Environmental
Planning
Commission

Staff Report

Agent
Wooten Engineering
Applicant
Jim and Christen Schull
Request
Site Development Plan for Building Permit
Legal Description
Lot 7-A, Bosque Plaza
on Coors Blvd. NW, between La
Location
Orilla Rd. NW and Bosque Plaza
Lane NW
Size
Approximately 1 acre
Zoning
C-1 (SC)
Proposed Zoning
No change

Staff Recommendation

APPROVAL of Case 17EPC-40043, a Site Development Plan for Building Permit, based on the Findings beginning on page 16, and subject to the Conditions of Approval beginning on page 19.

Staff Planner
Catalina Lehner, Senior Planner

Summary of Analysis

The request is for a site development plan for building permit for Lot 7-A of the Bosque Plaza Shopping Center, an approximately 1 acre site located between Bosque Plaza Lane and Coors Blvd. NW. The applicant proposes to develop an auto parts store, which is a permissive use in the C-1 zone.

The subject site is in an Area of Change. The West Side Strategic Plan and the Coors Corridor Sector Development Plan apply, as do the design regulations in the Bosque Plaza Site Development Plan for Subdivision. Staff finds that most of the design regulations are met, but variances from the ZHE are needed to the setback requirements if compliance cannot be achieved.

The Taylor Ranch NA (TRNA), the Westside Coalition, and property owners within 100 feet of the subject site were notified as required. A private meeting was held on October 5, 2017 with the TRNA, which expressed concern about compliance with the design regulations. Staff recommends approval subject to conditions.

City Departments and other interested agencies reviewed this application from 09/05/2017 to 09/21/2017
Agency comments used in the preparation of this report begin on page 22.
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II. INTRODUCTION

Request

The request is for a Site Development Plan for Building Permit for Lot 7-A, Bosque Plaza Subdivision, an approximately 1 acre, vacant site located at 6380 Coors Blvd. NW, at the northwest corner of the intersection of Coors Blvd. and Bosque Plaza Lane (the “subject site”).

The applicant proposes to develop a 7,000 square foot auto parts retail store. The proposed building will be single-story and sited near the lot’s northern property line. The subject site is part of the Bosque Plaza Site Development Plan for Subdivision, and must comply with the design standards therein. The design standards address parking, access, setbacks, landscaping, etc.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plans in SC, Shopping Center designated zones, by the same approval process as SU-1 zones pursuant to Zoning Code Sections 14-16-3-2(C) of Shopping Center Regulations and 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

Early history- The subject site is zoned C-1 (SC) for neighborhood commercial uses, as are the other vacant lots in the Bosque Plaza shopping center. In May 1987, the subject site was annexed as part of an approx. 11.92 acre annexation (AX-87-9) and C-1 zoning was established (Z-87-56). Prior to annexation, the entire site was zoned County C-1. In July 1987, the EPC approved a site development plan for subdivision and a site development plan for building permit for a home improvement center and nine other freestanding buildings. None were ever built.

Upon annexation, the approx. 11.92 acre site met the Zoning Code definition of a shopping center by being over 5 acres and zoned C-1. Though the SC designation was not added to the zoning map, an April 2001 letter from the Zoning Enforcement Manager provides an explanation (see attachment). The manager determined that, based upon the intent of the property owners and the EPC at the time of annexation and zoning establishment in 1987, the site was indeed a shopping center.

There was no planning activity associated with the subject site until 2004, when Lots 1-9 were replatted and named the Bosque Plaza shopping center. This action renumbered the lots, established new easements and created Bosque Plaza Lane NW to provide access.

In the absence of design standards, a Village Inn restaurant was constructed on Lot 10-A of Bosque Plaza. The EPC approved the Village Inn at its September 16, 2004 hearing (Project #1002397) and did not place conditions that would have made it harmonize architecturally with the Riverside Plaza shopping center to the south. Riverside Plaza had developed according to the design standards in its site development plan for subdivision, which has contributed to its popularity and support from the community.

A request for a Dairy Queen restaurant with a drive-up service window was approved at the October 2005 EPC hearing, but that time strict conditions were placed on the development so it would blend in architecturally with Riverside Plaza. Though the Dairy Queen conditions set a favorable precedent for future development, conditions are not a substitute for design standards.

The request for a site development plan for subdivision, with design standards, for the Bosque Plaza shopping center (Project #1004167, 05EPC-01225) first entered the EPC process in August 2005, when it became apparent that design standards for this shopping center site did not exist. The request was deferred several times until meaningful design standards could be developed. The EPC approved the site development plan for subdivision and design standards in July 2006 (see attachment).

In March 2006, a request for a site development plan for building permit on Lot 10-B entered the EPC process. This request, for a Panda Express restaurant, was not approved by the EPC until September 2006 (Project #1004647). The long timeframe was due to the fact that the design standards for the Bosque Plaza shopping Center (Project #1004167) were still in the developmental stages when the restaurant request was submitted.
More recent history- The applicant first applied for a conditional use to allow storage of household goods and office records as stated in Zoning Code Section 14-16-2-16(B)(21), the C-1 Neighborhood Commercial Zone Conditional Uses. A request for a conditional use to allow storage of household goods and office records was heard by the Zoning Hearing Examiner (ZHE) in February of 2016 and was approved in March of 2016 (15ZHE-80293). The approval was subsequently appealed and heard by the Board of Appeals (BOA) on April 26, 2016 (16BOA-20003). The BOA found that the ZHE had not addressed the criteria for the conditional use and reversed the decision of the ZHE, removing the conditional use approval.

The applicant appealed the BOA decision in May of 2016. The Land Use Hearing Officer (LUHO) heard the case in June of 2016 and recommended that the decision of the BOA stand because the proposed building did not fit with the neighborhood and therefore was injurious to the community.

In August of 2016 the City Council heard the appeal (AC-16-7) and voted to remand the case to the ZHE. The findings directed the applicant to seek an amendment to the existing Site Development Plan for Subdivision (SPS) and directed the ZHE to defer consideration of the conditional use until any relevant amendments to the SPS were heard by the EPC. The EPC approved the proposed amendments to the SPS at the January 12, 2017 hearing (16EPC-40071), and the Development Review Board signed off on the amended SPS on February 22, 2017.

Finally, the ZHE reheard the conditional use application and approved the use with conditions following a hearing on February 21, 2017 (17ZHE-80018). The conditions specified building height limits and other design considerations that are also covered by the design standards of the SPS.

Design Standards
The purpose of design standards, which are associated with a site development plan for subdivision, is to provide guidance for a development in order to ensure that it will further the intent of applicable City Plans and policies and contribute to making planning goals a reality. To achieve these purposes, a site development plan for subdivision serves as an overarching guide for creating a high-quality, cohesive development.

Context
The Bosque Plaza Shopping Center consists of 11 lots on 12 acres. The shopping center is partially developed. The developed tracts include restaurants and medical offices. The area to the south is developed as shopping centers, Riverside Plaza and Montaño Plaza. To the north is a large church and to the east are a church and the Rio Grande Bosque. The west side of Coors Boulevard contains existing housing and a new movie theater and restaurant that are located in Bernalillo County.

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 as a Principal Arterial.

The LRRS designates La Orilla as a Local street.

Bosque Plaza Lane is a private roadway that provides direct access to Coors Boulevard from the Bosque Plaza Subdivision.

**Comprehensive Plan Corridor Designation**

Coors Boulevard is a Major Transit Corridor.

**Trails/Bikeways**

There is an existing Bike Lane along Coors Boulevard, a Bike Route along Winterhaven Road, which dead ends at the site, and a paved multiple use trail along La Orilla Road.

**Transit**

Routes 96 and 155 share a pair of stops on Coors Blvd., about 450 feet on either side of the La Orilla Rd. intersection. Transit has no comments.

**Public Facilities/Community Services**

Please refer to the Public Facilities Map (see attachment).

