Environmental Planning Commission

Agenda Number: 04
Project Number: 1006602
Case Number: 17EPC-40044, 40045
Hearing Date: October 12, 2017

Staff Report

Agent	Wooten Engineering
Applicant	Paseo 2010, LLC
Request	**Amended Site Development Plan for Subdivision and Amended Site Development Plan for Building Permit**
Legal Description	Parcels A, B, and C, Ventura Plaza
Location	Ventura Street NE between Paseo del Norte and Palomas Ave NE
Size	6 acres
Existing Zoning	SU-2/C-1
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of Project # 1006602
Case # 17EPC-40044 and 17EPC-40045
based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner
Michael Vos, AICP – Planner

Summary of Analysis

This is a request to amend the existing Site Development Plan for Subdivision and Site Development Plan for Building Permit for Parcels A, B, and C of Ventura Plaza. The original site development plans were approved by the EPC in 2007, and amended in June 2017 to subdivide Parcel A for development of an automotive repair facility.

This amendment is to further subdivide Parcel A-2 into two new parcels and update the design of a 7,200 square foot office/retail building for an automobile parts retail store.

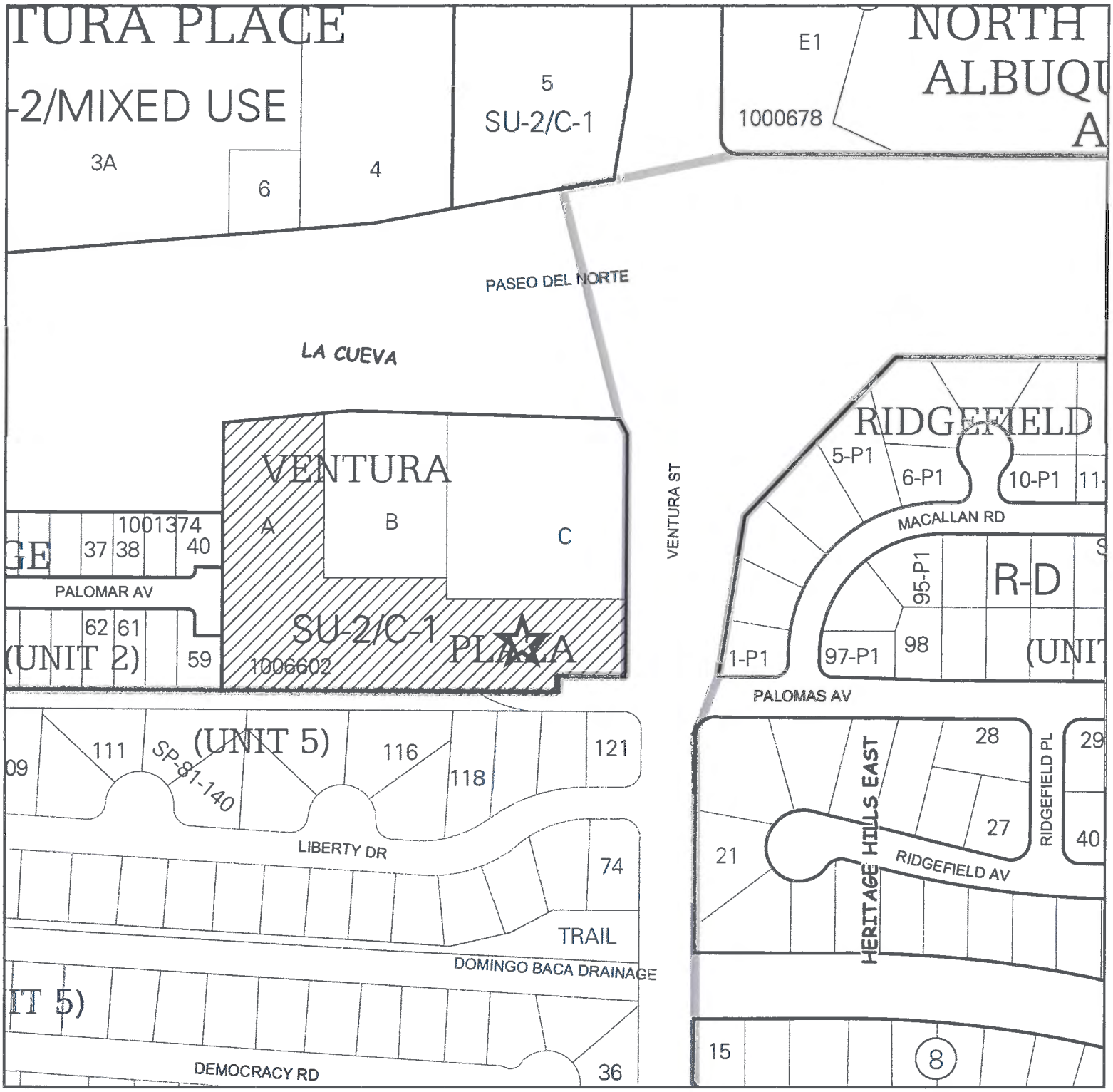
The request is consistent with the previously approved Site Development Plan for Building Permit, as well as policies of the Comprehensive Plan and La Cueva Sector Development Plan.

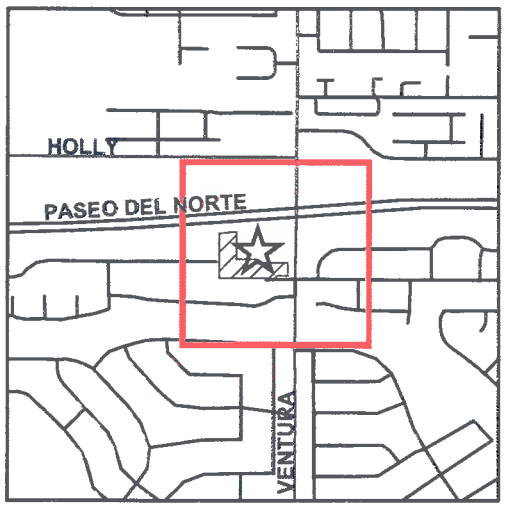
The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. There is no known neighborhood opposition to this request.

