Frank Gonzales
West Mesa NA
9024 Santa Catalina Avenue NW
Albuquerque, NM 87105
PS Form 3800, Aug

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VKC Delights Inc
301 Coors Blvd NW
Albuquerque, NM 87121
PS Form 3800, Aug

U.S. Postal Service™
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Gerald Worrall
Westside Coalition of Neighborhood Associations
1039 Pinatubo Place NW
Albuquerque, NM 87120
PS Form 3800, Au

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Return Receipt Fee (Endorsement Required) 2.75
Restricted Delivery Fee (Endorsement Required)
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Doug Cooper
Los Volcanes NA
6800 Silkwood Avenue NW
Albuquerque, NM 87121
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Sent To
Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio Del Sole Court NW
Albuquerque, NM 87114
PS Form 3800, Au

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TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Ave. NW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Trujillo:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T

Enclosure/s

cc: Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

Mr. Steven Budenski
West Mesa NA
5732 La Anita Ave. NW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Budenski:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

Mr. Johnny Pena
South West Alliance of Neighborhoods
6525 Sunset Gardens SW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Pena:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

Mr. Jerry Gallegos
South West Alliance of Neighborhoods
6031 Sunset Gardens SW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Gallegos:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Doug Cooper, Los Volcanes NA
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

Mr. Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio Del Sole Court NW
Albuquerque, NM 87114

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Hendriksen:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Frank Gonzales, West Mesa NA
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

Mr. Gerald Worrall
West Coalition of Neighborhood Associations
1039 Pinarubo Place NW
Albuquerque, NM 87120

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Worrall:
Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations

JN: 2017015
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TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 19, 2017

Mr. Frank Gonzales
West Mesa NA
9024 Santa Catalina Ave NW
Albuquerque, NM 87105

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Gonzales:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments. and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

Mr. Doug Cooper
Los Volcanes NA
6800 Silkwood Ave. NW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Cooper:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

City of Albuquerque
(Bluewater Apartments)
P.O. Box 1293
Albuquerque, NM 87103

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear City of Albuquerque:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments. and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely.

Vinny Perea, E.I.T.

Enclosure/s

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

VKC Delights INC
322 Julie Rivers Rd
Sugar Land, TX 77478-3179

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear VKC Delights Inc.:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

Ms. Mary Bea Sanchez
6501 Avalon Rd NW
Albuquerque, NM 87105

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Ms. Sanchez:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 27, 2017

City of Albuquerque
(Tom Tenoria Park & Walkway Blk. Z Lavaland Add.)
P.O. Box 1293
Albuquerque, NM 87103

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear City of Albuquerque:

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Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

JN: 2017015
RRB/vp/jg

9/29/17
Certified
Letters

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Ted Trujillo
Los Volcanes NA
6601 Honeylocust Avenue NW
Albuquerque NM 87121

7017 1450 0000 8973 8884

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Steven Buden ki
West Mesa NA
nit Av nue NW
Ibuqu rqu NM 7105

7017 1450 0000 8973 8907

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Jerry Gallegos
South West Alliance of Neighborhoods
6013 Sunset Gardens SW
Albuquerque, NM 87121

7017 1450 0000 8973 8914

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PS Form 3800, Apr

Doug Cooper
Los Volcanes NA
6800 Silkwood Avenue NW
Albuquerque, NM 87121

7017 1450 0000 8973 8938

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ctions

Gerald Worrall
Westside Coalition of Neighborhood
Associations
1039 Pinatubo Place NW
Albuquerque, NM 87120

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PS Form 3800,

Johnny Pena
South West Alliance of Neighborhood
6525 Sunset Gardens SW
Albuquerque, NM 87121

7017 1450 0000 8973 8877

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Frank Gonzales
West Mesa NA
9024 Santa Catalina Avenue NW
Albuquerque, NM 87105

7017 1450 0000 8973 8860

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Harry Hendriksen
Westside Coalition of Neighborhood
Associations
10592 Rio Del Sole Court NW
Albuquerque, NM 87114

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 29, 2017

Mr. Frank Gonzales
West Mesa NA
9024 Santa Catalina Ave NW
Albuquerque, NM 87105

Supersedes Letter Dated 09/27/17

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Gonzales:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 29, 2017

Mr. Doug Cooper
Los Volcanes NA
6800 Silkwood Ave. NW
Albuquerque, NM 87121

Supersedes Letter Dated 09/27/17

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Cooper:

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Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 29, 2017

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Ave. NW
Albuquerque, NM 87121

Supersedes Letter Dated 09/27/17

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Trujillo:

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Sincerely,

Vinny Perea, E.I.T

Enclosure/s

cc: Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 29, 2017

Mr. Steven Budenski
West Mesa NA
5732 La Anita Ave. NW
Albuquerque, NM 87121

Supersedes Letter Dated 09/27/17

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Budenski:

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Sincerely,

Vinny Perea, E.I.T

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations
Frank Gonzales, West Mesa NA

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 29, 2017

Mr. Johnny Pena
South West Alliance of Neighborhoods
6525 Sunset Gardens SW
Albuquerque, NM 87121

Supersedes Letter Dated 09/27/17

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Pena:

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Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 29, 2017

Mr. Jerry Gallegos
South West Alliance of Neighborhoods
6031 Sunset Gardens SW
Albuquerque, NM 87121

Supersedes Letter Dated 09/27/17

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Gallegos:

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Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 29, 2017

Mr. Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio Del Sole Court NW
Albuquerque, NM 87114

Supersedes Letter Dated 09/27/17

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Hendriksen:

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 29, 2017

Mr. Gerald Worrall
West Coalition of Neighborhood Associations
1039 Pinarubo Place NW
Albuquerque, NM 87120

Supersedes Letter Dated 09/27/17

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Worrall:
Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
   B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

   Signs must be posted from 10/25/17 To 11/9/17.

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

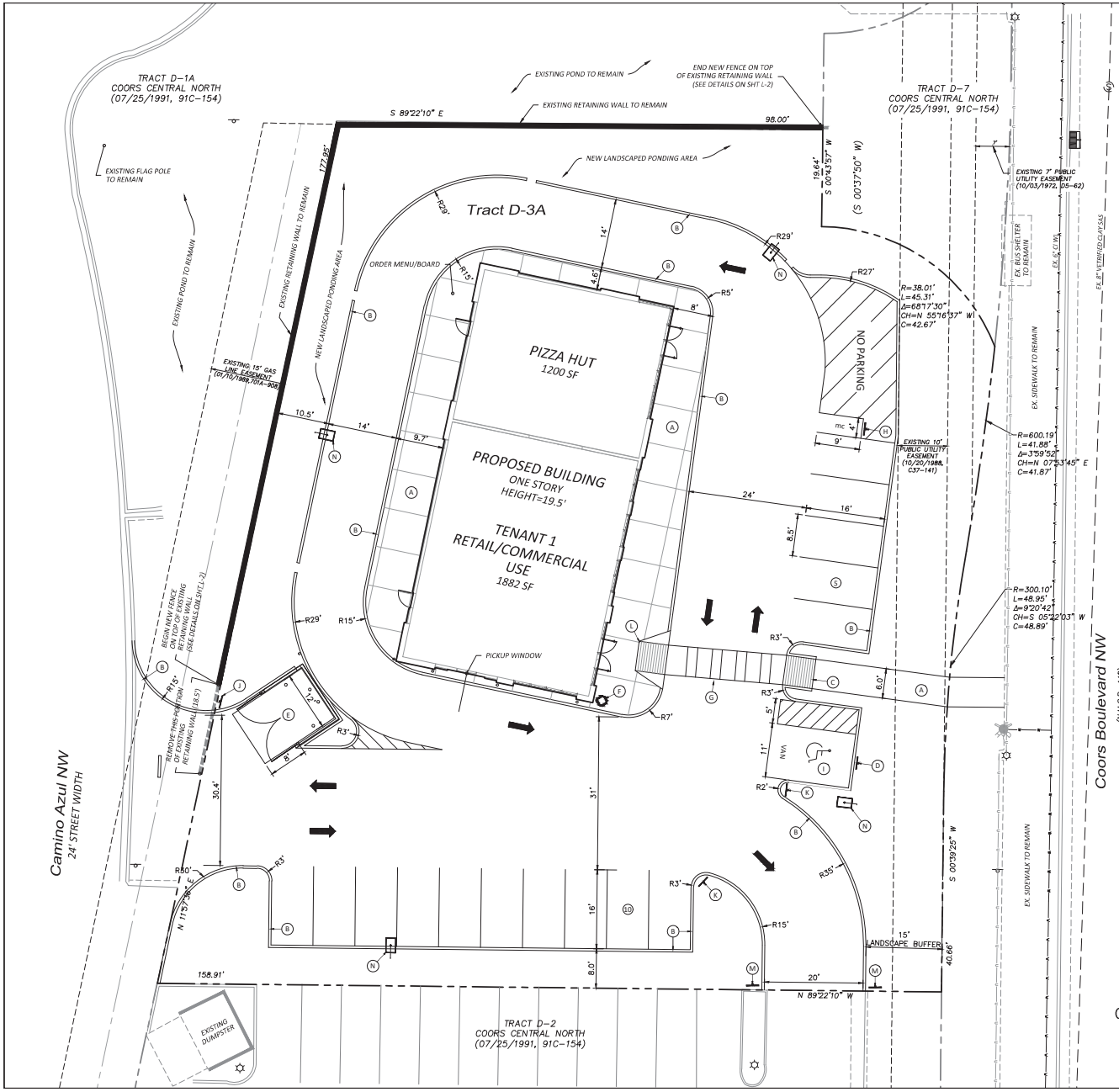
_____, 9.28.17
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9/28/17, _____
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1001440

SITE PLAN REDUCTIONS



VICINITY MAP: K-10-Z AND K-11-Z

LEGAL DESCRIPTION:
TRACT D-3A COORS CENTRAL NORTH

SITE DATA

PROPOSED USAGE:	COMMERCIAL 3082 SF; MAX HEIGHT 19.5' (TO RIDGE OF HIGHEST ELEMENT) CONSTRUCTION TYPE V-B
LOT AREA:	24,514 SF (0.56 ACRES)
PARKING REQUIRED: PARKING PROVIDED:	16 SPACES (1 SPACE/200 SF) 16 SPACES
HC PARKING REQUIRED: HC PARKING PROVIDED:	1 SPACES 1 SPACES 1 SPACE VAN ACCESSIBLE
MC PARKING REQUIRED: MC PARKING PROVIDED:	1 SPACES 1 SPACES
BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED:	2 SPACES 4 SPACES

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- SCREEN FENCE, 6' HEIGHT
- RETAINING WALL
- EXISTING STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING STRIPING
- PROPOSED LIGHT FIXTURES, 27'-6" HEIGHT

KEYED NOTE:

- (A) SIDEWALK PER COA STD DWG #2430
- (B) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
- (C) HC RAMP
- (D) HANDICAP PARKING SIGN
- (E) TRASH ENCLOSURE
- (F) BIKE RACK
- (G) CROSSWALK, STAMPED CONCRETE
- (H) MOTORCYCLE PARKING SIGN
- (I) ACCESSIBLE PARKING PER ADA STANDARDS
- (J) STOP SIGN
- (K) "ONE WAY" SIGN
- (L) ADA RAMP
- (M) "DO NOT ENTER" SIGN
- (N) LIGHT FIXTURE, 27'-6" HEIGHT SEE DETAIL ON SHT G2.0

SHEET INDEX:

C1. SITE PLAN
C2. GRADING AND DRAINAGE PLAN
C3. MASTER UTILITY PLAN
L1. IRRIGATION NOTES & DETAILS
L2. LANDSCAPE NOTES & DETAILS
L3. LANDSCAPE PLAN
A4.0 EXTERIOR ELEVATIONS
A4.1 EXTERIOR ELEVATIONS
G2.0 FENCE/TRASH ENCLOSURE DETAILS

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC 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 APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

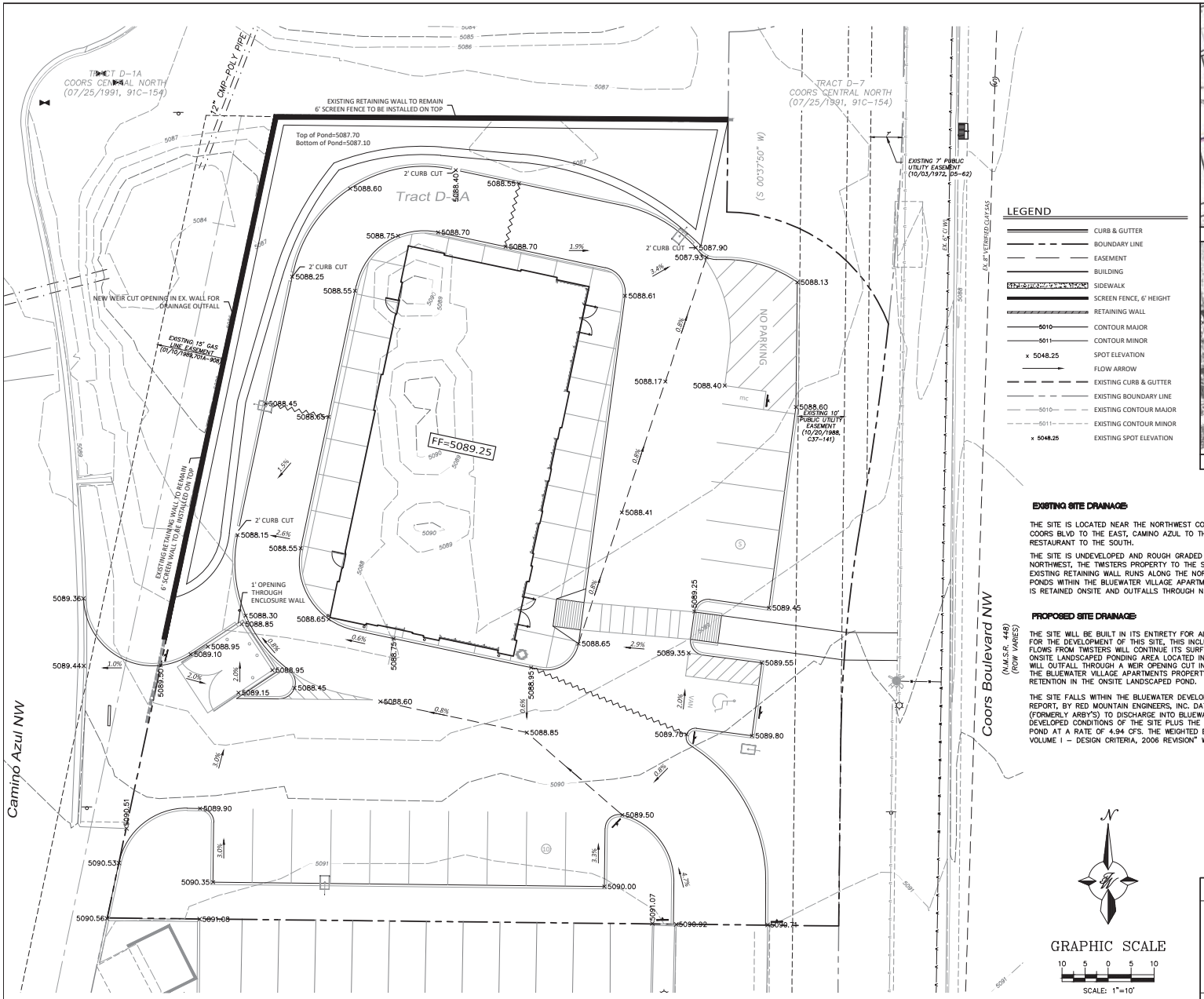
* Environmental Health, if necessary

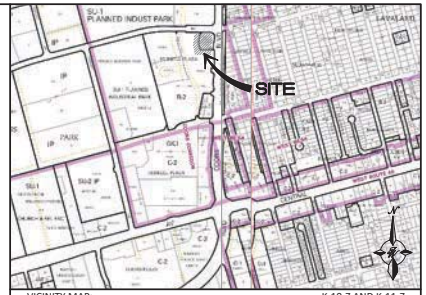
GRAPHIC SCALE

10 5 0 5 10

SCALE: 1"=10'