**II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES**

**Albuquerque Comprehensive Zoning Code**

**Definitions (§14-16-1-5)**

**Shopping Center Site.** A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2 or a combination thereof; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing.

**Site Development Plan for Building Permit:** In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

**Site Development Plan for Subdivision:** An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses’ maximum floor area ratio.
Zoning
The subject site is zoned C-1 (SC). The C-1 zone (Zoning Code 14-16-2-16) provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day to day needs of residential areas.

The Shopping Center regulations (Zoning Code 14-16-3-2) require that shopping centers develop in accordance with an approved site development plan. However, unlike the SU-1 zone, the EPC does not have discretion over height and parking. Development of the site is generally governed by the underlying zoning, Zoning Code requirements, and any requirements of an approved Sector Development Plan or Site Development Plan.

Albuquerque / Bernalillo County Comprehensive Plan- Rank I
The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. The few, applicable policies are listed below:

Chapter 5- Land Use
Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

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 subject site is adjacent to a designated Major Transit Corridor, Coors Blvd. Major Transit Corridors are intended to be served by frequent transit and should be pedestrian-oriented near transit stops, but auto-oriented for much of the corridor. Coors Blvd has frequent transit service and the proposed building would be accessible from it. The request furthers Goal 5.1- Centers & Corridors.

The request would result in development of a neighborhood commercial retail use that is not located in a designated Activity Center; the Coors/Montano Village Activity Center abuts Bosque Plaza to the South. The proposed development would be subject to regulations for the Coors Corridor and the Bosque Plaza shopping center, and therefore would be at an appropriate density and scale for an area outside of a designated activity center but already zoned for commercial uses. The request furthers Policy 5.1.2- Development Areas.

Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

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 growth resulting from the request would be directed to a neighborhood commercial location 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 (p. 5-17). The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Blvd and Bosque Plaza Lane. The request furthers Goal 5.6- City Development Areas and Policy 5.6.2- Areas of Change.

West Side Strategic Plan (WSSP)- Rank II

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte Blvd. on the north, the river on the east and the vicinity of Western Trail Road on the south.

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

The activity center for the Taylor Ranch Community is located generally in the vicinity of the Coors Blvd./Montaño Rd. intersection, though other centers will develop (WSSP, p. 55). The proposed retail use would not be located in a designated activity center, but is part of a the Bosque Plaza Shopping Center that developed at Coors Blvd./La Orilla Rd. due to the neighborhood commercial zoning. The request generally conforms to WSSP Policy 1.1.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

All Bosque Plaza lots, including the subject site (Lot 7-A), are located within City boundaries in the Taylor Ranch Community, and are therefore an appropriate location for growth and an efficient location for receiving City services. The request furthers Policy 3.12.

Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

The proposed building would be located in the Bosque Plaza shopping center, at the southeast corner of Coors Blvd. and La Orilla Rd., and in the Bosque Transition Zone (see WSSP p. 202). The Bosque is a valued community asset; La Orilla Rd. provides one of the few remaining public access points. Development in Bosque Plaza shall be sensitive to the Bosque environment—buildings must blend in with natural surroundings and the use must not compromise Bosque protection. The request demonstrates sensitivity toward the Bosque environment by meeting the view preservation requirements in the CCP and complying with the Bosque Plaza design standards. The request furthers WSSP Policy 3.18.
Coors Corridor Plan (CCP)- Rank III

The subject site lies within the boundaries of the Coors Corridor Plan (CCP), a Rank III sector development plan adopted in 1984 and amended in 1989, 1995 and 2003. Efforts have been underway recently to update the CCP, but have not been finalized as of this writing.

The CCP 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 CCP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCP policies and regulations apply:

Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

*The CCP aims to create design harmony by applying regulations to ensure compatibility of new development with the natural landscape and the built environment. The proposed building is a Territorial Revival design. The colors are compatible with the nearby built environment and the nearby natural environment. The proposed building would not detract from the Bosque setting. The request furthers CCP Policy 4.a.3-New Development.*

Policy 4.b.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.

*The proposed parking area is located at the front and sides of the building due to the siting of the building on the subject site and the setback requirements of the Bosque Plaza Site Plan for Subdivision. The street frontage along Coors Blvd. and Bosque Plaza Lane would be landscaped, and the front of the building would face Coors Blvd.. The request partially complies with Policy 4.b.5- Off-Street Parking.*

Design regulation 1 (4.b.5.B.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.

*The proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the requirement. The landscape strips are greater than 10 feet along Bosque Plaza Lane and 35 feet along Coors Blvd. NW. The request complies with Design regulation 1.*

Policy 4.b.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).
Separate pedestrian connections from the sidewalk along Bosque Plaza Lane to the building, and from Coors Blvd. to the building, are proposed. Separate vehicular and pedestrian access are provided and driveways are not utilized as walkways. The request further Policy 4.b.7-Access.

Policy 4.b.9-Site Lighting: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p.98).

Three single-fixtured light poles and wall-pack lighting are proposed. All have cut-off fixtures. The lighting has been carefully designed. The request complies with Policy 4.b.9-Site Lighting.

Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

A. Architectural Design, Design Guideline 3: “Trade-Mark” type buildings are discouraged (p. 100).

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged (p. 101).

The CCP design regulations and guidelines serve to ensure the compatibility of new development with the natural landscape and the built environment. The proposed building would contribute to enhancing visual environment of the Coors Corridor and is not a not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed colors would be compatible with the natural and built visual environment in the area. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.

Policy 4.c.1-View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

B. View Preservation Design Regulation 1- View Plane Building Heights: ...in no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. (Note: there is other language here, but it applies to multi-story buildings). (p. 109).

Because the subject site is located in Segment 3, the view preservation design regulations apply. The view sheet shows that the proposed one-story building (22.75 ft. tall) would not penetrate
the view plane. The request furthers Policy 4.c.1-View Preservation. Please refer to the analysis in Section III of this report.

Policy 4.d.1-Signage: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor. (p. 112)

Located in Segment 3, the proposed signage complies with the Bosque Plaza design standards. Building-mounted signage is proposed on all elevations. No monument signs are proposed. The purpose of the CCP signage regulations (p. 112) is that signage be compatible with its surroundings and sensitive to the character of the area. The signage is required to not exceed 6% of the façade it is applied to (Bosque Plaza Design Regulations), but the style and colors would be franchise and therefore less sensitive to its context. The request generally furthers CCP Policy 4.d.1-Signage.

III. ANALYSIS- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & THE DESIGN STANDARDS FOR THE BOSQUE PLAZA SHOPPING CENTER

The request is for a site development plan for building permit for a proposed auto parts retail store on Lot 7-A. The Bosque Plaza Design Standards (BPDS), in the governing site development plan for subdivision, apply and consist of the following sections:

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This analysis is combined so that one can understand what each component of the proposed site development plan for building permit is, and how it complies with the applicable design standards.

Site Plan Layout / Configuration
The proposed 7,200 sf building is oriented west-east on the northern side of the subject site. The vehicular entrance is on the southern side, near the middle of the site. The refuse enclosure, which will be stucco finished and gated, is at the building’s SE corner. Parking is located on the western and southern sides of the building.

BPDS COMPLIANCE: As proposed, the request does not comply with two of the three standards in B-Setbacks. 54 feet is the maximum setback adjacent to Bosque Plaza Lane; an approximately 70 foot setback is proposed. Setbacks from internal lot lines are either 0 or 5 feet; 10 feet is proposed.
The applicant will need to seek a variance to each setback requirement (2 variances total) through the Zoning Hearing Examiner (ZHE) process. Alternatively, the applicant may revise the building location to comply with the BPDS.

**Vehicular Access, Circulation & Parking**

The vehicular entrance is from Bosque Plaza Lane. It would also be possible to access the subject site via a vehicular entrance to Lot 8-A; the subject site (Lot 7-A) has a cross-access easement with Lot 8-A.