ENGINEER'S SEAL	PIZZA HUT HUBBEL PLAZA	DRAWN BY DY
	SITE PLAN SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	DATE 8/29/17
		2017015-SPE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1
RONALD R. BOHANNAN P.E. #7868		JOB # 2017015





VICINITY MAP: K-10-Z AND K-11-Z

FIRM MAP 35001C0329H

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- SCREEN FENCE, 6' HEIGHT
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION

EXISTING SITE DRAINAGE:

THE SITE IS LOCATED NEAR THE NORTHWEST CORNER OF THE COORS BLVD/AVALON RD INTERSECTION. THE SITE IS BOUNDED BY COORS BLVD TO THE EAST, CAMINO AZUL TO THE WEST, BLUEWATER VILLAGE APARTMENTS TO THE NORTH, AND A TWISTERS RESTAURANT TO THE SOUTH.

THE SITE IS UNDEVELOPED AND ROUGH GRADED OUT WITH THE OVERALL SURFACE DRAINAGE FLOWING FROM SOUTHEAST TO NORTHWEST, THE TWISTERS PROPERTY TO THE SOUTH DRAINS NORTH AND THROUGH THE SITE FROM SOUTHEAST TO NORTHWEST. AN EXISTING RETAINING WALL RUNS ALONG THE NORTH AND WEST PROPERTY LINES, SEPARATING THE SITE FROM EXISTING DETENTION PONDS WITHIN THE BLUEWATER VILLAGE APARTMENTS PROPERTY. ALL DRAINAGE IS DIRECTED TOWARDS THESE RETAINING WALLS AND IS RETAINED ONSITE AND OUTFALLS THROUGH NATURAL GROUND INFILTRATION. THE EXISTING 100 YR PEAK DISCHARGE IS 3.57 CFS.

PROPOSED SITE DRAINAGE:

THE SITE WILL BE BUILT IN ITS ENTIRETY FOR ALL PAVING AND LANDSCAPE IMPROVEMENTS. THERE IS ONE SINGLE DRAINAGE BASIN FOR THE DEVELOPMENT OF THIS SITE, THIS INCLUDES THE ENTIRE PROPERTY PLUS THE TWISTERS PROPERTY DIRECTLY SOUTH. FLOWS FROM TWISTERS WILL CONTINUE ITS SURFACE FLOW FROM SOUTHEAST TO NORTHWEST AND THROUGH THE SITE TO THE ONSITE LANDSCAPED PONDING AREA LOCATED IN THE NORTHWEST CORNER OF THE SITE. RUNOFF FROM THIS LANDSCAPED POND WILL OUTFALL THROUGH A WEIR OPENING CUT INTO THE EXISTING RETAINING WALL AND INTO THE DRAINAGE POND LOCATED WITHIN THE BLUEWATER VILLAGE APARTMENTS PROPERTY. THE WEIR OPENING WILL BE A RAISED OUTFALL TO ALLOW FOR WATER QUALITY RETENTION IN THE ONSITE LANDSCAPED POND.

THE SITE FALLS WITHIN THE BLUEWATER DEVELOPMENT DRAINAGE MANAGEMENT PLAN, THE BLUEWATER DEVELOPMENT HYDROLOGY REPORT, BY RED MOUNTAIN ENGINEERS, INC. DATED 12/4/1996. THIS MASTER PLAN ALLOWS THIS SITE PLUS THE TWISTERS SITE (FORMERLY ARBY'S) TO DISCHARGE INTO BLUEWATER VILLAGE APARTMENTS DRAINAGE POND AT A RATE OF 5.8 CFS. THE FULLY DEVELOPED CONDITIONS OF THE SITE PLUS THE TWISTERS SITE WILL ALLOW FOR FREE DISCHARGE TO THIS BLUEWATER VILLAGE POND AT A RATE OF 4.94 CFS. THE WEIGHTED E METHOD FROM THE "CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME I – DESIGN CRITERIA, 2006 REVISION" WAS USED TO CALCULATE THE RUNOFF AND VOLUME FOR THE SITE.

GRAPHIC SCALE

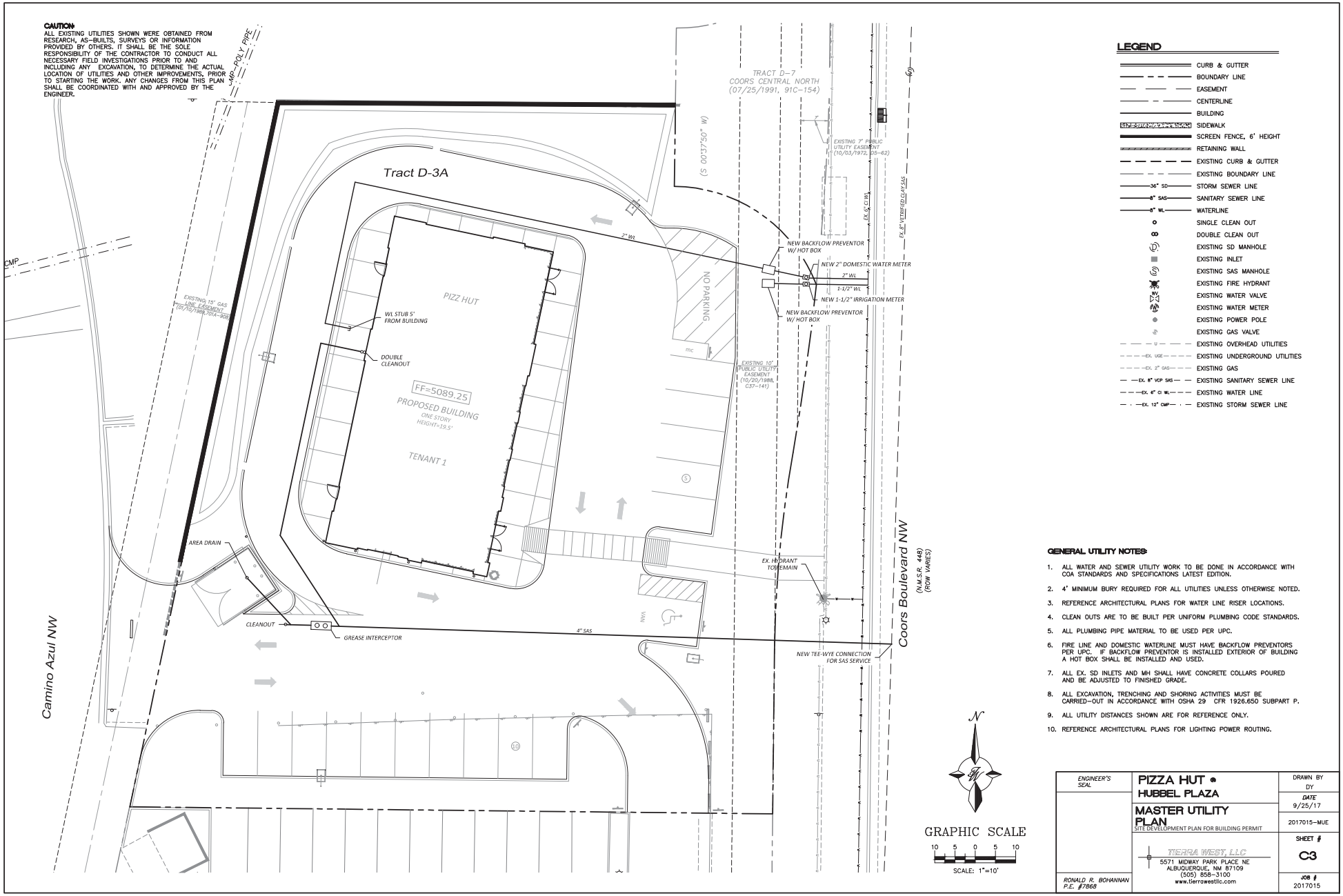
10 5 0 5 10

SCALE: 1"=10'

ROUGH GRADING APPROVAL _____ DATE

ENGINEER'S SEAL	PIZZA HUT ® HUBBEL PLAZA	DRAWN BY DY
	GRADING AND DRAINAGE PLAN SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	DATE 9/07/17 2017015–GRE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858–3100 www.tierrawestllc.com	SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 2017015

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



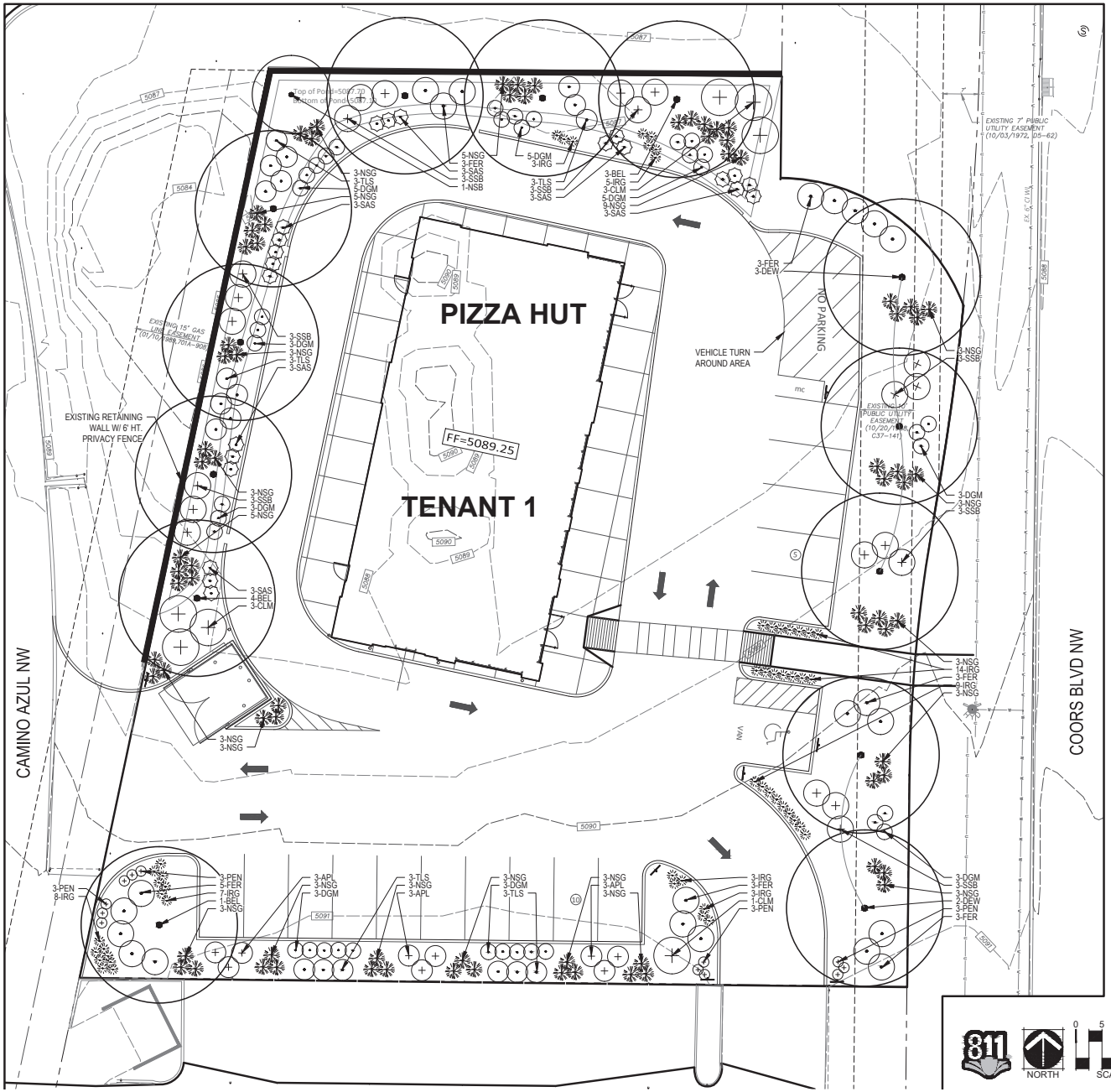
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN FENCE, 6' HEIGHT
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 36" SD — STORM SEWER LINE
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- U — EXISTING OVERHEAD UTILITIES
- EX. UGE — EXISTING UNDERGROUND UTILITIES
- EX. 2" GAS — EXISTING GAS
- EX. 8" VCP SAS — EXISTING SANITARY SEWER LINE
- EX. 6" CI WL — EXISTING WATER LINE
- EX. 12" CMP — EXISTING STORM SEWER LINE

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. REFERENCE ARCHITECTURAL PLANS FOR LIGHTING POWER ROUTING.