Parking is located to the west and south of the proposed building. 32 spaces are required and 32 spaces are proposed. 7,200 sf of building /200 sf per space=36 spaces required. Apply a 10% transit reduction of 4 spaces: 36-4=32 spaces required. Two handicap spaces, one motorcycle space, and two bicycle spaces are required. All are provided near the building’s entrance. The requirements are met.

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

**BPDS Compliance:** OK

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

A separate pedestrian/bicycle pathway from Bosque Plaza Lane links the sidewalk to the building. Another pathway is proposed between Lot 7-A and Lot 8-A, as shown on the Bosque Plaza Pedestrian Plan (see Sheet 2). Both are 6 feet wide and of textured, colored concrete. The bicycle rack is proposed near the building’s entrance. The closest transit stop is on Coors Blvd., just north of La Orilla Rd. Stairs are proposed to link Coors Blvd. to the subject site.

**BPDS Compliance:** Two clearly demarcated pedestrian crossings of at least 6 ft. (Standards C-3, C-7, C-12), separate from the vehicular entrance (C-10, C-11), are proposed from Bosque Plaza Lane. One leads to the proposed building and the other is between Lot 7-A and Lot 8-A as shown on the Pedestrian Plan for Bosque Plaza.

Office and commercial buildings are required to have a 15 ft. sidewalk along the front elevation (C-4), which is provided. Pedestrian access to the building is required to be shaded (C-3). Shade can be achieved by providing a tree in the landscape island south of the walkway.

**Walls/Fences**

A retaining wall is proposed at the subject site’s NW corner, facing Coors Blvd. It appears that the wall, of brown split-faced CMU, would vary in height. This needs to be clarified.

**BPDS Compliance:** Because the proposed retaining wall faces a public street right-of-way, the design regulations in Zoning Code 14-16-3-19, Height and Design Regulations for Walls, Fences, and Retaining Walls, apply. A face-on wall detail is needed. A wall feature from (C)(2)(a) and (b) will need to be provided.
Landscaping Plan
The proposed landscaping plan includes plant material on all sides of the subject site. Chinese Pistache is proposed in the buffer along Coors Blvd. and Afghan Pine along Bosque Plaza Lane. A variety of xeric shrubs are proposed in the Coors Blvd. buffer and in the landscape islands. The monument sign is no longer proposed and needs to be removed. Curb notches, for supplemental water harvesting, need to be shown. It would be helpful if the contour lines were faded back instead of the landscaping, for future sign-off by the DRB.

BPDS Compliance: The Bosque Plaza Design Standards have two plant palettes- one for the Coors Blvd. buffer and another for the rest of a site. The plants have been appropriately chosen and placed, but the variety of sumac needs to be switched out. Bosque Plaza requires 80% coverage with living, vegetative materials (not the minimum 75%). The landscaping beds north and east of the proposed building do not meet the requirement. The calculations regarding the 80% appear to be incorrect. To provide the required shade for the pedestrian crossing, a tree is needed where the monument sign was proposed.

Lighting & Security
Three parking lot light poles are proposed. All are 16 feet tall and fully shielded. The color of the light poles needs to be specified.

BPDS Compliance: OK

Outdoor Space
Zoning Code §14-16-3-18(C)(3) requires, for major façades greater than 100 ft. in length, that outdoor seating be incorporated adjacent to at least one of the façades. Because the eastern and western façades are 102 ft. long, a bench is required. The bench is located near the building’s entrance, which faces Coors Blvd. NW.

BPDS Compliance: Standard C.5 requires that office and commercial buildings provide shaded patio space with outdoor seating. The bench provides outdoor seating, but will need to be shaded to comply with the standard.

Architecture & Design
The proposed 7,200 sf building is a Territorial Revival design. The proposed building would be finished in tan, have a faux brick coping on all sides and grey multi-paned windows. The building is finished in light-tan and medium tan stucco, with a wainscot that is slightly darker. Each elevation is articulated; the elevations that are not the main entrance have a decorative feature used on another building in the shopping center.

BPDS Compliance: The multi-paned windows need to be white, which typifies the Territorial Revival style consistent with other buildings in the shopping center.
Signage

Building-mounted signage, with the company name and standard colors, is proposed on all elevations. The design standards allow building-mounted signage or a monument sign, but not both.

**BPDS Compliance:** Building-mounted signage is not allowed to exceed 6% of the façade to which it is applied. Signage for the south and north elevations cannot exceed 131 sf. The proposed signage is 134 sf and has to be slightly reduced. Signage for the west and east elevations cannot exceed 92 sf. The proposed signage is 134 sf and has to be reduced. Dimensions need to be provided and calculations shown.

The project identification sign for the shopping center is shown on Lot 7-A near Coors Blvd. (see signage note, also on Sheet 1), consistent with the site plan for subdivision. However, the project sign is intended to be for tenants of the shopping center— not for the occupant of Lot 7-A as shown.

Grading & Drainage Plan

The subject site slopes downward slightly from west to east, from the finished floor of the building at approx. 5,002 ft. to approx. 5,000 ft. Water generally flows westward toward the Bosque. A pair of culverts exists and drains water from Coors Blvd. onto the site; new gutters would be installed. A channel system is proposed, which would collect most of the water and direct it toward the adjacent, existing concrete drainage channel along the subject site’s eastern side.

View Preservation

The exhibit provided (see view sheet) addresses the CCP view preservation regulations as follows: The view plane is 4 feet above the elevation at the east edge of the east driving lane of Coors Blvd. The contour nearest this location is at 5,017.2 feet (see Grading and Drainage Plan), so the view plane is at 5,021.2 feet. The finished floor elevation of the proposed building is 5,005.8 feet. The proposed building is 22.75 ft. tall, so the total height would be 5028.55 feet. One third of building height is 7.58 feet, so that’s the maximum height allowable. The proposed building comes in just below the maximum penetration of the view plane allowed, and is 7.35 feet above the view plane of 5021.2 feet. It’s unnecessary to use hundredths (two decimal points), and is reasonable to conclude that the proposed building is right at the view plane maximum height but does not exceed it.

**BPDS Compliance:** The exhibit demonstrates compliance with the view preservation regulations of the CCP (CCP Policy 4.c.1-View Preservation) as described above. Therefore, Section J of the BPDS is complied with.

Utility Plan

Bosque Plaza is served by utilities, which run along Bosque Plaza Lane. The water line and the sanitary sewer line are proposed from the building’s southern elevation. Both will connect to the existing utilities on Bosque Plaza Lane.

**BPDS Compliance:** Transformers and utility pads are required to be screened with walls and vegetation (H-3). These need to be indicated on the proposed site plan.
Conclusion of Analysis

Overall, the request mostly demonstrates compliance with the Bosque Plaza Design Standards (BPDS) with the exceptions explained above. This can be remedied through application of conditions of approval. Note that the variances, should the applicant decide to seek them, will have to be obtained through a separate process (the ZHE process).

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Transportation Development Staff commented regarding ADA curb ramps and a sidewalk and drive easement for Lot 8-A, and also noted that coordination with NMDOT is needed regarding the off-premise sign. NMDOT Staff commented that Coors Blvd. is an NMDOT facility and request that the applicant meet with them regarding access because Coors Blvd. is accessed via Bosque Plaza Lane. The Water Utility Authority and PNM provided standard comments. Agency comments begin on p. 22 of this report.

Neighborhood/Public

The applicant notified the Taylor Ranch NA (TRNA), the Westside Coalition of NAs, and property owners within 100 feet of the subject site, as required. As of this writing, Staff received one phone call from a Westside Coalition representative and e-mail correspondence from a representative of the TRNA. Both expressed concern that the design regulations for Bosque Plaza were not being followed.

A facilitated meeting was not requested prior to the deadline of September 11, 2017. However, neighbors still had concerns and requested a private meeting with the applicant. This occurred on October 5, 2017. Neighbors want to ensure that the design regulations, including the view preservation regulations, are being adhered to. Provided that there is compliance, they do not oppose the request.

V. CONCLUSION

The request is for a Site Development Plan for Building Permit for Lot 7-A of Bosque Plaza, an approximately 1 acre, vacant site located at the northwest corner of the intersection of Coors Blvd. and Bosque Plaza Lane. The applicant proposes to develop a 7,000 square foot auto parts retail store. The subject site is part of the Bosque Plaza Site Development Plan for Subdivision and is subject to the design standards therein.

The subject site is in an Area of Change. The West Side Strategic Plan and the Coors Corridor Sector Development Plan apply. Staff finds that the request mostly furthers applicable Goals and policies. There is some non-compliance with the design standards, notably setbacks. Two variances to the setback regulations in the Bosque Plaza Site Development Plan for subdivision are needed to allow the proposed layout. Conditions of approval are proposed.

The Taylor Ranch NA (TRNA), the Westside Coalition of NAs, and property owners within 100 feet of the subject site were notified as required. Staff received one phone call from a Westside Coalition representative and e-mail correspondence from a representative of the TRNA. A private meeting with
the applicant occurred on October 5, 2017. Neighbors want to ensure that the design regulations are being followed. Provided that there is compliance, they do not oppose the request.

Staff recommends approval subject to conditions.
FINDINGS - 17EPC-40043-October 12, 2017-Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Lot 7-A, Bosque Plaza, located on Coors Blvd. NW, between La Orilla Rd. NW and Bosque Plaza Lane NW, containing approximately 1 acre. The applicant proposes to develop a 7,000 square foot auto parts retail store.

2. The subject site is zoned C-1 (SC), Neighborhood Commercial zone, with a shopping center (SC) designation. A retail auto parts store is a permissive use.

3. The subject site is included in the Bosque Plaza Site Development Plan for Subdivision (Project #1004176/05EPC-01237 and as amended), which contains design standards that apply to the request.

4. The Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The request furthers the following, applicable Goals and policies of the Comprehensive Plan:

   A. **Goal 5.1- Centers & Corridors:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

      **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 subject site is adjacent to a designated Major Transit Corridor, Coors Blvd. Major Transit Corridors are intended to be served by frequent transit and should be pedestrian-oriented near transit stops, but auto-oriented for much of the corridor. Coors Blvd. has frequent transit service and the proposed building would be accessible from it.

      The request would result in development of a neighborhood commercial retail use that is subject to regulations for the Coors Corridor and the Bosque Plaza shopping center, and therefore would be at an appropriate density and scale for an area outside of a designated activity center but already zoned for commercial uses.

   B. **Goal 5.6- City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

      **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 growth resulting from the request would be directed to a neighborhood commercial location 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 (p. 5-17). The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Blvd and Bosque Plaza Lane.

6. The request furthers the following, applicable policies of the WSSP:

   A. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

   All Bosque Plaza lots, including the subject site (Lot 7-A), are located within City boundaries in the Taylor Ranch Community, and are therefore an appropriate location for growth and an efficient location for receiving City services.

   B. Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

   The proposed building would be located in the Bosque Plaza shopping center, at the southeast corner of Coors Blvd. and La Orilla Rd., and in the Bosque Transition Zone (see WSSP p. 202). The Bosque is a valued community asset; La Orilla Rd. provides one of the few remaining public access points. Development in Bosque Plaza shall be sensitive to the Bosque environment—buildings must blend in with natural surroundings and the use must not compromise Bosque protection. The request demonstrates sensitivity toward the Bosque environment by meeting the view preservation requirements in the CCP and complying with the Bosque Plaza design standards.

7. The request furthers the following, applicable policies of the CCP:

   A. Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

   The CCP aims to create design harmony by applying regulations to ensure compatibility of new development with the natural landscape and the built environment. The proposed building is a Territorial Revival design. The colors are compatible with the nearby built environment and the nearby natural environment. The proposed building would not detract from the Bosque setting.

   B. Policy 4.b.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).

   Separate pedestrian connections from the sidewalk along Bosque Plaza Lane to the building, and from Coors Blvd. to the building, are proposed. Separate vehicular and pedestrian access are provided and driveways are not utilized as walkways.
8. The request complies with the following policies and associated design regulations of the CCP:
   A. Design regulation 1 (4.b.5.B.1) regarding landscaping “in” and “around” the paved area.

9. The request complies with CCP Policy 4.c.1-View Preservation and View Preservation Design Regulation 1- View Plane Building Heights. The proposed one-story building (22.75 ft. tall) would not penetrate the view plane and would not adversely impact scenic resources. The view exhibit demonstrates that the proposed building comes in just below the maximum, allowable penetration of the view plane.

10. The applicant will need to seek two variances from the Zoning Hearing Examiner (ZHE) to the following Bosque Plaza Design Regulations regarding setback: a) setback from an internal lot line is required to be 0 or 5 feet; 10 feet is proposed, and b) the maximum allowable setback from Bosque Plaza Lane is 54 feet; the proposed setback is approximately 74 feet.

11. Conditions of approval are needed to remedy instances of non-compliance with the Zoning Code and the Bosque Plaza Design Regulations.

12. The applicant notified the Taylor Ranch NA (TRNA), the Westside Coalition of NAs, and property owners within 100 feet of the subject site, as required. As of this writing, Staff received one phone call from a Westside Coalition representative and e-mail correspondence from a representative of the TRNA. Both expressed concern that the design regulations for Bosque Plaza were not being followed.

13. A facilitated meeting was not requested prior to the deadline of September 11, 2017. However, neighbors still had concerns and requested a private meeting with the applicant. This occurred on October 5, 2017. Neighbors want to ensure that the design regulations, including the view preservation regulations, are being adhered to. Provided that there is compliance, they do not oppose the request.

RECOMMENDATION - 17EPC-40043-October 12, 2017

APPROVAL of 17EPC-40043, a request for Site Development Plan for Building Permit for Lot 7-A, Bosque Plaza, located on Coors Blvd. NW, between La Orilla Rd. NW and Bosque Plaza Lane NW, containing approximately 1 acre, zoned C-1 (SC), based on the preceding Findings and subject to the following Conditions of Approval.
CONDITIONS OF APPROVAL –17EPC-40043-October 12th, 2017-Site Development Plan for Building Permit

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. A note shall be added to state that the Site Development Plan shall comply with the Design Regulations of the Bosque Plaza Site Development Plan for Subdivision.

4. The applicant shall obtain a variance to each of the following Bosque Plaza Design Regulations regarding setback: A) setback from the internal lot line, and B) maximum allowable setback from Bosque Plaza Lane. Alternatively, the building location and site design shall be revised to comply with the setback standards of the Bosque Plaza Site Development Plan for Subdivision.

5. Walls:
   A. A decorative feature from (C)(2)(a) and (C)(2)(b) shall be added to the proposed wall pursuant to Zoning Code 14-16-3-19, Height and Design Regulations for Walls, Fences, and Retaining Walls.
   B. A face-on wall detail shall be provided.

6. Outdoor Seating:
   A. A shaded patio space with outdoor seating shall be provided (Standard C-5).
   B. Seating calculations shall be provided.

7. Landscaping- Trees:
   A. A tree shall be added near the entrance on Bosque Plaza Lane to shade the pedestrian access point (Standard C-3).
   B. One or two more deciduous trees shall be added to achieve the ratio of 75/25 deciduous to evergreen trees (Standard A-3).
8. Landscaping- General:
   A. Additional landscaping shall be added to the landscaping beds north and east of the building to meet the requirement for 80% coverage (Standard A-6).
   B. The parking area shall be landscaped with a minimum of 20% of its area (Standard A-16).
   C. The variety of sumac shall match that on the Bosque Plaza plant palette.
   D. Curb notches shall be shown on the landscaping plan and match those on the Grading and Drainage Plan.