ENGINEER'S SEAL	PIZZA HUT ® HUBBEL PLAZA	DRAWN BY DY
	MASTER UTILITY PLAN SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	DATE 9/25/17 2017015-MUE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3
RONALD R. BOHANNAN P.E. #7868		JOB # 2017015



LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- PROPERTY LINE

SITE AREA CALCULATIONS

TOTAL LOT AREA (sf)	24507
TOTAL BUILDING AREA (sf)	-3229
TOTAL LOT AREA (sf)	21278
LANDSCAPE REQUIREMENT	x .20
TOTAL LANDSCAPE REQUIRED (20%)	4256
TOTAL LANDSCAPE PROVIDED (sf)	7200

LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	WxH	AREA	SIZE	QTY	TOTAL COVERAGE
DECIDUOUS CANOPY TREES							
DEW	DESERT WILLOW	CHILOPSIS LINEARIS	25'x20'	491	6' HT. B&B	05	2455
BEL	BOX ELDER	ACER NEGUNDO	20'x25'	314	6' HT. B&B	08	2512
ORNAMENTAL TREES							
NSB	SERVICEBERRY	AMELANCHIER UTAHENSIS	10'x10'	78	#5 CONT.	01	78
DECIDUOUS SHRUBS							
TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5'x5'	19	#5 CONT.	15	285
FER	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5'x5'	19	#5 CONT.	20	380
EVERGREEN SHRUBS							
CLM	CURL LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	10'x10'	78	#5 CONT.	07	546
APL	APACHE PLUME	FALLUGIA PARADOXA	4'x4'	12	#5 CONT.	09	108
PEN	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	12'x6'	1	#5 CONT.	12	12
SSB	SILVER SAGEBRUSH	ARTEMISIA CANA	3'x3'	7	#5 CONT.	21	147
ORNAMENTAL GRASSES							
IRG	INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	18"x18"	2	#1 CONT.	52	104
NSG	SWITCH GRASS	PANICUM VIRGATUM	2'x5'	3	#1 CONT.	72	216
PERENNIALS							
DGM	DESERT GLOBEMALLOW	SPHAERALCEA AMBIGUA	3'x3'	7	#5 CONT.	33	231
SAS	AUTUMN SAGE	SALVIA GREGGII	3'x3'	7	#5 CONT.	18	126
							TOTAL: 7200 sq ft

THE ROYBAL CORPORATION ARCHITECTS

7600 Eastman Avenue, Suite 101
Denver, CO 80231
voice: 303.671.7400
fax: 303.671.9744
www.roybalcorp.com

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Professional Seal

No.	Issue Record	YYYY-MM-DD
.	SUBMITTAL	09/28/2017
	SUBMITTAL	10/27/2017

CONTRACT DATE: XX.XX.XX
BUILDING TYPE: DELCO LITE
PLAN VERSION: XX.XX.XX
SITE NUMBER: XXXXXX
STORE NUMBER: XXXXX

PIZZA HUT + RETAIL

LANDSCAPE PLAN

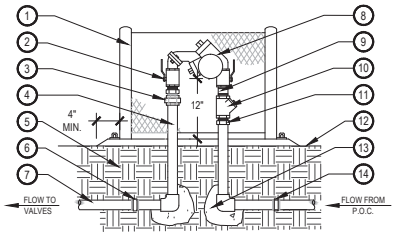
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DELCO LITE
001.03.00

L-3

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Date: 10/27/2017

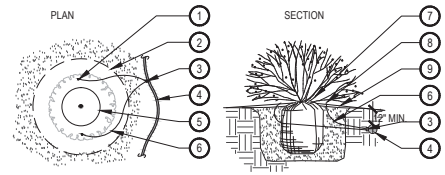


1. BACKFLOW ENCLOSURE # GS-1
2. BALL VALVE
3. BRASS UNION
4. TYPE K COPPER PIPE
5. COMPACTED SUBGRADE
6. PVC ADAPTOR 30" BEYOND UNIT
7. PVC MAINLINE
8. REDUCED PRESSURE BACKFLOW PREVENTER WITH BALL VALVES
9. BRASS NIPPLE
10. BRASS WYE STRAINER (100 MESH)
11. COPPER ADAPTER
12. FINISH GRADE
13. THRUST BLOCKING (IF REQUIRED)
14. PVC ADAPTOR 30" BEYOND UNIT

NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
4. PROVIDE THRUST BLACKS FOR LINES 2-1/12" OR LARGER.

1 SMALL BACKFLOW PREVENTER

SCALE: NTS

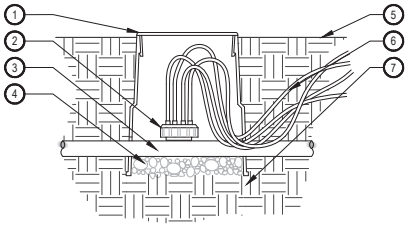


1. DIFFUSER CAP AND DRIP STAKE
2. PLANTING BACKFILL MATERIAL
3. MULTI-OUTLET EMITTER
4. POLYETHELENE LATERAL
5. PLANT ROOTBALL
6. 1/4" DISTRIBUTION TUBING
7. PLANT MATERIAL
8. END CAP AND STAKE
9. FINISH GRADE

NOTE:
1. MAXIMUM LENGTH OF ONE 1/4" DISTRIBUTION TUBE SHALL BE 8'.
2. ONE EMITTER - ON TOP OF ROOTBALL. TWO EMITTERS- SPACE ON OPPOSING SIDES OF ROOT BALL. THREE OR MORE EMITTERS - SPACE EQUALLY AROUND EDGE OF ROOTBALL.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON THE UPHILL SIDE OF ROOTBALL.
5. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
6. DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
7. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

2 SHRUB EMITTER PLACEMENT

SCALE: NTS

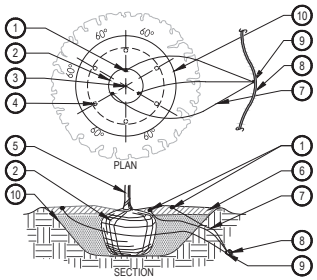


1. LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
2. MULTI-OUTLET EMITTER (6 OUTLETS)
3. POLYETHYLENE LATERAL
4. 3/4" GRAVEL SUMP - 4" DEPTH
5. FINISH GRADE
6. 1/4" DISTRIBUTION TUBING
7. COMPACTED SUBGRADE

NOTE:
1. MAXIMUM LENGTH OF ONE 1/4" DISTRIBUTION TUBE SHALL BE 8'.
2. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
3. WHEN SLOPING CONDITIONS OCCUR PLACE EMITTERS ON UPHILL SIDE OF PLANT MATERIAL.
4. DO NOT DISTURB ROOTBALL WITH THE INSTALLATION OF POLYETHYLENE DRIP TUBING OR DISTRIBUTION TUBING.

3 MULTI-OUTLET EMITTER

SCALE: NTS

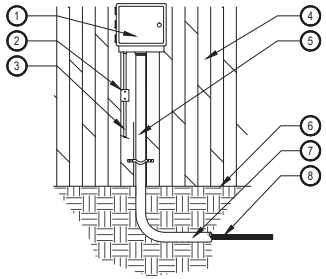


1. EMISSION POINT. DIFFUSER CAP W/ DRIP STAKE (TYP.)
2. PLANT ROOT BALL (TYP.)
3. PLANT CENTER (TYP.)
4. SECOND EMISSION POINTS SEE NOTE 3 & 4 BELOW
5. TREE TRUNK
6. MULCH LAYER
7. 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
8. 3/4" POLY DRIP LATERAL
9. MULTI-PORT OUTLET EMITTER
10. PLANT PIT

NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
3. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. AT LEAST ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE EQUALLY SPACED WITHIN PLANT PIT PERIMETER.
4. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE.
5. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER DISTRIBUTION.

4 TREE EMITTER PLACEMENT

SCALE: NTS



1. CONTROLLER MOUNT AT EYE-LEVEL PER MANUFACTURER'S RECOMMENDATIONS
2. DISCONNECT SWITCH
3. 120 POWER SOURCE IN STEEL CONDUIT
4. BUILDING EXTERIOR WALL
5. RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES
6. FINISH GRADE
7. CONDUIT TO EXTEND 5 FT. BEYOND WALL
8. UF DIRECT BURIAL WIRE TO REMOTE CONTROL VALVES.

NOTE:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
3. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
4. PROVIDE LOCK FOR ENCLOSURE.

5 WALL MOUNT IRRIGATION CONTROLLER

SCALE: NTS

IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
5. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK THE IRRIGATION CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OR THE IRRIGATION SYSTEM AND IT'S COMPONENTS.
7. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
8. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED, OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
9. ALL VALVE BOXES / LIDS SHALL BE - PLASTIC WITH LOCKING COVERS, COLOR TO BE DESERT TAN. INSTALL PER THE CONSTRUCTION DETAILS.
10. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS.THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE.
11. GROUNDING FOR THE IRRIGATION CONTROLLER IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT HUNTER INDUSTRIES (800) 733-2823.
12. CONTRACTOR SHALL EXTEND THREE SPARE CONTROL WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM THE IRRIGATION CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 10" ROUND VALVE BOX.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
14. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
15. THE CONTRACTOR SHALL STAKE THE LOCATION OF THE MAINLINE, DRIP IRRIGATION LINES, CONTROL VALVES, GATE VALVES, ETC. AND SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
16. LAYOUT DRIP LATERALS PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. BURY 3/4" DRIP TUBING AT 12" DEPTH AND STAKE IN PLACE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" POLYETHYLENE DRIP TUBING AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
17. TREES, SHRUBS, GROUNDCOVER AND CACTI SHALL BE IRRIGATED BY MULTI-PORT OUTLET EMITTERS, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.

IRRIGATION SLEEVING NOTES

1. INSTALLATION OF SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES, UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
3. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
4. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVING.

SLEEVED PIPE SIZE/WIRE QTY.	REQUIRED SLEEVE SIZE AND QTY.
3/4"-1" PIPING	2" PVC (1)
1-50 CONTROL WIRES	2" PVC (1)

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Professional Seal

No.	Issue Record	YYYY-MM-DD
.	SUBMITTAL	09/28/2017
	SUBMITTAL	10/27/2017

CONTRACT DATE: XX.XX.XX
BUILDING TYPE: DELCO LITE
PLAN VERSION: XX.XX.XX
SITE NUMBER: XXXXXX
STORE NUMBER: XXXXX

PIZZA HUT + RETAIL

IRRIGATION NOTES & DETAILS

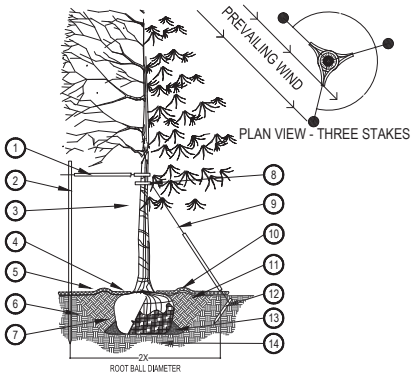
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DELCO LITE
001.03.00

L-1

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Date: 10/27/2017



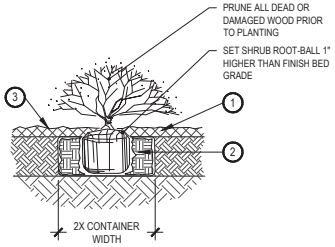
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

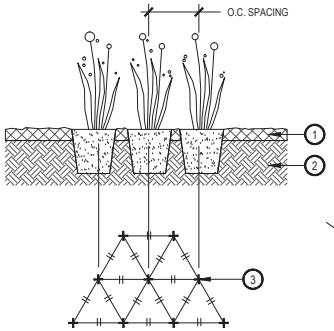


1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

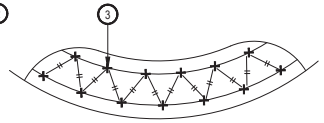
NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"



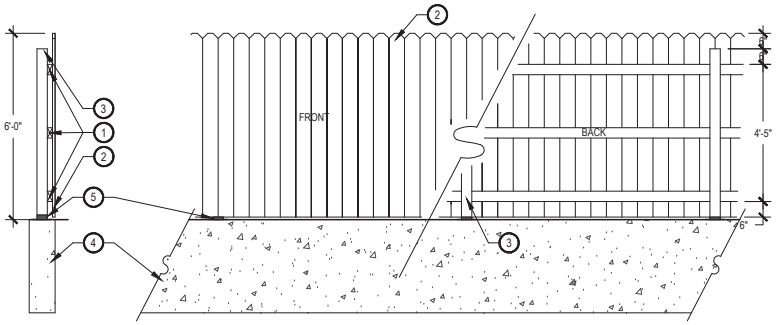
1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. 2"X4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, & BOTTOM)
2. 1"X6" CEDAR PICKETS WITH 'DOG EAR TOPS'
3. 4"X4" CEDAR POSTS ON BACK OF FENCE 8' O.C.
4. EXISTING CONCRETE RETAINING WALL, RE: CIVIL
5. METAL POST MOUNTING BRACKET

4 6' PRIVACY WOOD FENCE

SCALE: 1/2" = 1'-0"

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000 sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 6" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1-1/2" LOCAL RIVER ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH 1-1/2" LOCAL RIVER ROCK LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
19. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
20. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
21. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
22. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

LANDSCAPE (OPTIONAL)

23. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
24. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
25. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

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CONTRACT DATE:	XX.XX.XX
BUILDING TYPE:	DELCO LITE
PLAN VERSION:	XX.XX.XX
SITE NUMBER:	XXXXXX
STORE NUMBER:	XXXXX