9. Views Sheet:
   A. Add a bullet point stating the building’s highest point from the finished floor.
   B. The length of the building shall be noted as 102 feet (see Sheet SP-1.1).

10. Signage:
    A. The Project Identification sign shall be for the Bosque Plaza shopping center (Standard F2-a and Sheet 1, signage note).
    B. Building-mounted signage shall not exceed 6% of the façade to which it is applied (Standard F3-a).
    C. Signage calculations and dimensions shall be shown.

11. Clarification:
    A. The color of the light poles shall be specified.
    B. Contour lines shall be faded back on the landscaping plan.

12. The following conditions from Transportation Development Staff shall be met:
    A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
    B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
    C. ADA curb ramp located at Coors and Bosque Plaza should be updated with truncated domes.
    D. O' Rielly sign must be moved into the property. Coordinate with NMDOT if sign will remain in place.
    E. Please provide access easement for sidewalk and drive entrance on Lot 8-A.

13. Condition from the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA):
    An Availability Statement is required. Requests can be made at the link below:
http://www.abcwua.org/Availability_Statements.aspx
Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

14. The following conditions from PNM shall be met:

A. Existing PNM underground distribution lines are located along the southern, western and northern boundaries of the subject property. It is the applicant’s obligation to abide by any conditions or terms of those easements.

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

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

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

Catalina Lehner, AICP
Senior Planner

Notice of Decision cc list:

Jim & Christen Shull, 8020 Rio Grande Blvd NW, ABQ, NM 87120
Wooten Engineering, 1005 21st St. SE, #13, Rio Rancho, NM 87124
Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct NW, ABQ, NM 87114
Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87105
Jolene Wolfley, 7216 Carson Tr. NW, ABQ, NM 87120
CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement
No adverse comments.

Office of Neighborhood Coordination

Long Range Planning
No comment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Transportation Development Conditions:

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

2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. ADA curb ramp located at Coors and Bosque Plaza should be updated with truncated domes.
2. O’Reilly sign must be moved into the property. Coordinate with NMDOT if sign will remain in place.
3. Please provide access easement for sidewalk and drive entrance on Lot 8-A.

Hydrology Development

New Mexico Department of Transportation (NMDOT)
The site fronts onto Bosque Plaza Lane and Coors Blvd., which is a NMDOT facility. Refer to NMDOT comments for more information. The site also fronts onto an existing bicycle lane along northbound Coors Blvd., which currently extends from St Joseph’s Drive north to the SIP intersection, just south of Paseo Del Norte.

The NMDOT is requiring the owner complete the State Access Management Manuel’s Site Threshold Assessment (STH) or provide a Traffic Impact Study (TIS) Addendum to the originally approved TIS if already completed. Please schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development’s potential impacts on NM 45 Coors Blvd.

- The city road, Bosque Plaza Lane that accesses NM 45 (Coors Blvd) at MP
18.6 is currently NOT permitted. Per the State Access Management Manual (SAMM), the NMDOT is asking City of Albuquerque to obtain an access permit from the NMDOT. Please contact Israel Suazo at 798-6655 to coordinate the submittal of an access permit application for approval.

DEPARTMENT of MUNICIPAL DEVELOPMENT
Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY
Utility Services
1. 17EPC-40043 Site Development Plan for Building Permit
   a. Identification: UPC – 101206240349610209
      i. As a condition for approval an Availability Statement is required. Requests can be made at the link below:
         ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
   b. Please note that the water meter box installed with project 26-7134.81-05 indicates the installation of a 1-1/2” meter service.
      i. The proposed utility plan indicates a 1” service. The standard detail for water services groups services sizes for ¾” and 1”, as well as 1 ½” and 2”. If a 1” service is desired a new connection to the street as well as abandonment of the existing service will be required.
   c. The proposed Utility Plan indicates a new sanitary service connection.
      i. Please note that there currently exists a sanitary sewer service stub to the property.
   d. The proposed utility plan does not indicate utilization of the existing fire line.
      i. Please note that as the site develops if the fire line is not required then the fire line will need to be abandoned to the distribution main in the street prior to sale of service.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION
Planning and Design
Open Space Division
City Forester
POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

All new/proposed refuse enclosures must be built to COA minimum requirements. Refuse enclosure gates must be able to open wide enough to allow minimum 12’ clearance. No overhangs on bldg., on approach to enclosure.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Brief Description of Request</th>
<th>Transit Corridor?</th>
<th>Transit Route?</th>
<th>Current Service/ Stops</th>
<th>Comments/Support/Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td>1004167</td>
<td>Site Plan for Building Permit for a new O’Reilly Auto Parts for 0.78 acres on Coors between Bosque Plaza and La Orilla NW</td>
<td>Coors Major Transit Corridor</td>
<td>Commuter Route 96 and Fixed Route 155 both run on Coors</td>
<td>Both routes share a stop pair about 400 feet either side of La Orilla Road</td>
<td>No Comment</td>
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<td>17EPC-40043</td>
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COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS
This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS
MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. Existing PNM underground distribution lines are located along the southern, western and northern boundaries of the subject property. It is the applicant’s obligation to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
Figure 1: Looking north, at the subject site, across Bosque Plaza Lane.

Figure 2: Looking south, at the subject site.
Figure 3: Looking east, at the subject site, from Coors Blvd. NW.

Figure 4: Looking west at the subject site.
HISTORY
GUARDIAN STORAGE
Attn: Paul Hodges
9221 Eagle Ranch Rd NW
ABQ, NM 87114

Project# 1004167
16EPC-40011 Site Development Plan for Subdivision
Amendment

LEGAL DESCRIPTION:
The above action for all or a portion of Lots 1-4, 5A, 6A,
7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision,
zoned C-1 (SC), located on SE Corner of La Orilla and
SW corner of Coors Blvd., containing approximately 11.5
acres. (E-12)
Staff Planner: Maggie Gould

On May 12, 2016 the Environmental Planning Commission (EPC) voted to DENY Project
#1004167/16EPC-40011, a Site Development Plan for Subdivision Amendment, based on the following
findings:

1. This request was deferred from the April 14, 2016 hearing pending the resolution of an appeal. The
   Board of Appeals voted to grant the appeal of the Zoning Hearing Examiner’s approval of a
   conditional use for lot one to allow self-storage, thereby reversing the Zoning Hearing Examiner’s
decision from the February 2016 hearing.

2. This is a request for an amendment to a site development plan for subdivision for located on Coors
   Boulevard between La Orilla road and Riverside Plaza Shopping Center containing approximately
   11.5 acres.

3. Because of the proximity to the Bosque, a sensitive area as designated in the Coors Corridor plan and
   the WSSP, the EPC review of the future SDP of BP is appropriate.

4. The EPC review process allows for greater scrutiny, increased public input and greater potential
   innovation and design.
OFFICIAL NOTICE OF DECISION
Project #1004167
May 12, 2016
Page 2 of 3

5. The Site Development Plan for Subdivision was originally approved in 2006 (05-EPC-01237). All
development on the site is subject to the design standards in the approved Site Development Plan for
Subdivision.

6. The Taylor Ranch Neighborhood Association, Alban Hills Neighborhood Association, Rio Oeste
H.O.A, Westside Coalition of Neighborhoods were notified of the request. A facilitated meeting
occurred on March 15th, 2016. Attendees expressed general concern about or opposition to building
height and mass, the indoor storage use and delegation of future approvals. Staff received several e-
mails opposing the storage uses and possible larger buildings on the site. Staff also received

7. Property owners within 100 feet were notified of the request. Staff received a comment from a
property owner within the shopping center opposing the delegation of future approval. Staff received
two letters of support from property owners.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by
MAY 27, 2016. The date of the EPC’s decision is not included in the 15-day period for filing an appeal.
and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the
deadline for filing the appeal.