PIZZA HUT + RETAIL

LANDSCAPE NOTES & DETAILS

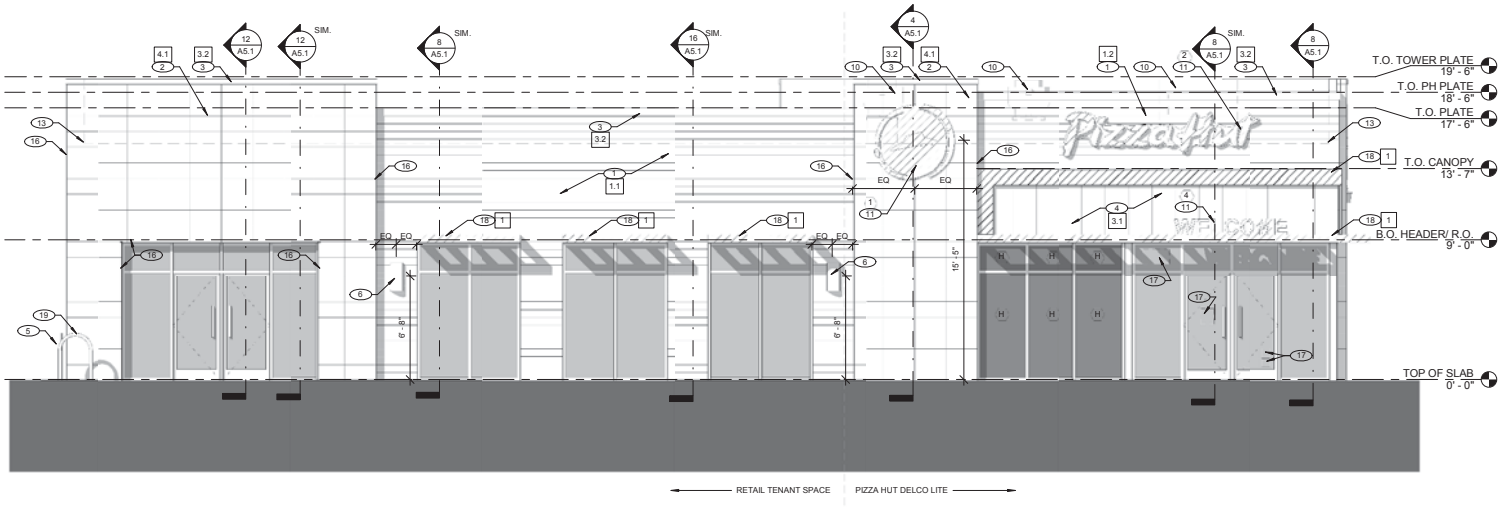
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DELCO LITE
001.03.00

L-2

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Date: 10/27/2017

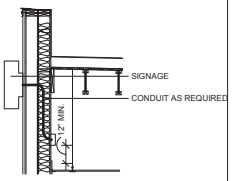


EAST ELEVATION 1/4"=1'-0" | A

NOTE:

SIGNAGE VENDOR TO PRIVIDE TRANSFORMERS TO ELECTRICAL SUB CONTRACTOR PRIOR TO INTERIOR DRYWALLING. ELECTRICAL SUB CONTRACTOR TO STUB OUT ELECTRICAL PER LOCATIONS SHOWN. ROUTE ALL CONDUIT IN THE EXTERIOR WALL.

NO CONDUIT IS TO PENETRATE THE ROOF.



SIGNAGE DETAIL NTS | J

NOT USED NTS | H

MISCELLANEOUS:
A. SEE SHT A8.0 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB.

GENERAL NOTES:

SEE SHEET A8.0 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEE SHEET A8.0 "FINISH SCHEDULES" FOR PAINT SPECS.

X	QTY.	ITEM	REMARKS
1	3	FSB-60 SWIRL ONLY SIGN	
2	1	SCLB-30 PIZZA HUT LETTERS ONLY WITH BACKER SIGN	
3	0		
4	1	"WELCOME" SIGN	
H	1	STOREFRONT GRAPHIC BY VENDOR	

SIGNAGE & AWNING SCHEDULE | D

NOT USED NTS | B

SYMBOL	MANUFACTURER	COLOR	REMARKS
1	PRE-FINISHED METAL	MATTE BLACK	
1.1	IDENTITY WOOD PRODUCTS	FRESH CRUST (LIGHT)	1/2" REVEAL
1.2	IDENTITY WOOD PRODUCTS	EXTRA MUSHROOM (DARK)	1/2" REVEAL
2.3	SHERWIN WILLIAMS	TRICORN BLACK #SW6528	
2.4	SHERWIN WILLIAMS	FOOTHILLS #SW7514	
3.1	DMI	BRITE RED	STANDING SEAM SIDING, 2" LOCK & 18" WIDTH
3.2	DURO-GUARD	CLEAR ANODIZED	PARAPET CAP & GUTTERS
4.1	CROSSVILLE PORCELAIN TILE	BASALT #AV225 (12" X24")	PATTERN: HORIZONTAL STACKED BOND W/ 1/16" SPACING GROUT: CUSTOM BUILDING PRODUCTS #60 CHARCOAL TONI HALE @ 931-456-3997
5.1	ELDORADO STONE -CLIFFSTONE	CLIFFSTONE - BARLEY	MORTAR: NATURAL GREY WITH MIN MORTAR JOINT
5.2	ELDORADO STONE -SPLIT-EDGE ACCENT WAINSCOT SILL	COASTAL SAND	PATTERN: HORIZONTAL STACKED BOND W/ 1/16" SPACING SILL STONE

EXTERIOR FINISH SCHEDULE | G

HATCHED OBJECTS INDICATE VENDOR SUPPLIED ITEMS. SEE SCOPE OF WORK.

(#) SEE SIGNAGE & AWNING SCHEDULE.

X-# SEE SHEET A8.0 FOR FINISH SCHEDULE.

GENERAL NOTES | F

1. WOOD SIDING, SHIPLAP W/ 1/2" REVEAL
2. PORCELAIN TILE, STACKED BOND PATTERN.
3. PRE-FINISHED (CLEAR ANODIZED) DURO-GUARD METAL COMPRESSION SYSTEM. SEE DETAILS 13/A5.1 AND 17/A5.1.
4. STANDING SEAM METAL SIDING
5. PIPE BOLLARD. SEE CIVIL DRAWINGS
6. WALL LHTING. SEE ELECTRICAL PLANS.
7. HM DOOR AND FRAME.
8. HOSE BIB.
9. WINDOW SILL/FLASHING.
10. ROOM MOUNTED EQUIPMENT LOCATED BEYOND.
11. SIGNAGE. SEE DETAIL J/A4.0 AND SCOPE OF WORK (UNDER SEPARATE PERMIT)
12. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR. PAINT MATTE BLACK.
13. INDICATES ROOF BEYOND.
15. GAS METER. DO NOT PAINT METER.
16. ALL OUTSIDE CORNERS AT PORCELAIN TILE TO RECEIVE (SCHLUTER QUADEC, ANTIQUE BRONZE.)
17. STREET NUMBERS, STORE HOURS, SECURITY DECALS. PROVIDED BY BIG IMAGE GRAPGICS.
18. METAL AWNING FURNISHED AND INSTALLED BY VENDOR. COORDINATE BLOCKING AS REQUIRED.
19. BIKE RACK SEE DETAIL X/AX.X.
20. PRE- FINISHED MTL DOWNSPOUTS. EXTEND TOWARDS GROUND OR SIDEWALK WITH LAST 6" AT 45°. CONNECT DOWNSPOUTS WITH STORM DRAIN IF REQUIRED BY CITY. REFER CIVIL DRAWINGS & 14/A5.2. COLOR: CLEAR ANODIZED 6
21. ROOF LADDER. SEE DETAIL 18/A5.0. MATTE BLACK, PREFINISHED.

KEY NOTES | C

THE ROYBAL CORPORATION ARCHITECTS
7600 Eastman Avenue, Suite 101
Denver, CO 80231
voice: 303.671.7400
fax: 303.671.9744
www.roybalcorp.com

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Professional Seal

No.	Issue Record	YYYY-MM-DD
.		

CONTRACT DATE: XX.XX.XX
BUILDING TYPE: DELCO LITE
PLAN VERSION: XX.XX.XX
SITE NUMBER: XXXXXX
STORE NUMBER: XXXXX

PIZZA HUT + RETAIL

303 Coors Blvd. NW, Albuquerque, New Mexico

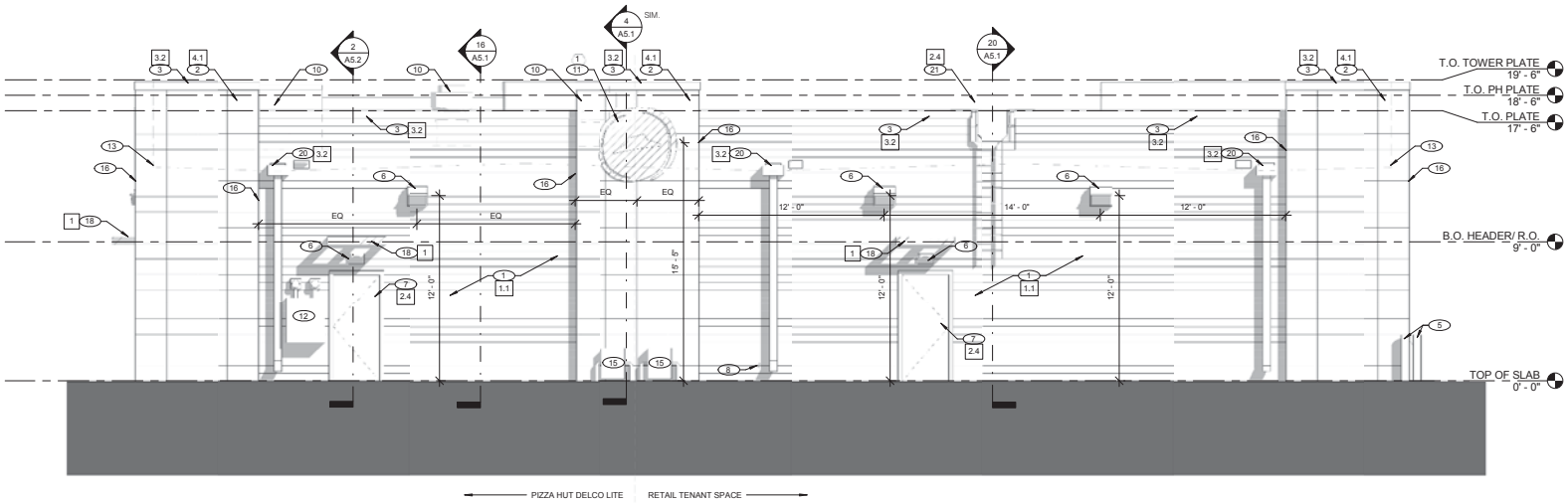
DELCO LITE
001.03.00

EXTERIOR ELEVATIONS

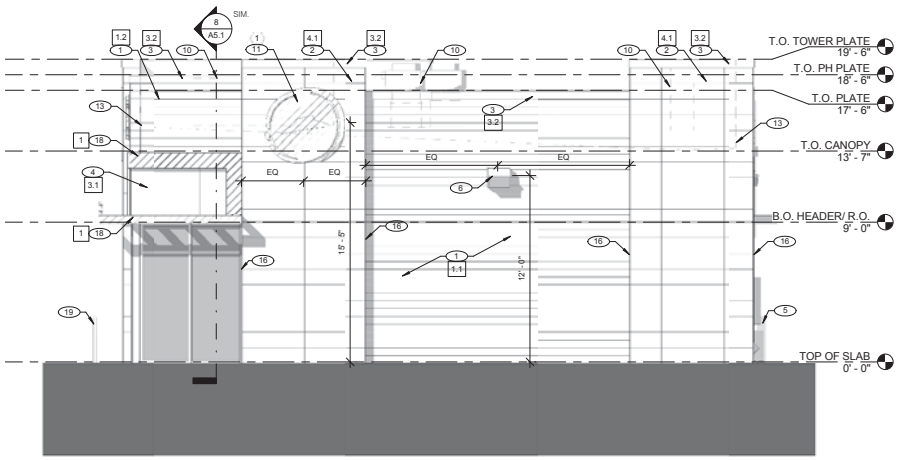
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A4.0

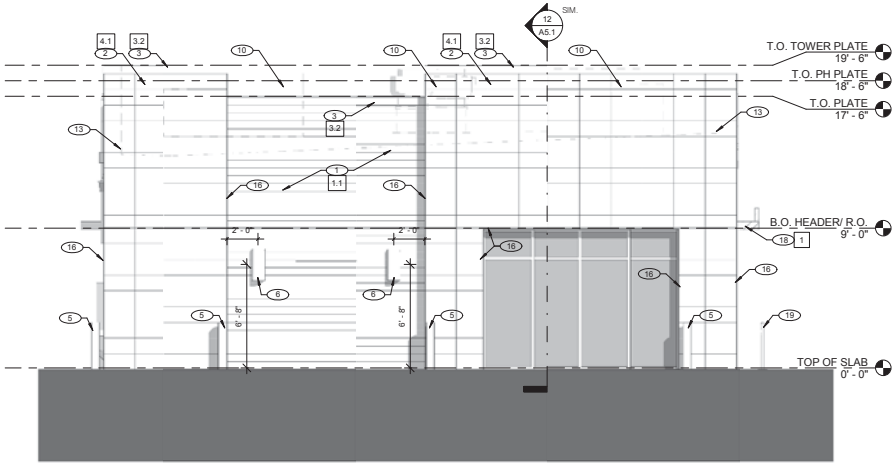
Date: 10/24/2017



WEST ELEVATION 1/4" = 1'-0" | A



NORTH ELEVATION 1/4" = 1'-0" | C



SOUTH ELEVATION 1/4" = 1'-0" | B

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Professional Seal

No.	Issue Record	YYYY-MM-DD
.		

CONTRACT DATE:	XX.XX.XX
BUILDING TYPE:	DELCO LITE
PLAN VERSION:	XX.XX.XX
SITE NUMBER:	XXXXXX
STORE NUMBER:	XXXXX

PIZZA HUT + RETAIL

303 Coors Blvd. NW, Albuquerque, New Mexico

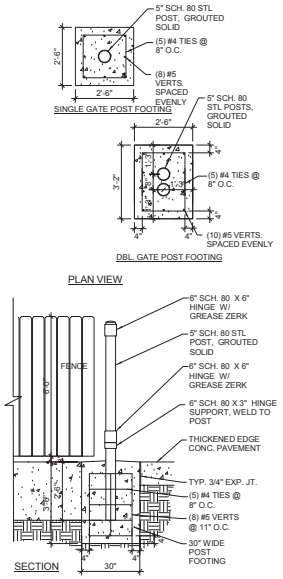
DELCO LITE
001.03.00

EXTERIOR ELEVATIONS

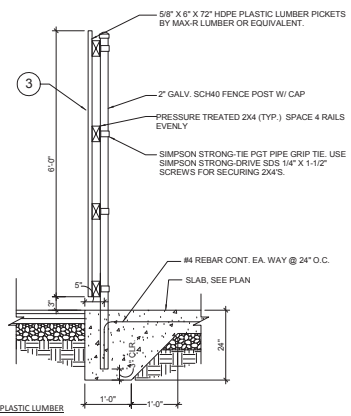
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A4.1

Date: 10/24/2017



GATE COLUMN FOOTING N.T.S. **F**



RECYCLED PLASTIC LUMBER

MFR.: MAX-R LUMBER OR EQUIVALENT.

THE PLASTIC BOARD MATERIAL SHALL BE MANUFACTURED FROM RECYCLED TYPE 2 HIGH DENSITY POLYETHYLENE (RE H.D.P.E.). THE COMPOSITE MIXTURE OF THE END PRODUCT SHALL BE AT LEAST 95% RE H.D.P.E. TYPE 2, TO BE UTILIZING BOTH POST CONSUMER AND POST INDUSTRIAL MATERIAL.

THE PLASTIC SHALL BE IMPREGNATED WITH COLORANT AND UVI THAT WILL PROTECT THE MATERIAL FROM PHYSICAL DEGRADATION, FLAKING AND COLOR FADE.

THE PLASTIC BOARDS SHALL BE ABLE TO SUSTAIN NORMAL LOADINGS WITHOUT CRACKING OR EXCESSIVE WARPING AT TEMPERATURES RANGING FROM -40 ° F TO 110 ° F, GIVEN PROPER INSTALLATION.

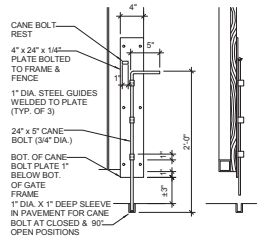
SIZE: 3/4" (OR 5/8") X 5 ½" PLASTIC LUMBER PER ASTM STANDARDS OR EQUIVALENT.

COLOR: LIGHT BROWN W/ WOOD TEXTURE (ALT: GRAY W/ NO TEXTURE)

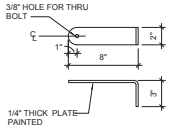
COLORANT SHALL BE OF NON-METAL COMPOSITION DUE TO POSSIBLE ENVIRONMENTAL PROBLEMS AND TO MEET CURRENT AND FUTURE FEDERAL STANDARDS.

THE PLASTIC BOARD MATERIAL SHALL BE FLAME RETARDANT TO MEET COA MINIMUM REQUIREMENTS.

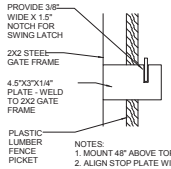
WALL SECTION N.T.S. **D**



5 CANE BOLT (1 PER GATE)

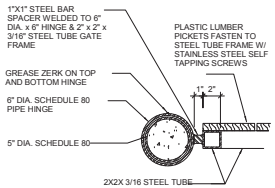


4 GATE HANDLE

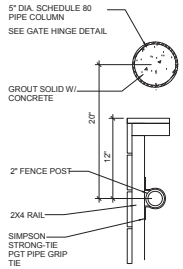


NOTES:
1. MOUNT 48" ABOVE TOP OF PAVEMENT.
2. ALIGN STOP PLATE WITH SWING LATCH.

3 STOP PLATE SECTION

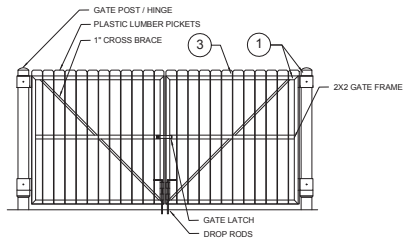


2 GATE HINGE DETAIL

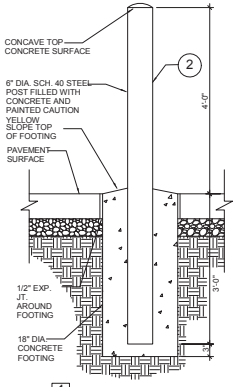


1 JAMB DETAIL

GATE DETAILS VARIES **C**



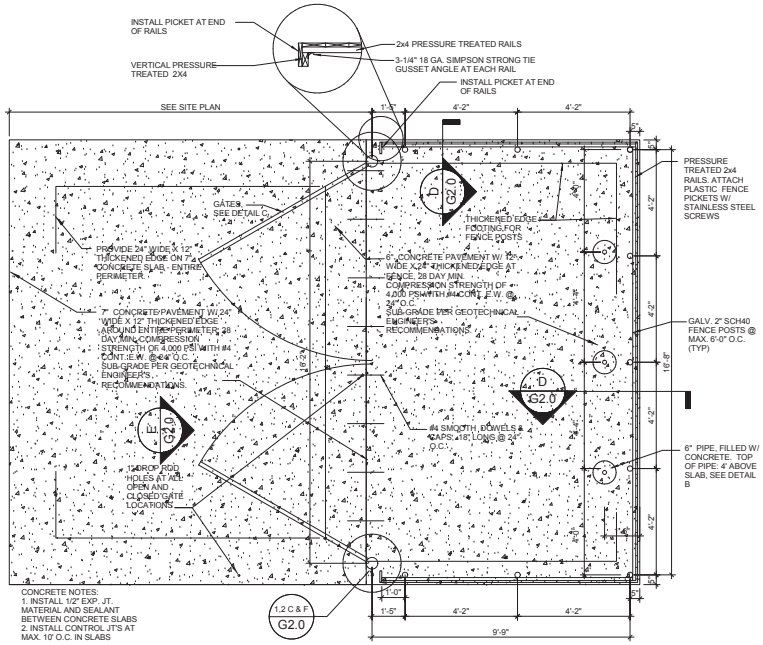
GATE ELEVATION N.T.S. **E**



1 GUARDPOST BOLLARD DETAIL

BOLLARD DETAILS 1/4" = 1'-0" **B**

10/24/2017



CONCRETE NOTES:
1. INSTALL 1/2" EXP. JT. MATERIAL AND SEALANT BETWEEN CONCRETE SLABS
2. INSTALL CONTROL JT'S AT MAX. 10' O.C. IN SLABS

DUMPSTER PLAN N.T.S. **A**

GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

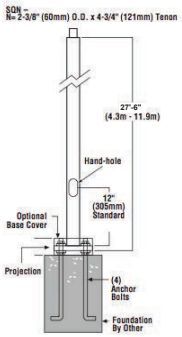
GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

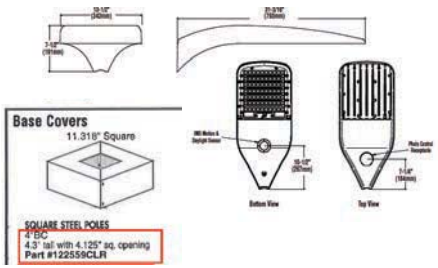
GATE NOTES: (4) EQUAL WIDE x 6-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W/ T.S. 1 X .1875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

ENCLOSURE NOTES N.T.S. **I**

SYMBOL	AREA	MANUFACTURER	COLOR
1	GATE FRAME COLOR	SHERWIN WILLIAMS	IRON ORE SW 7069
2	PIPE BOLLARDS	SHERWIN WILLIAMS	SAFETY YELLOW
3	PLASTIC LUMBER PICKETS (GATES AND FENCE)	MAX-R LUMBER CONTACT: GLENN ROSKILLY PH: 1-888-6297 x1230 EMAIL: groskilly@max-r.net	LIGHT BROWN W/ TEXTURE ALT: GREY W/ NO TEXTURE

SCHEDULE N.T.S. **G**





PARKING LOT LIGHTS N.T.S. **E**

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Professional Seal

No.	Issue Record	YYYY-MM-DD
.		