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

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

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the
zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any
other person who requests it. Such certification shall be signed by the Planning Director after appeal
possibilities have been concluded and after all requirements prerequisite to this certification are met. If
such requirements are not met within six months after the date of final City approval, the approval is
void. The Planning Director may extend this time limit up to an additional six months.

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

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

Sincerely,

[Signature]

Suzanne Lubar
Planning Director

SL/MG

cc: Guardian Storage, Attn: Paul Hodges, 9221 Eagle Ranch Rd NW, ABQ, NM 87114
Consensus Planning, James Strozier, 302 8th St NW, ABQ, NM 87102
Jolene Wolfley, Taylor Ranch NA, 7216 Carson Trl NW, ABQ, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr NW, ABQ, NM 87120
Patsy Nelson, Alban Hills NA, 3301 La Rabla NW, ABQ, NM 87120
Lynne Scott, Alban Hills NA, 6419 Camino Del Arrebol NW, ABQ, NM 87120
Judy Ortiz-Aragon, Rio Oeste HOA, 4115 Palacio Real NW, ABQ, NM 87120
Sandra Tinlin, Rio Oeste HOA, 4105 Moncloa Ct NW, ABQ, NM 87120
Gerald C. Worrall, Westside Coalition of NA’s, 1039 Pinatubo Pl NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NA’s, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701
Tim Flynn-O’Brien, 817 Gold Av. SW, ABQ, NM 87111
Terri Spiak, 7406 Santa Fe Trl NW, ABQ, NM 87120
Nita D. Day, LCDC II HOA, 6127 Deerglass Cir. NW, ABQ, NM 87120
Pat Gallagher, 24 Link NW, ABQ, NM 87120
Date: July 21, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004167
05EPC -01225 Site Development Plan- Subdivision

LEGAL DESCRIPTION: for all or a portion of Lots 1-9, 10A & 10B, Bosque Plaza, zoned C-1 (SC), located on the west side of COORS BLVD. NW, between SE CORNER of LA ORILLA and COORS BLVD. NW, containing approximately 11.46 acres. (E-12) Catalina Lehner, Staff Planner

On July 20, 2006 the Environmental Planning Commission voted to approve Project 1004167/05EPC 01225, a request for a Site Development Plan for Subdivision, for Lots 1-9, 10A and 10B of the Bosque Plaza Shopping Center, zoned C-1 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision with design standards for Lots 1-9, 10A and 10B of the Bosque Plaza Shopping Center, an approximately 12 acre site. This request includes creation of Lot 10-C and a corresponding new lot line.

2. The 11 Bosque Plaza lots are zoned C-1 (SC), a designation received upon annexation in 1987. The C-1 (SC) zoning ensures that subsequent requests for development on individual lots will come before the Environmental Planning Commission (EPC).

3. This site plan for subdivision replaces the 1987 approval (Z-87-69).

4. First presented at the August 18, 2005 EPC hearing, this request has been in the (EPC) process for a year. It has taken this amount of time to develop meaningful design standards.

5. This request was heard and then deferred for 60 days at the April 20, 2006 EPC hearing. The applicant was asked to obtain cooperation of the owners of Lots 2 and 3 to make the Winterhaven Road connection possible.
6. The site plan for subdivision further the following Comprehensive Plan policies:
   A. Policy II.B.5.e-Programmed facilities/neighborhood integrity. Urban services are already available.
   B. Policy II.B.5.i-Design quality/innovation. Architectural style and colors are limited to ensure their appropriateness to the Plan area.

7. The site plan for subdivision partially further the following Comprehensive Plan policies:
   A. Policy II.B.5.d-Neighborhood values/natural environmental conditions. Architectural style and colors are limited, but the number of drive-thru uses is not.
   B. Policy II.D.4.g-Transportation and transit. The site plan could do more to create safe and pleasant non-motorized travel conditions by limiting the number of drive-thru uses.
   C. Policy II.B.5.i-Employment/service use location. Bosque Plaza is located in a mostly commercial area, but residential uses have developed nearby.
   D. Policy II.B.5.j-Location of new commercial development. Bosque Plaza is not an area-wide shopping center, but could function as a neighborhood shopping center if it was better connected to the surrounding area.

8. The site plan for subdivision partially further the following West Side Strategic Plan (WSSP) policies:
   A. Policy 3.18-Development east of Coors/Bosque preservation. Architecture styles are limited and will blend with natural environmental conditions. Building elements, however, are unrestricted.
   B. Policy 4.6-Design guidelines sections/policies. The site plan will ensure Bosque view preservation by complying with CCSDP regulations, but potentially distracting building elements are unrestricted.
   C. Policy 4.10-Land use/vehicle alternatives. Separate vehicle and pedestrian entrances and pedestrian paths are included, but promoting single-occupancy vehicle alternatives is difficult without limiting the number of drive-thrus.

9. The site plan for subdivision does not further the intent of WSSP Policy 3.16-uses in Centers, and Policy 1.1-Community and Neighborhood Centers, though it further Policy 3.12-contiguous location for growth.

10. Regarding the Coors Corridor Sector Development Plan (CCSDP), the site plan for subdivision further the following policy: Policy 4.a.3-New development. Colors and architectural style are limited.

11. The site plan for subdivision partially further the following CCSDP policies:
    A. Policy 4.b.9.A.2-Site Lighting Regulation. It limits pole height but not exterior lighting.
    B. Policy 4.d.1-Signage Regulation. It meets basic requirements but does not provide for limitations that would further the intent of preserving the surrounding environment.
C. Policy 7-Access. Separate vehicle and pedestrian access is provided, but the pedestrian paths are proposed on drive aisles.

12. The submittal complies with the following CCSDP policies:
A. Policy 4.b.2.A.1-Building Setback Regulation, because the 35 foot setback is required.
B. Policy 4.b.4.A.2-Site Landscaping Regulation, because refuse enclosures and utility boxes will be screened.
C. Policy 4.c.1-Views preservation, because the site plan specifies that buildings shall comply with CCSDP views preservation regulations.
D. Design Guideline 2 of Policy 4.b.10-Architectural Details, because building colors are limited, but any color can be used for building elements.
E. Design Guideline 3 of Policy 4.b.10-Architectural Details, because franchise architecture and corporate decorations are prohibited.
F. Policy 4.b.2.B.1-Height and Bulk Regulation, because height is per the underlying zone and CCSDP views regulations.
G. Policy 4.b.4.A.6-Site Landscaping Guideline, because it mentions refuse enclosures and fencing must be compatible with building architecture.
H. Policy 4.b.4.B.2-Site Landscaping Regulation, because crushed rock, river rock or similar materials can be top dressing but not groundcovers.
I. Policy 4.b.5.B.1-Off-Street Parking Regulation-Landscaping, because a minimum 20% of the parking areas shall be landscaped.
J. Policy 4.b.5.B.2-Off-Street Parking Regulation, because at least one tree is provided for every 10 parking spaces and every 15 linear parking spaces.

13. Limiting the number of drive-thru uses is appropriate in Bosque Plaza because drive-thru uses promote auto-oriented sites, discourage pedestrians and generate traffic that could compromise Bosque protection at La Orilla Road.

14. A connection at Winterhaven Road is not needed because the recently widened Montano bridge can accommodate two turning lanes from southbound Coors to eastbound Montano, and the access control median at the Montano/Winterhaven intersection minimizes turning movement delays.

15. Connecting the Riverside Plaza and Bosque Plaza shopping centers will serve local traffic, promote pedestrianism, maintain the residential nature of Winterhaven Road and create synergy between commercial uses.

16. This connection will be provided between Riverside Plaza Lots 7A and 8A and between Bosque Plaza Lots 4 and 5.

17. The neighborhoods are opposed to a connection at Winterhaven Road. They support uniform architecture, limiting the number of drive-thru uses and connecting Bosque Plaza to the Riverside Plaza shopping center.
17. A note in the file re: #16.

CONDITIONS:

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

2. Prior to final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are thoroughly addressed. Evidence of this meeting shall be provided to the DRB at the time of application.

3. A vehicular (and pedestrian) connection shall be provided between Lot 4 and Lot 5 to internally link the Bosque Plaza and Riverside Plaza shopping centers.

4. References to a Winterhaven Road connection shall be removed from the site plan.

5. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
   Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Site plan shall comply and be designed per DPM Standards.
   e. Platting must be a concurrent DRB action.
   f. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
   g. Construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004167
PAGE 5 OF 6

6. Drive thru uses shall be limited as follows: 2 fastfood restaurants and 1 financial institution. No other drive thru uses shall be allowed.

7. There shall be no cell phone towers.

8. Building signage shall be limited to 6% of the building facades to which it is applied.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 4, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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,

[Signature]
Richard Dineen
Planning Director
cc: Jim Strozier, Consensus Planning, 302 Eighth St. NW, Albuq. NM 87102
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuq. NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn NW, Albuq., NM 87120
Ken Brudos, Alban Hills NA, 6441 Via Corta del Sur NW, Albuq., NM 87120
Cindi Caruso Mapel, Alban Hills NA, 6507 Calle Redonda NW, Albuq., 87120
Janet Laros, Coors Trail NA, 2924 River Willow Tr. NW, Albuq., NM 87120
Jim Timmons, Coors Trail NA, 2715 Pueblo Grande NW, Albuq., NM 87120
Alan Schwartz, c/o Las Terrazas NA, PO Box 66862, Albuq., NM 87193
Sharon Sharrett, 6250 Winterhaven Rd. NW, Albuq., NM 87120
Sandra Carnes, 6408 Winterhaven Rd. NW, Albuq., 87120
Bill Kraemer, 200 Lomas NW, #1111, Albuq. NM 87103
ZONING

Please refer to §14-16-2-16 for the C-1 zone
and to §14-16-3-2 for the SC regulations
APPLICATION INFORMATION
City of Albuquerque

DEVELOPMENT/PLAN REVIEW APPLICATION
Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
- Major subdivision action
- Minor subdivision action
- Vacant
- Variance (Non-Zoning)

ZONING & PLANNING
- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Plan(s), Zoning Code, or Subd. Regulations
- Decision by DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

SITE DEVELOPMENT PLAN
- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)
- Street Name Change (Local & Collector)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department 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): Jeffrey T. Wooten, P.E.; Wooten Engineering
PHONE: 505-980-3560
ADDRESS: 1005 21st St SE, Suite 13
FAX: N/A

CITY: Rio Rancho
STATE: NM
ZIP: 87124
E-MAIL: jeffwooten.pe@gmail.com

APPLICANT: Jim W. Shull Jr & Christen Shull
PHONE: 505-269-2952
ADDRESS: 8202 Rio Grande Blvd NW
FAX: N/A

CITY: Albuquerque
STATE: NM
ZIP: 87120
E-MAIL: jimshull@gmail.com

Proprietary interest in site: Owner
List all owners: Jim W. Shull Jr & Christen Shull

DESCRIPTION OF REQUEST: Site Plan for Building Permit for a new O'Reilly Auto Parts Store

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

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

Lot or Tract No.: Lot 7-A
Block: N/A
Unit: N/A

Subdiv/Addr/TBKA: Bosque Plaza

Existing Zoning: C-1 (SC)
Proposed zoning: No Change
MRGCD Map No: N/A

Zone Atlas page(s): E-12-Z
UPC Code: 101206240346810208

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z., V., S., etc.):

1002399, 1004167

CASE INFORMATION:

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

No. of existing lots: 1
No. of proposed lots: No Change
Total site area (acres): 0.7768 Ac

LOCATION OF PROPERTY BY STREETS:
On or near: Coors Blvd NW

Between: Bosque Plaza NW and La Orla NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☑
Review Date: 6/13/2017

SIGNATURE (Print Name): Jeffrey T. Wooten, P.E.
DATE 8/31/17

Agent: ☑
Applicant: ☐

FOR OFFICIAL USE ONLY

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

Application case numbers
111-BC-40043

Action
S.F.
Fees

$3,85.00
$50.00
$150.00

Hearing date
Oct. 12, 2017

Project # 1004167

Revised: 11/2014

Staff signature & Date
8/31/17
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
- Scanned Site Plan and related drawings (folded to fit into an 8.5” by 14” pocket) 20 copies
- For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site plans and related drawings reduced to 8.5” x 11” format (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24” x 36”

☐ SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)

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

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submission:
- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(f)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 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
- DBR signed Site Plan being amended (folded to fit into an 8.5” by 14” pocket) 20 copies
- DBR 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.

JEFFREY T. WATSON, P.E.
Applicant name (print)
Applicant signature / date

Form revised: November 2010

Project #: 10041107
Planner signature / date

Checklists complete
Fees collected
Case # assigned
Related # listed

Application case numbers
11 EPC 90043

☑

☑
August 21, 2017

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

RE: Lot 7-A, Bosque Plaza; Zone Atlas Page E-12-Z

Dear Chairwoman Hudson:

The purpose of this letter is to authorize Wooten Engineering to act as agent on behalf of Jim W Shull Jr and Christen Shull pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

[Signature]

Print Name: Jim W Shull Jr.
Signature: [Signature]
Title: Owner
Date: 8/20/17
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Wooten Engineering DATE OF REQUEST: 08/30/17 ZONE ATLAS PAGE(S): E-12-Z

CURRENT:
ZONING C-1 (SC) LEGAL DESCRIPTION:
PARCEL SIZE (AC/SQ. FT.) 0.7768 Ac LOT OR TRACT # Lot 7-A BLOCK #

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

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

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: 1 BUILDING SIZE: 7,000 (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 08/30/17
(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes:

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

Traffic Engineer ________________________________ Date 08-30-17

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

Revised January 20, 2011
August 30, 2017

Ms. Karen Hudson  
Chair, Council District 8  
Environmental Planning Commission  
City of Albuquerque  
600 2nd Street NW, 3rd Floor  
Albuquerque, NM 87102

RE: Request for Site Plan for Building Permit Approval; O'Reilly Auto Parts  
6380 Coors Blvd NW; Tract 7-A, Bosque Plaza

Dear Ms. Hudson:

Wooten Engineering, on behalf of Jim W. Shull Jr and Christen Shull, hereby request approval of the subject Site Plan for Building Permit. The O'Reilly Auto Parts development is to be located on the existing Lot 7-A, Bosque Plaza per the enclosed plans. The site is currently zoned C-1 (SC). Per the Comprehensive City Zoning Code (14-16-2-16), the following use is allowed: "Retail Sales of the following goods, plus incidental retailing of related goods and incidental service or repair: Auto Parts and Supply." The proposed site plan is in compliance with the current approved Site Plan for Subdivision. We are not requesting a zone change.

SITE INFORMATION

The proposed development on Lot 7-A will consist of a new +/-7,000 square foot Auto Parts store along with the associated parking and landscaping. We are requesting a new monument sign along Bosque Plaza as is allowed for each property with the Bosque Plaza subdivision.

TRAFFIC

It is our understanding that a traffic study was approved as part of the original Site Plan for Subdivision application and that the traffic for full build out of the subdivision was accounted for. We have submitted the required TIS form to the City of Albuquerque Transportation Department and the response was that the proposed site does not meet the threshold for requiring a TIS. The signed copy is included with the application.

ARCHITECTURE

Per the included Building Elevations, the proposed building will be in compliance with the current approved Bosque Plaza Site Plan for Subdivision. The proposed building is 19'-4" in height.