CONTRACT DATE: XX.XX.XX
BUILDING TYPE: DELCO LITE
PLAN VERSION: XX.XX.XX
SITE NUMBER: XXXXXX
STORE NUMBER: XXXXX

PIZZA HUT + RETAIL

303 Coors Blvd. NW, Albuquerque, New Mexico

DELCO LITE
001.03.00

FENCE/TRASH ENCLOSURE DETAILS

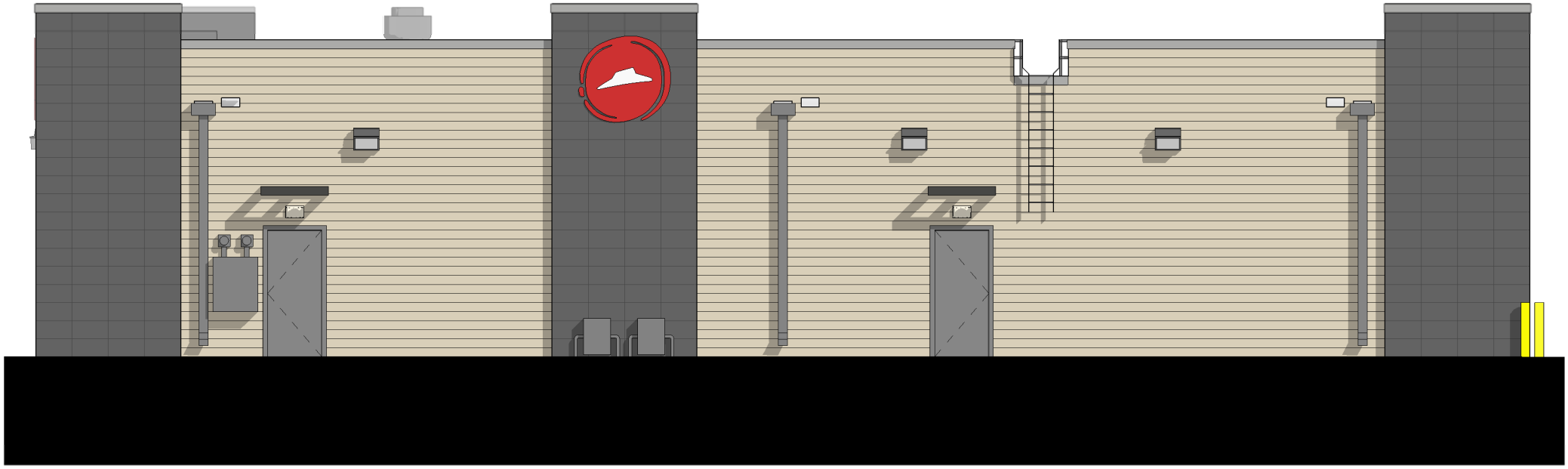
G2.0

Date: 10/24/2017

EAST EXTERIOR ELEVATION

PIZZA HUT & RETAIL
303 COORS BLVD. NW, ALBUQUERQUE, NM
10/24/2017

The Roybal Corporation
Architects/Planners



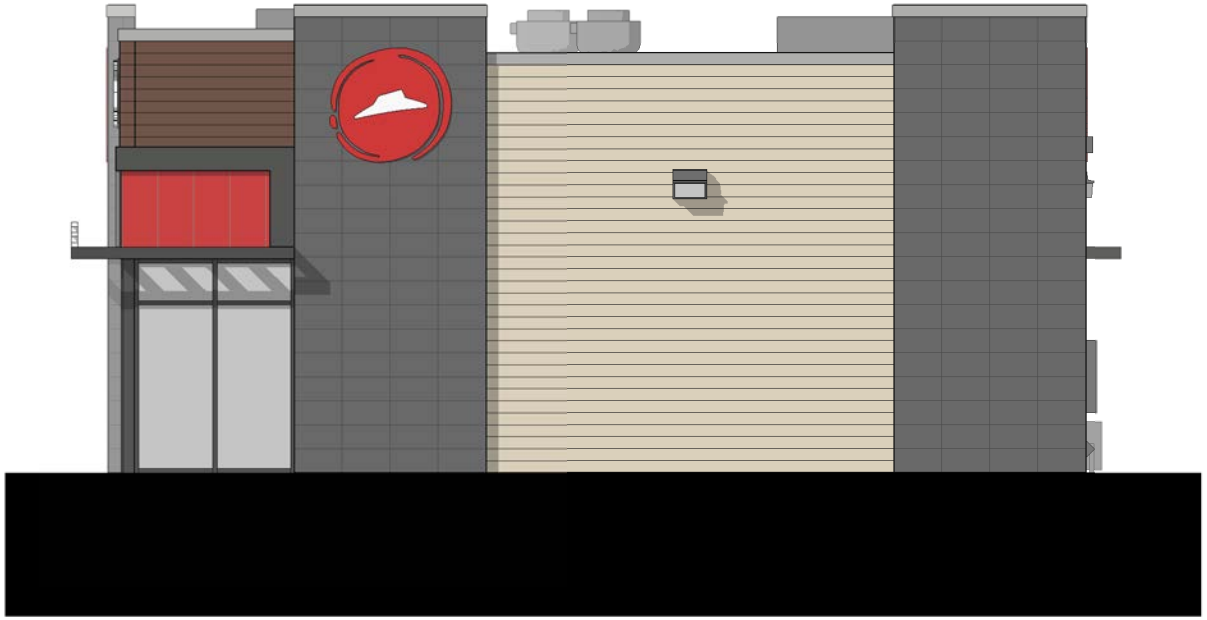
WEST EXTERIOR ELEVATION

PIZZA HUT & RETAIL

303 COORS BLVD. NW, ALBUQUERQUE, NM

10/24/2017

The Roybal Corporation
Architects/Planners



NORTH EXTERIOR ELEVATION

PIZZA HUT & RETAIL

303 COORS BLVD. NW, ALBUQUERQUE, NM

10/24/2017

The Roybal Corporation
Architects/Planners

SOUTH EXTERIOR ELEVATION

PIZZA HUT & RETAIL

303 COORS BLVD. NW, ALBUQUERQUE, NM

10/24/2017

The Roybal Corporation
Architects/Planners

PIZZA HUT & RETAIL

303 COORS BLVD. NW, ALBUQUERQUE, NM

09/27/2017

The Roybal Corporation
Architects/Planners

PIZZA HUT & RETAIL

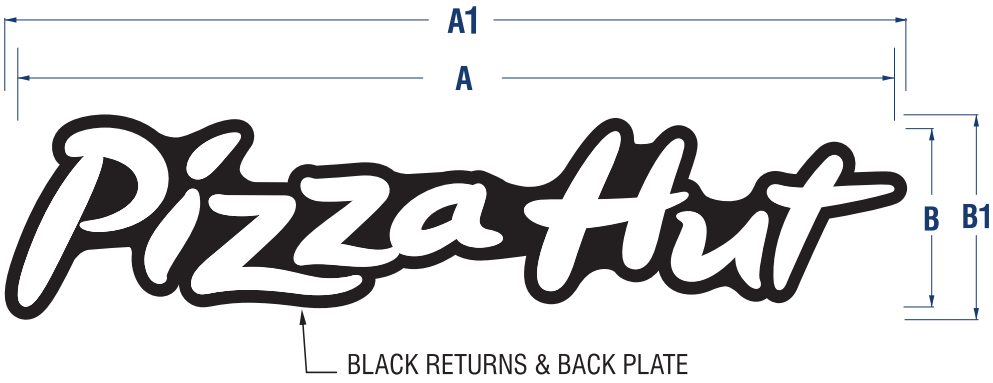
303 COORS BLVD. NW, ALBUQUERQUE, NM

09/27/2017

The Roybal Corporation
Architects/Planners

PIZZA HUT SIGN FAMILY 2016

LETTERS ONLY - WITH BACKER



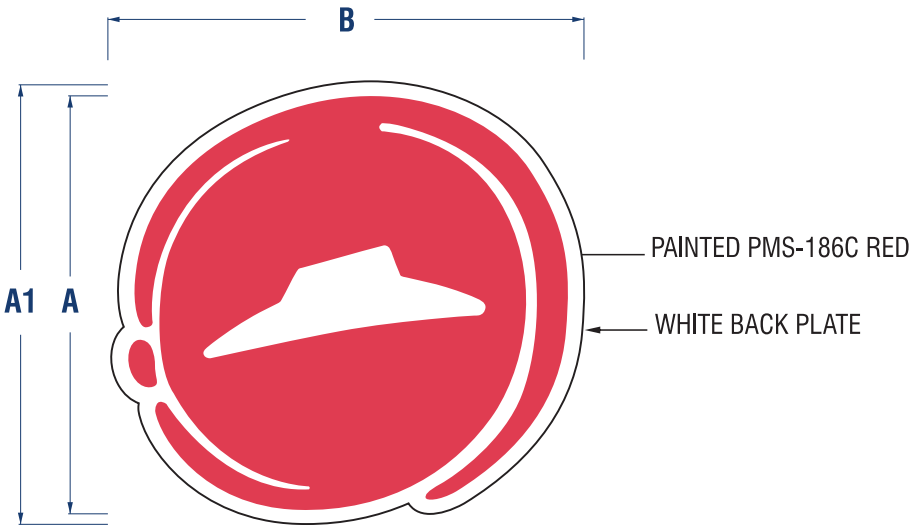
SIGN TYPE	A/A1	B/B1	NOMINAL SQ. FT.
SCLB-18	7'-4 1/4" 7'-6 7/8"	1'-6" 1'-8 5/8"	13.0 S.F.
SCLB-21	8'-6 7/8" 8'-10"	1'-9" 2'-0 1/4"	17.8 S.F.
SCLB-24	9'-9 5/8" 10'-1 1/4"	2'-0" 2'-3 1/2"	23.1 S.F.
SCLB-27	11'- 0 3/8" 11'-4 3/8"	2'-3" 2'-7"	29.3 S.F.
SCLB-30	12'-3" 12'-7 1/2"	2'-6" 2'-10 1/2"	36.2 S.F.
SCLB-33	13'-5 3/4" 13'-10 5/8"	2'-9" 3'-1 7/8"	43.8 S.F.
SCLB-36	14'-8 1/2" 15'-1 3/4"	3'-0" 3'-5 1/4"	52.0 S.F.

X1

*SWIRL CHANNEL LETTERS with BACKER SIGN I.D.

RED HALO OPTIONAL

SWIRL LOGO ONLY - FLAT ALUMINUM HALO LIGHTED WITH BACKER



SIGN TYPE	A/A1	B	NOMINAL SQ. FT.
FSB-48	4′-0″ 4′-3 1/2″	4′-7″	19.6 S.F.
FSB-60	5′-0″ 5′-4 3/8″	5′-8 3/4″	30.73 S.F.
FSB-72	6′-0″ 6′-5 1/4″	6′-10 1/2″	44.25 S.F.
FSB-96	8′-0″ 8′-7″	9′-2″	78.68 S.F.

X3

*FLAT SWIRL with BACKER SIGN I.D.

CHANNEL LETTER SECONDARY SIGNS

PICK UP CARRY OUT

BLACK RETURNS

18" LTR	LENGTH	NOMINAL SQ. FT.
PICK UP	8'-7 3/4"	12.9 S.F.
CARRY OUT	11-8 3/8"	17.5 S.F.

WHITE ONE HALF INCH ALUMINUM PLATE LETTERS

PIZZA WINGS BEER

SALAD WELCOME

12" LTR	LENGTH	NOMINAL SQ. FT.
PIZZA	4'-1 1/2"	4.1 S.F.
WINGS	4'-10 1/16"	4.8 S.F.
BEER	3'-6 3/4"	3.5 S.F.
SALAD	4'-4 7/16"	4.3 S.F.
WELCOME	6'-11 1/4"	6.9 S.F.

X1

ADDITIONAL STAFF INFORMATION

City Of Albuquerque

ZONING HEARING EXAMINER APPLICATION

Office of the Zoning Hearing Examiner
505-924-3894

PLEASE PRINT

TELEPHONE (**INCLUDE AREA CODE**)

Palo Alto, Inc. Jeff Geller — (H) ___-___-____
APPLICANT DATA: **OWNER NAME** (FIRST, LAST)

924 West Colfax Ave Suite 302 — (W) 303-745-0555
MAILING ADDRESS

Denver, Colorado 80204 — (C) ___-___-____
CITY STATE ZIP CODE

Email: JGeller@PaloAltoInc.com

Tierra West, LLC — (H) ___-___-____
CONTACT DATA: **PROFESSIONAL / AGENT NAME** (FIRST, LAST–IF ANY)

5571 Midway Park Place NE — (W) 505-858-3100
MAILING ADDRESS

Albuquerque, NM 87109 — (C) ___-___-____
CITY STATE ZIP CODE

Email: vperea@tierrawestllc.com

LEGAL DESCRIPTION OF PROPOSED REQUEST–PLEASE PRINT

303 Coors Blvd NW Albuquerque NM — 87121
STREET ADDRESS OF SPECIAL EXCEPTION — ZIP CODE

D 3A — ~~Tract D-3A~~ —
LOT(S) — TRACT(S) — BLOCK(s)

Coors Central North
SUBDIVISION / ADDITION / MRGCD MAP NO

101005748439610117
UNIFORM PROPERTY CODE

Initial Here

CRITERIA FOR DECISION– I have been given the Criteria for Decision requirements. _____

EXPLANATION OF REQUEST– On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

DRAWINGS OF REQUEST– **ATTACH THREE (3) COPIES.** Please follow instructions on the back of this form and attach the appropriate drawings.

ACKNOWLEDGEMENT– I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case. I hereby acknowledge that I am the owner of this property and if not I will submit a letter of authorization before the hearing.

SIGNATURE — DATE 10.5.17

----------ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY----------

Category Code 900 **Permit Number:** 2017080243

PROJECT #: 1011148 **APPLICATION #:** 17 ZHE 80243

APPLICATION FOR: (CHECK AS APPROPRIATE)

- ☐ **(ZHE01)** Conditional Use
- ☐ **(ZHE02)** Expansion of a NonConforming Use
- ☐ **(ZHE03)** NonConforming Use / Status Established Building
- ☐ **(ZHE06)** Solar Rights
- ☐ **(ZHE04)** Variance: ☐ Distance ☐ Setback ☐ Height ☐ Parking ☐ Size ☐ Other

SECTION NO. 14-16-2-22(A)+14-16-2-19(B)+ REFERENCE SECTION NO: Atrisco Business Pk AA

(LEGAL AD) ACTION DESCRIPTION A Variance of 10 Feet to the Required 20 Foot landscape buffer along a Residential Zone

SECTOR DEVELOPMENT AREA:

ZONED: SU-1 Plan Indus Pk ZONE MAP PAGE: K-10 NO. OF SIGNS ISSUED: 1

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION

11-21-17 — Conetta Trujillo — 10/5/17
DATE OF PUBLIC HEARING — APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) — DATE

☑ (APN)	900	$35.00
☑ (CMP)	901	$10.00
☐ (ZHE)	902	$100.00
☐ (SR)	910	$50.00
☐ (SEB)	911	$90.00

FEE: 145 x 2 290

City of Albuquerque Treasury
Date:10/5/2017 Office:AMAX
Cashier:TRSRMS
Trans #:5
Stop ID: 8557
Batch:
Permit: 2017080243
Receipt Num 00102986
Payment Total:$290.00
APN Fee $70.00
090 Conflict Manag. Fee $20.00
090 ZHE Actions $200.00
Tendered : $290.00

INSTRUCTIONS

APPLICATION

A. Pre-Application Discussion

While it is not a requirement, discussion of the proposed application with the Zoning Enforcement Officer or Zoning Enforcement Office is strongly recommended prior to application filing. The purpose of the discussion is to advise the applicant of the relevant facts and criteria. The Zoning Hearing Examiner **cannot** comment on the merits of an application prior to the public hearing.

B. Criteria For Decision

By Ordinance, the Zoning Hearing Examiner may not approve a Special Exception unless the applicant demonstrates that certain criteria have been met. The Zoning Enforcement Office will provide the requirements for your Special Exception request.

C. Drawings & Photos

1. Submit three (3) copies of an accurate site plan, building development plan, sketch drawing of other related information on reproducible paper no smaller than 8 ½ inches by 14 inches and using a scale of at least 1 inch = 20 feet.
2. The submitted drawing shall show the following:
   a. All dimensions of property and buildings and all structures on adjoining lots that are within 25 feet of the proposed Special Exception.
   b. If the Special Exception requested is a variance, please show clearly the point of variance and the height, width, and any appropriate dimensions of structures and/or parking spaces
   c. A "north" directional arrow and scale.
3. Applicant is strongly encouraged to provide photos of the site and any existing structures. Failure to supply appropriate drawings & photos could result in deferral or denial.

D. Public Hearing Schedule

Contact the Zoning Hearing Examiner's office at 924-3894 for a schedule of public hearings. This information is also provided on the City of Albuquerque Website www.cabq.gov. Additional information on application procedures is available from the Zoning Enforcement Office at 924-3857.

SIGN POSTING

A. The applicant is responsible for posting and maintaining one or more signs as instructed by the Zoning Enforcement Office.
B. Signs shall be posted for fifteen (15) days prior to the hearing.
C. The applicant is responsible for removing such signs within five (5) days after the completion of the public hearing.
D. The sign shall be conspicuously located within twenty (20) feet of the public sidewalk or edge of public street.
E. The face of the sign shall be parallel to the street and the bottom of the sign shall be two (2) to seven (7) feet off the ground. No barrier shall prevent a person from coming within five (5) feet of the sign in order to read it.
F. Failure to properly post and maintain sign(s) is grounds for deferral. Replacement signs for those lost or damaged are available from the Zoning Enforcement Office at a charge of $3.00 each.

ZONING HEARING EXAMINER'S PUBLIC HEARING

A. The purpose of the public hearing is to give the general public and/or adjacent property owners an opportunity to discuss and speak for or against the request and to elicit additional information which may have bearing on the request. The applicant and/or agent must be present at the hearing to speak on behalf of the request and respond to questions.
B. Decision by the Zoning Hearing Examiner may be deferred if additional information or advertising is determined to be necessary.
C. All front and side yard wall requests are required to be reviewed by the Traffic Analysis Supervisor prior to the public hearing. **Applicants are responsible to obtain comments from the Traffic Analysis Supervisor prior to the public hearing.**
D. The Zoning Hearing Examiner may reach a decision either at the public hearing or within fifteen (15) days of the public hearing. In either case, the applicant and all interested parties will receive a Notice of Decision through the mail.
E. The Zoning Hearing Examiner's decision on the request may be to approve, approve with conditions, defer, continue, withdraw or deny.
F. The decision is final unless appealed to the Board of Appeals within fifteen (15) days of the date listed on the Notice of Decision. Further appeal is to the City Council. No building permit may be issued until all appeal periods have expired.
G. Approval of a Special Exception application is void after one (1) year from the date of approval listed on the Notice of Decision if the rights and privileges granted have not been used.

CONSTRUCTION PERMIT

A. Approval of an application for a Special Exception does not constitute approval of plans for a construction permit.
B. The Notice of Decision must accompany the construction permit application.

SUPPLEMENTAL SHEET FOR ZHE APPLICATION

PROJECT #: 1 0 1 1 4 8 _ _ **APPLICATION #:** 1 7 **Z H E** 8 0 2 4 4

APPLICATION FOR: **(CHECK AS APPROPRIATE)**
- ☑ **(ZHE01)** Conditional Use
- ☐ **(ZHE02)** Expansion of a NonConforming Use
- ☐ **(ZHE03)** NonConforming Use / Status Established Building
- ☐ **(ZHE06)** Solar Rights

☐ **(ZHE04)** Variance:
- ☐ Distance ☐ Setback
- ☐ Height ☐ Parking
- ☐ Size ☐ Other

SECTION NO. 14-16-2-22(A) + 14-16-2-19(B) REFERENCE NO: 14-16-2-20(B)

(LEGAL AD) ACTION DESCRIPTION Conditional Use to allow for a Drive thru in a SU-1 for IP zoning

---

PROJECT #: _ _ _ _ _ _ _ **APPLICATION #:** _ _ **Z H E** _ _ _ _ _

APPLICATION FOR: **(CHECK AS APPROPRIATE)**
- ☐ **(ZHE01)** Conditional Use
- ☐ **(ZHE02)** Expansion of a NonConforming Use
- ☐ **(ZHE03)** NonConforming Use / Status Established Building
- ☐ **(ZHE06)** Solar Rights

☐ **(ZHE04)** Variance:
- ☐ Distance ☐ Setback
- ☐ Height ☐ Parking
- ☐ Size ☐ Other

SECTION NO. _____ REFERENCE NO: _____

(LEGAL AD) ACTION DESCRIPTION _____

PROJECT #: _ _ _ _ _ _ _ **APPLICATION #:** _ _ **Z H E** _ _ _ _ _

APPLICATION FOR: **(CHECK AS APPROPRIATE)**
- ☐ **(ZHE01)** Conditional Use
- ☐ **(ZHE02)** Expansion of a NonConforming Use
- ☐ **(ZHE03)** NonConforming Use / Status Established Building
- ☐ **(ZHE06)** Solar Rights

☐ **(ZHE04)** Variance:
- ☐ Distance ☐ Setback
- ☐ Height ☐ Parking
- ☐ Size ☐ Other

SECTION NO. _____ REFERENCE NO: _____

(LEGAL AD) ACTION DESCRIPTION _____

PROJECT #: _ _ _ _ _ _ _ **APPLICATION #:** _ _ **Z H E** _ _ _ _ _

APPLICATION FOR: **(CHECK AS APPROPRIATE)**
- ☐ **(ZHE01)** Conditional Use
- ☐ **(ZHE02)** Expansion of a NonConforming Use
- ☐ **(ZHE03)** NonConforming Use / Status Established Building
- ☐ **(ZHE06)** Solar Rights

☐ **(ZHE04)** Variance:
- ☐ Distance ☐ Setback
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- ☐ **(ZHE01)** Conditional Use
- ☐ **(ZHE02)** Expansion of a NonConforming Use
- ☐ **(ZHE03)** NonConforming Use / Status Established Building
- ☐ **(ZHE06)** Solar Rights

☐ **(ZHE04)** Variance:
- ☐ Distance ☐ Setback
- ☐ Height ☐ Parking
- ☐ Size ☐ Other

SECTION NO. _____ REFERENCE NO: _____

(LEGAL AD) ACTION DESCRIPTION _____

TOW

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

October 5, 2017

Mr. Christopher Graeser, Esq.
Zoning Hearing Examiner
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: REQUEST FOR SPECIAL EXCEPTION
LANDSCAPE SETBACK VARIANCE
TRACT D-3A COORS NORTH CENTRAL

Dear Mr. Graeser:

Tierra West, LLC, on behalf of our client, Palo Alto Inc., requests a Special Exception Variance to reduce the existing landscape setback width required on the subject property. The property is located in the southwest quadrant of the metropolitan area just north of the Coors Boulevard & Central Avenue intersection. The site is bounded by Coors Boulevard to the east, Camino Azul and a detention pond to the west, a detention pond for the Bluewater Village Apartment complex to the north, and a Twisters drive-through restaurant south of the property. The property falls within the Atrisco Business Park Master Plan as well as the Coors Corridor Plan. The site is zoned SU-1 for IP uses.