VIEWS

We have included the required View Corridor exhibit which shows that the proposed building is in compliance with the requirement of the Coors Corridor Plan.
LANDSCAPING

Per the new Landscape Plan, the proposed landscaping for the O'Reilly Development is in conformance with the current approved Bosque Plaza Site Plan for Subdivision and the Comprehensive Zoning Code.

We hereby request approval of both the Site Plan for Building Permit. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,

WOOTEN ENGINEERING

[Signature]

Jeffrey T. Wooten, P.E.
Owner
NEIGHBORHOOD INFORMATION
Jeffrey Wooten

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, August 18, 2017 11:08 AM
To: "jeffwooten.pe@gmail.com"; Office of Neighborhood Coordination
Subject: Notification Inquiry Sheet Submission
Attachments: INSTRUCTION SHEET FOR APPLICANTS.pdf; Notification Inquiry_Coors Blvd and La Orilla Rd NW_EPC.xls

Jeff,

Good afternoon. See attached list of affected neighborhood associations and instruction sheet regarding your upcoming submittal as requested. Thank you.

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Home Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gerald</td>
<td>Worrall</td>
<td><a href="mailto:jfworrall@comcast.net">jfworrall@comcast.net</a></td>
<td>1039 Pinatubo Place NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5058390893</td>
</tr>
<tr>
<td>Harry</td>
<td>Hendrikson</td>
<td><a href="mailto:hihen@comcast.net">hihen@comcast.net</a></td>
<td>10592 Rio Del Sole Court NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>5058903481</td>
</tr>
<tr>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:land@tna.org">land@tna.org</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5058982114</td>
</tr>
<tr>
<td>Jolene</td>
<td>Wolffley</td>
<td><a href="mailto:secretary@tna.org">secretary@tna.org</a></td>
<td>7216 Carson Trail NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5058909414</td>
</tr>
</tbody>
</table>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Wednesday, August 16, 2017 1:27 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
Environmental Planning Commission Submittal
If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:
Contact Name
Jeffrey T. Wooten, P.E.
Company Name
Wooten Engineering
Address
1005 21st St SE, Suite 13
City
Rio Rancho
State
NM
ZIP
87124
Telephone Number
505-980-3560
Email Address
jeffwooten.pe@gmail.com
Anticipated Date of Public Hearing (if applicable):
10/12/2017
Describe the legal description of the subject site for this project:
Lot 7-A, Bosque Plaza
Located on/between (physical address, street name or other identifying mark):
Coors Blvd NW between Bosque Plaza Lane NW and La Orilla Rd NW
This site is located on the following zone atlas page:
E-12-Z
<table>
<thead>
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Sent To:

**MR. GERALD L. WOODALL**
1057 PANAMA AVE NE
ALBUQUERQUE, NM 87110

PS Form 3800, April 2013
See Reverse for Instructions
September 1, 2017

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

RE: Site Development Plan for Building Permit
Lot 7-A, Bosque Plaza
6380 Coors Blvd NW, NEC of Coors Blvd NW and Bosque Plaza NW
Zone Atlas Page E-12-Z

Dear Mr. Hendriksen:

Wooten Engineering previously sent you a letter and packet of information regarding the subject project. It has come to our attention that we left out some information regarding the opportunity for you to request a Facilitated Meeting to discuss this project should you so choose. Please see the below statement if you’d like to request this meeting.

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 or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 11, 2017.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)

Cc: Kym Dicome, Planning Department
September 1, 2017

Rene Horvath
Taylor Ranch Neighborhood Association
5515 Palomino Dr NW
Albuquerque, NM 87120

RE: Site Development Plan for Building Permit
Lot 7-A, Bosque Plaza
6380 Coors Blvd NW, NEC of Coors Blvd NW and Bosque Plaza NW
Zone Atlas Page E-12-Z

Dear Rene,

Wooten Engineering previously sent you a letter and packet of information regarding the subject project. It has come to our attention that we left out some information regarding the opportunity for you to request a Facilitated Meeting to discuss this project should you so choose. Please see the below statement if you’d like to request this meeting.

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 or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 11, 2017.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)

Cc: Kym Dicome, Planning Department
September 1, 2017

Ms. Jolene Wolley
Taylor Ranch Neighborhood Association
7216 Carson Trail NW
Albuquerque, NM 87120

RE: Site Development Plan for Building Permit
Lot 7-A, Bosque Plaza
6380 Coors Blvd NW, NEC of Coors Blvd NW and Bosque Plaza NW
Zone Atlas Page E-12-Z

Dear Ms. Wolley:

Wooten Engineering previously sent you a letter and packet of information regarding the subject project. It has come to our attention that we left out some information regarding the opportunity for you to request a Facilitated Meeting to discuss this project should you so choose. Please see the below statement if you’d like to request this meeting.

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 or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 11, 2017.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)

Cc: Kym Dicome, Planning Department
September 1, 2017

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

RE: Site Development Plan for Building Permit
Lot 7-A, Bosque Plaza
6380 Coors Blvd NW, NEC of Coors Blvd NW and Bosque Plaza NW
Zone Atlas Page E-12-Z

Dear Mr. Worrall:

Wooten Engineering previously sent you a letter and packet of information regarding the subject project. It has come to our attention that we left out some information regarding the opportunity for you to request a Facilitated Meeting to discuss this project should you so choose. Please see the below statement if you’d like to request this meeting.

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 or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 11, 2017.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)

Cc: Kym Dicome, Planning Department
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Hearing Date: Thursday, Oct. 12, 2017  1004167
Zone Atlas Page: E-12
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near Coors Blvd. NW between Bosque Plaza NW and La Orilla NW

Applicant: Jim W. Shull Jr. & Christen Shull
8020 Rio Grande Blvd. NW
ABQ, NM 87120

Agent: Jeffrey T. Wooten, P.E.; Wooten Engineering
1005 21st St. SE, Suite 13
ABQ, NM 87124

Special Instructions:

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

✓ PLN Generated buffer map & address labels
✓ Applicant Generated buffer map & address labels
✓ PLN Certified mail outs
☐ Applicant Certified mail outs

Date Mailed: 09/20/17

Signature: Geraldine Delgado
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SITE DEVELOPMENT PLAN REDUCTIONS
**Grading Notes**

1. Grading shall be performed at the elevations shown on the plans.
2. Grading for Services, construction, and drainage control measures shall be in accordance with the requirements of this plan.
3. Grading shall be checked and approved by the City before excavation.

**Drainage Management Plan**

**Introduction**

The proposed improvements include installation of a concrete curbing and drainage system on Lot 7-A, Bosque Plaza. The curbing and drainage system are designed to prevent surface water runoff from the site. The drainage system will consist of concretecurbing and a catch basin at the corner of the site. The system will be designed to prevent erosion and minimize the impact of runoff on the surrounding area.

**Design Considerations**

- The proposed curbing and drainage system will be designed to conform to the requirements of the local authorities.
- The system will be designed to handle the expected rainfall and prevent overflow.

**Construction**

- The curbing and drainage system will be constructed using high-quality concrete materials.
- The system will be installed by experienced and licensed contractors.

**Maintenance**

- The proposed improvements are designed to be low-maintenance and require minimal upkeep.
- Regular inspections will be conducted to ensure the system remains in good condition.

**Conclusion**

The proposed improvements will enhance the functionality of the site and ensure compliance with local regulations. The project is expected to be completed within the specified timeframe.
BOSQUE PLAZA
(being a replat of lots 1, 2, 3, 4, 5, 6a, 7a, 8, and 9, lands of Martin L. Taylor)

WITHIN
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

NEW LOTS AND EASEMENTS TO BE CREATED

NOTE
said lots 1 through 10 and tract A are subject to all restrictions, conditions and requirements to set forth in said "BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 31st day of July, 2004 in Book S-58, Page 2219---.

SURVTEK, INC.
Consulting Surveyors
5930 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone 505-297-3906 Fax 505-297-3907