The property is currently undeveloped and is intended for a single-story building for two tenant spaces. One space will be for a Pizza Hut with delivery and carry-out services only. The second space will be for a future retail/commercial user, to be determined, that will have access to a drive-through lane and service window.

The special Exception Variance request is to reduce the width of the existing landscape setback required in the Atrisco Business Park Master Plan, which states that any property zoned for IP uses shall have a 20-foot landscape buffer along any property lines that adjoin a residential-zoned property. This requires a 20-foot landscape buffer along the north and west property lines of the subject site, we are requesting to reduce this setback to 10 feet wide. This variance request meets the following bolded criteria outlined in the City Zoning Code:

(a) The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;
The site is currently screened from the Bluewater Village Apartments buildings by landscaped detention pond areas on both the north and south sides of the property. The western boundary is further screened by an existing two-lane roadway, Camino Azul. Because the proposed site includes a drive-through lane, there will be further screening utilized by installing a steel-post fence on the north and west property lines to be 6 feet in height.

The apartment buildings to the west are currently separated from the site by 69 feet of landscaping, then 28 feet of roadway (Camino Azul), and then the existing landscaped drainage pond which ranges between 20 feet and 51 feet wide. This gives a total of up to 148 feet of buffering between the apartment buildings and the subject site's west property

line. There will be an additional 10 foot landscape buffer between the west property line and the proposed drive-through lane plus a steel post fence for additional screening.

The apartment building to the north is currently separated from the site by 66 feet of landscaped ponding area. The 10 foot landscape buffer and fence screening onsite will also be utilized on this northern side as well to further screening between the apartments and proposed onsite building. These wide distances of landscaping/roadway between the apartment and the subject site already account for any landscape screening that was intended in the Atrisco Business Park Master Plan and therefore is not contrary to public interest or injurious to the surrounding community and properties.

(b) There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;
Because this property is fronted along the Coors Boulevard right-of-way, this site falls within the Coors Corridor Plan (CCP). The CCP furthers the restrictions to the site by requiring a 15-foot landscape setback along the property line adjoining the Coors Right-of-Way. This restriction does not apply to most of the sites zoned for IP uses within the Atrisco Business Park Master Plan, as many of these sites do not front Coors Boulevard.

The property shape is oddly configured as well due to re-platting of the site. The Coors Central North Plat created the tract D-3A which is the subject property. This plat also created a small tract, Tract D-7 located near the NE corner of the site, which was dedicated to the City of Albuquerque for an intended driveway off of Coors Boulevard. A portion of Tract D-7 should be a part of the subject site Tract D-3A, however is not and created an oddly shaped boundary line which impacts the restrictions for traffic circulation through the site. Unfortunately this Tract D-7 cannot be utilized for its intended use as a driveway due to NMDOT driveway spacing restrictions. The spacing between a driveway at this location and the next southern driveway access does not meet the minimum spacing requirements outlined in the NMDOT State Access Management Manual.

This oddly shaped property boundary, along with site the falling within the CCP restrictions and this particular site being the smallest within the Atrisco Business Park (0.56 acres) strongly restricts the site requirements more than any other property within this Master Plan.

(c) Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (14-16-1-3) and the applicable zoning district;
The Coors North Central Plat that dedicated Tract D-7 as right-of-way to the city was created and recorded in July 1991, two years prior to the approval of the Atrisco Business Park Master Plan, April 1993. This shows that our particular tract had a disconnect in its platting action and master planning which further restricted the site for setbacks on three-quarters of the property boundaries. A variance to at least one of these restrictive landscape setbacks will help to promote development and economic growth for the site, and the intent of the landscape setback set by the Atrisco Business Park Master Plan is already accounted for by the existing landscaped drainage ponds.

(d) Substantial justice is done.
This site has been vacant and undeveloped in large part due to these setback restrictions and size/shape of the property. All other sites in the surrounding area are fully developed so this site would be infill development, which is encouraged and promoted in the Albuquerque/Bernalillo County Comprehensive Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Geller – Palo Alto, Inc.
JN: 2017015
RRB/vp/jg/djb

2017015 10-03-17 ZHE Letter_LandscapeVariance.docx

TW

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

October 5, 2017

Mr. Christopher Graeser, Esq.
Zoning Hearing Examiner
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: REQUEST FOR SPECIAL EXCEPTION
CONDITIONAL USE FOR DRIVE-THROUGH SERVICE WINDOW
TRACT D-3A COORS NORTH CENTRAL

Dear Mr. Graeser:

Tierra West, LLC, on behalf of our client, Palo Alto Inc., requests a Special Exception for Conditional Use to allow a drive-through service window or future commercial use. The property is located in the southwest quadrant of the metropolitan area just north of the Coors Boulevard & Central Avenue intersection. The site is bounded by Coors Boulevard to the east, Camino Azul and a detention pond to the west, a detention pond for the Bluewater Village Apartment complex to the north, and a Twisters drive-through restaurant south of the property. The property falls within the Atrisco Business Park Master Plan as well as the Coors Corridor Plan. The site is zoned SU-1 for IP uses.

The property is currently undeveloped and is intended for a single-story building for two tenant spaces. One space will be for a Pizza Hut with delivery and carry-out services only. The second space will be for a future retail/commercial user, to be determined, that will have access to a drive-through lane and service window.

This request is for approval of the conditional use of a drive-through service window that is outlined in the City of Albuquerque Zoning Code. This request meets the following bolded criteria outlined in the Zoning Code:

1) **The use proposed will not be injurious to the adjacent property, the neighborhood, or the community;**
The drive-through lane functionality has been integrated into the site design so that any queuing of cars in the lane will not impact the traffic circulation through the site. Vehicles would have to travel through the lane around the north and west sides of the building before reaching the service window on the south side of the building. This gives a total queuing length through the drive-through of 180 feet; this exceeds the minimum required 100 feet length set for in the City Development Process Manual (DPM). A trip generation analysis was performed at this site for an additional drive-through service in conjunction with the existing drive-through site to the south and showed no significant impact to traffic circulation in this area. The service window will be located approximately 175 feet from the nearest existing residential use (Bluewater Village Apartment building to the west), exceeding the 75-foot minimum requirement. The drive-through lane will also be screened from the apartments with a 6-foot high steel post fence that will be placed along the north and west property lines.

2) **The use proposed will not be significantly damaged by surrounding structures or activities.**
   Damage will be minimized due to site design meeting the DPM guidelines, including proper signage and pavement markings to guide vehicles circulating the site. The layout has also been checked for car-turn movements through drive-through lane to make sure that a drive can easily guide through lane without hitting the building or the curb.

We request that you consider the drive-through service conditional use approval as it will not be injurious to the surrounding neighborhood nor have any impacts to the traffic circulation to the surrounding area and street network. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Geller – Palo Alto, Inc.
JN: 2017015

RRB/vp/jg/djb
2017015 10-03-17 ZHE Letter_ConditionalUse.docx

September 19, 2017

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

RE: TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE: K-10-Z

Dear Chairwoman Hudson

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Palo Alto, Inc., pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Jeff Geller
Print Name

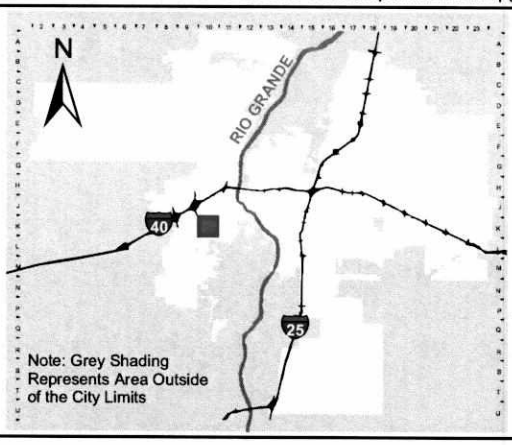
Signature

Executive Vice President
Title

9/18/17
Date

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

Map amended through: 1/28/2016



Zone Atlas Page:

K-10-Z

Selected Symbols

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

0 750 1,500 Feet

§ 14-16-2-22 SU-1 SPECIAL USE ZONE.

This zone 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) Procedure.

(1) Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. An application for a change to SU-1 zoning shall state the proposed use and must be accompanied by a plan including, at a minimum, all the elements of a Site Development Plan for Subdivision Purposes. As part of the zone amendment action, a Site Development Plan may be approved; alternatively a plan may be approved later. If an approved Site Development Plan is a specified condition of zone change approval, such plan must be approved within the time period specified in § 14-16-4-1(C)(11) of this Zoning Code. No building permit shall be approved unless it is consistent with a complete site development plan for building permit and landscaping plan for the lot in question, approved by the Planning Commission or its designee; at the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit.

(2) A decision implementing a change to the zone map to SU-1 zoning shall designate the specific use permitted, and a building permit shall be issued only for the specific use and in accordance with an approved Site Development Plan. The specific use shall be recorded on the zone map.

(3) In approving an application, the Planning Commission may impose requirements as may be necessary to implement the purpose of this Zoning Code. However, for an adult amusement establishment or adult store on an SU-1 zoned site, no conditions may be imposed on the adult uses that would prevent them from existing on the site if the uses are allowed under the applicable Zoning Code distance requirements.

(4) A certified copy of the Site Development Plan shall be kept in the Planning Department records so that it may be reviewed against an application for a building permit for any part or all of a special use.

(5) The Planning Commission may review the application, plan, and progress of development at least every four years until it is fully implemented to determine if it should be amended.

(6) The Planning Director may approve minor changes to an approved Site Development Plan or Landscaping Plan if it is consistent with the use and other written requirements approved by the Planning Commission, if the buildings are of the same general configuration, if the total building square footage is not greater than 10% than the approved plan, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered plan. If the Planning Director believes there might be a person substantially aggrieved by the altered plan or if the total building square footage would be increased more than 2%, he shall give mailed notice of the proposed change to owners of adjacent property and to neighborhood associations entitled to notice of zone change proposals there.

(7) The Planning Director or a designee may approve site plans for temporary park-and-ride facilities.

(27) Swimming pool.

(28) Warehouse.

(29) Wholesaling.

(30) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of this Zoning Code are met, and as specifically allowed below:

(a) A concealed wireless telecommunications facility, up to 65 feet in height.

(b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.

(c) A face-mounted wireless telecommunications facility.

(d) A roof-mounted free-standing wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed.

(e) A wireless telecommunications facility, the antennas of which are all mounted on an existing vertical structure.

(B) ***Conditional Uses.*** Uses permissive or conditional in the M-1 zone and not permissive in this zone, except not Community residential program, Emergency shelter, or dwelling unit other than caretaker or watchman premises on the premises of the commercial or industrial use.

(C) ***Height.***

(1) Structure height and width shall fall within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.

(2) Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code and, for sign height, in division (A) of this section.

(D) ***Lot Size.*** Minimum lot area shall be one-half acre. Minimum lot width shall be 100 feet. No more than 50% of the surface of any lot or site shall be covered with buildings.

(E) ***Setback.*** The following regulations apply, except as provided in § 14-16-3-3 of this Zoning Code:

(1) There shall be a front-yard setback of not less than 20 feet.

(2) There shall be a side-yard setback of not less than ten feet.

(3) There shall be a rear-yard setback of not less than ten feet.

(4) No setback will be required on sides abutting rail trackage or rail easements.

(F) ***Off-Street Parking.*** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) ***Outside Storage.*** All outdoor storage and trash collection areas shall be visually screened from all property lines by a solid wall or fence or by an evergreen hedge at least six feet high.

(H) ***General Requirements.***

ATRISCO BUSINESS PARK

MASTER DEVELOPMENT PLAN FOR IP USES

ADMINISTRATIVE AMENDMENT
FILE # 12-10166 PROJECT # 1005483
re: buffering + fencing adj to resid zone
APPROVED BY — DATE 1/16/13

EPC Case No. Z-92-57

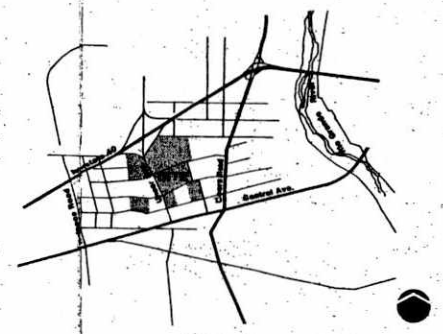
Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.
2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.
3. A minimum 20 foot landscape buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading or trash receptacles may be located adjacent to the residential zoning. The landscape buffer shall be consistent with the requirement as stated on Sheet 3, Landscape Standards, Bullet #12. A solid 6 foot high opaque wall or fence shall be required along any property line abutting and separating a residential zone from an industrial zone (chain link fence with slats shall not constitute acceptable screening).

3 December 20, 2012 - Administrative Amendment to clarify and revise language regarding the required landscaped buffer adjacent to residential zoning, defining locations where chain link fencing is allowed, and defining locations where security fencing is allowed.

1 Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.

2 Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).



Vicinity Map

Sheet Index

1 Illustrative Site Plan
2 Landscape Development Plan
3 Development Sketches
4 Development Sketches
5 Development Sketches
6 Conceptual Overall Drainage Plan (fully developed)
7 Conceptual Overall Drainage Plan (partially developed)
8 Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
9 Conceptual Grading & Drainage Plan (20 acre site)
10 Conceptual Grading & Drainage Plan (interim condition)

2 ADMINISTRATIVE AMENDMENT
File # 04-10053 Project # 1003483
Development Standards Adjustment
APPROVED BY — DATE 6/11/04

Project Team Directory

Prepared For:

Sunwest Bank
Special Assets Department
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(505) 764-9801

Civil Engineer
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021

October 28, 1992

(17) Uses which must be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which is maintained in a state of good repair and which must be solid when it faces or abuts land not zoned C-2, C-3, M-1, or M-2:

(a) Concrete or cement products manufacturing, batching plant, processing of stone.

(b) Gravel, sand, or dirt removal, stockpiling, processing, or distribution.

(c) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.

(B) Conditional Uses.

(1) If so approved, the following uses may be conducted in an area not completely enclosed by a wall or fence:

(a) Air separation plant not otherwise allowed as a permissive use.

(b) Animal raising, other than those animals which are permissive in this section.

(c) Building material storage or sales.

(d) Concrete or cement products manufacturing, batching plant, processing of stone.

(e) Contractor's equipment storage, or contractor's plant.

(f) Feed or fuel storage or sales.

(g) Gravel, sand, or dirt removal activity, stockpiling, processing, or distribution.

(h) Rental, sales, display, and repair of operative contractor's and heavy farm equipment.

(i) Salvage yard for storage and sale of used material provided the yard is enclosed on all sides by a solid wall or fence at least six feet high.

(j) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.

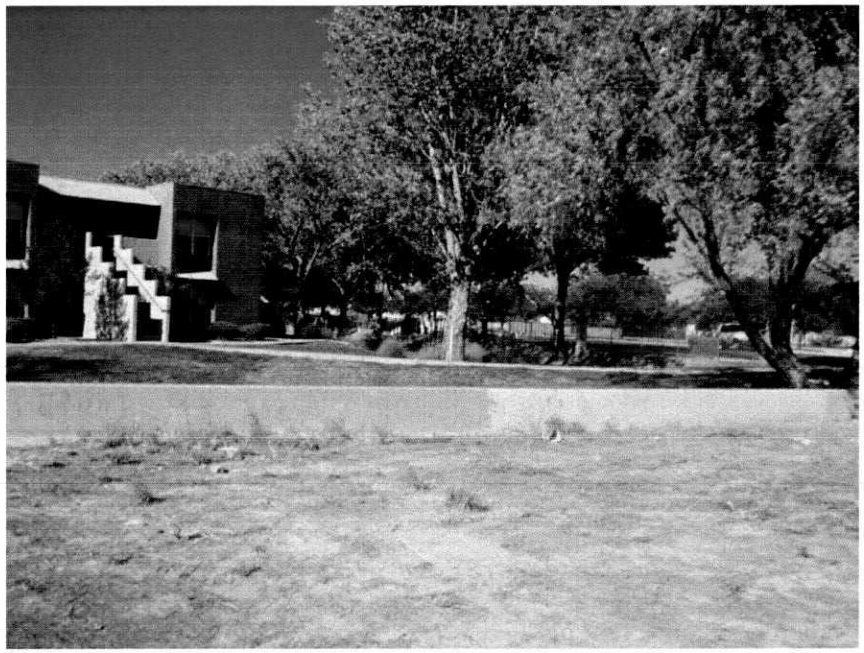
(2) Community residential corrections program: up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(3) Community residential program for substance abusers with up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(4) Public utility structure which is not permissive.

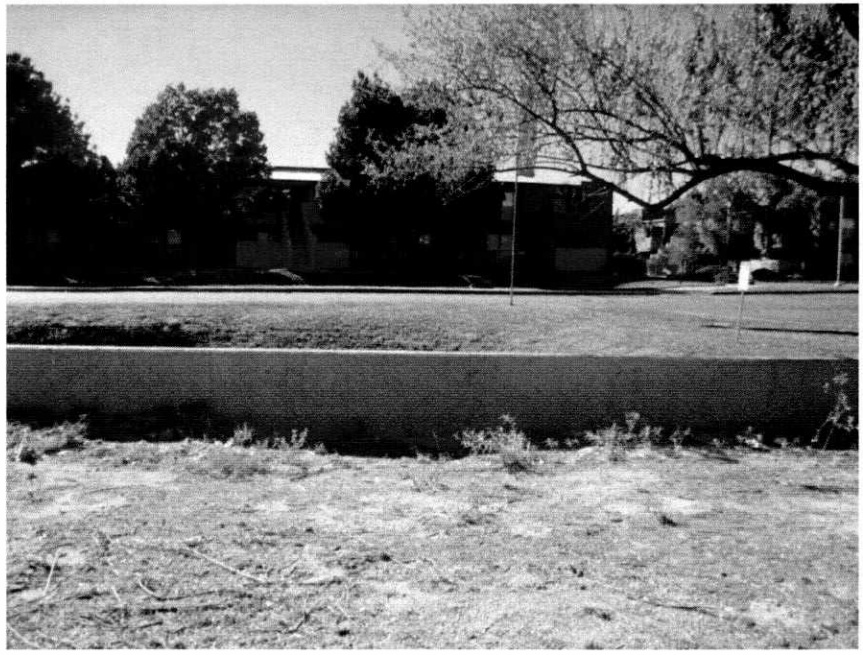
(5) Retailing which is not permissive, provided retailing shall not include the sale of alcoholic drink for consumption off premises within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space if the alcoholic drink is in a broken package or in the following package except the retailing of alcoholic drink, for on or off premise consumption, within 500 feet of a community residential program or hospital for treatment of substance abusers, is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994 and further provided that such sales shall not include:

Onsite Looking North Towards Apartment Building

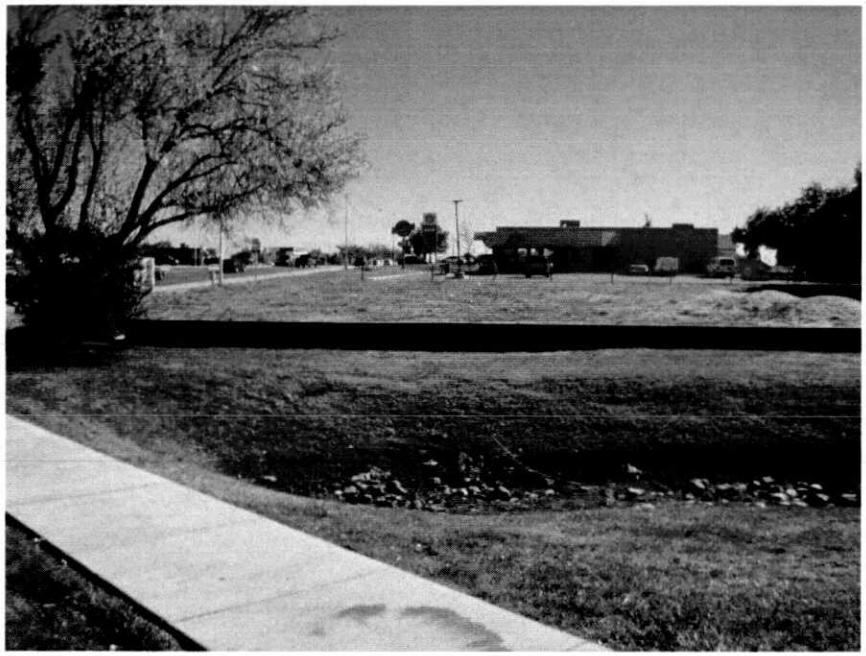


Onsite Looking North Towards Apartment Building

Onsite Looking West Towards Apartment Building



Onsite Looking West Towards Apartment Building

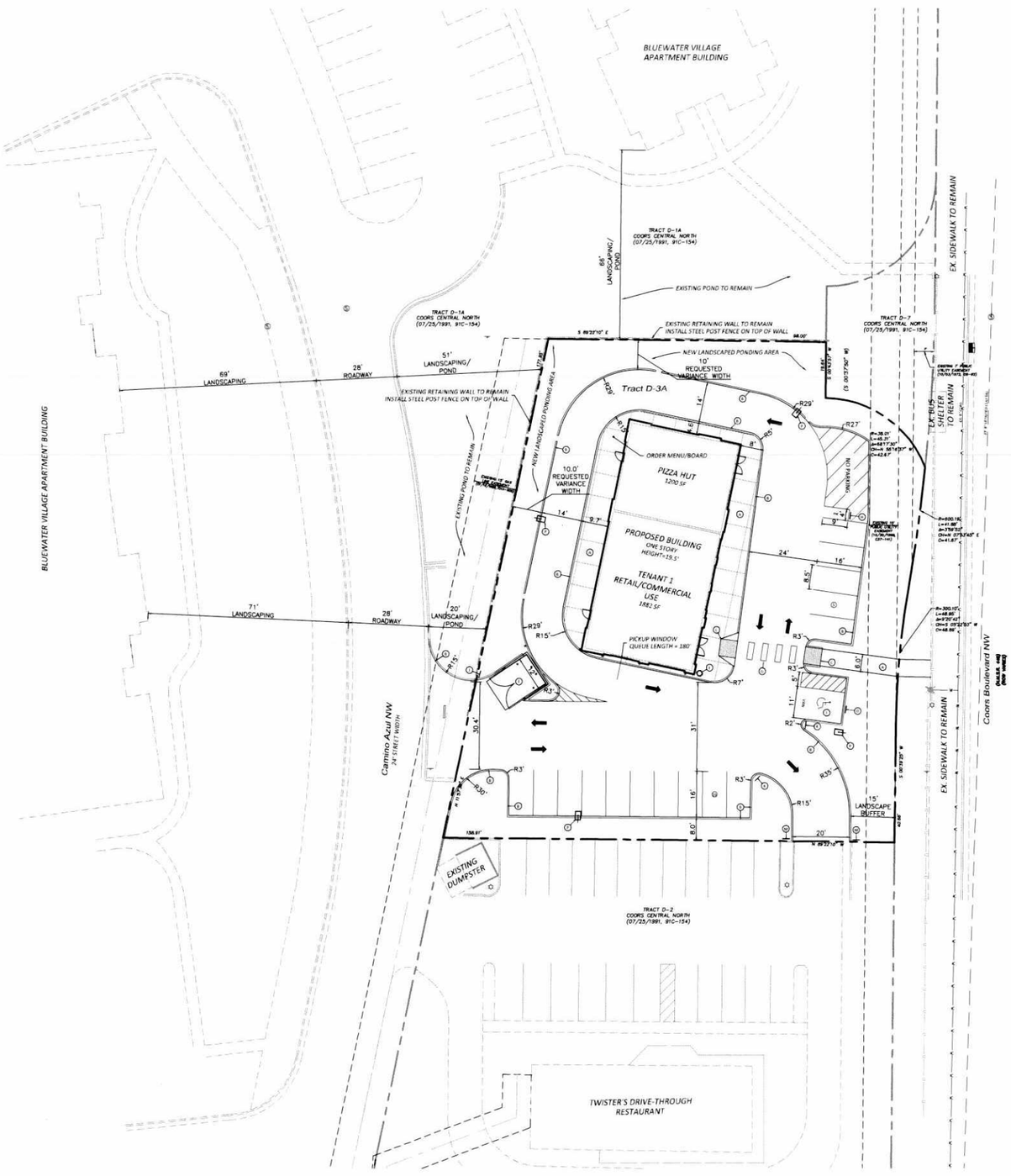


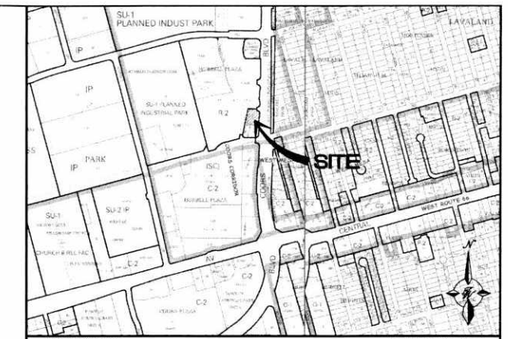
Looking South Towards Site From North Apartment Building

Looking South Towards Site From North Apartment Building

Looking East Towards Site From West Apartment Building

Looking East Towards Site From West Apartment Building





VICINITY MAP: K-10-Z AND K-11-Z

LEGAL DESCRIPTION:
TRACT D-3A COORS CENTRAL NORTH

SITE DATA

PROPOSED USAGE:	COMMERCIAL 3082 SF; MAX HEIGHT 19.5' (TO RIDGE OF HIGHEST ELEMENT) CONSTRUCTION TYPE V-B
LOT AREA:	24,514 SF (0.56 ACRES)
PARKING REQUIRED: PARKING PROVIDED:	16 SPACES (1 SPACE/200 SF) 16 SPACES
HC PARKING REQUIRED: HC PARKING PROVIDED:	1 SPACES 1 SPACES 1 SPACE VAN ACCESSIBLE
MC PARKING REQUIRED: MC PARKING PROVIDED:	1 SPACES 1 SPACES
BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED:	2 SPACES 4 SPACES

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- EXISTING STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING STRIPING
- PROPOSED LIGHT FIXTURES, 27'-6" HEIGHT

KEYED NOTE:

- (A) SIDEWALK PER COA STD DWG #2430
- (B) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
- (C) HC RAMP
- (D) HANDICAP PARKING SIGN
- (E) TRASH ENCLOSURE
- (F) BIKE RACK
- (G) CROSSWALK STRIPING
- (H) MOTORCYCLE PARKING SIGN
- (I) ACCESSIBLE PARKING PER ADA STANDARDS
- (J) STOP SIGN
- (K) "ONE WAY" SIGN
- (L) ADA RAMP
- (M) "DO NOT ENTER" SIGN
- (N) MONUMENT SIGN
- (P) LIGHT FIXTURE

N

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

ENGINEER'S SEAL	PIZZA HUT HUBBEL PLAZA	DRAWN BY DY
	SITE PLAN	DATE 8/29/17
		2017015-SPE_ZHE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1
RONALD R. BOHANNAN P.E. #7868		JOB # 2017015