Staff recommends approval based on the findings and subject to the conditions of approval within this staff report.

Map

PASEO DEL NORTE
PASEO DEL NORTE
VENTURA ST
BERTY DR



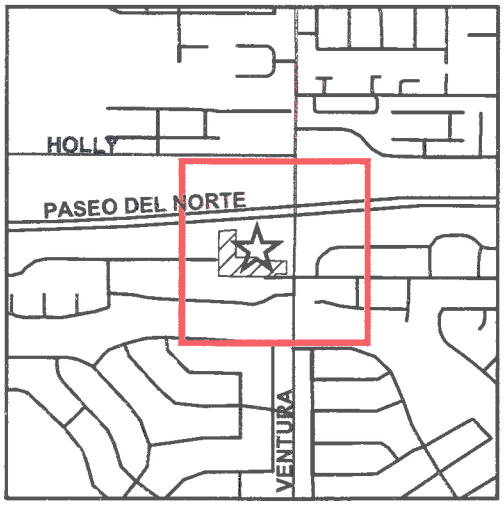


ZONING MAP

Note: Grey shading indicates County.

1 inch = 200 feet

Project Number:
1006602
Hearing Date:
10/12/2017
Zone Map Page: D-20
Application Case Numbers:
17EPC-40044
17EPC-40045



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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

1 inch = 200 feet

Project Number:
1006602
Hearing Date:
10/12/2017
Zone Map Page: D-20
Application Case Numbers:
17EPC-40044
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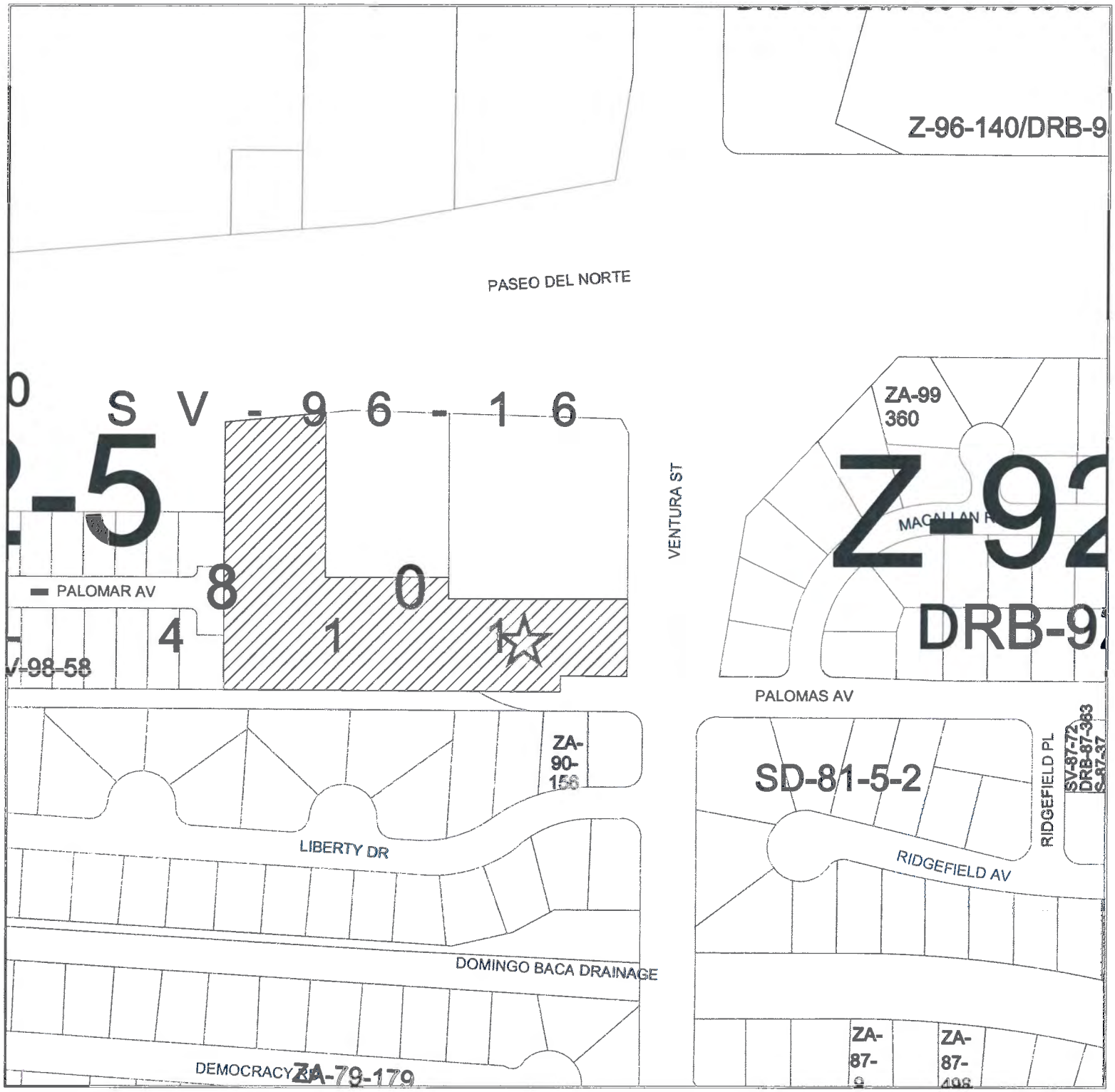
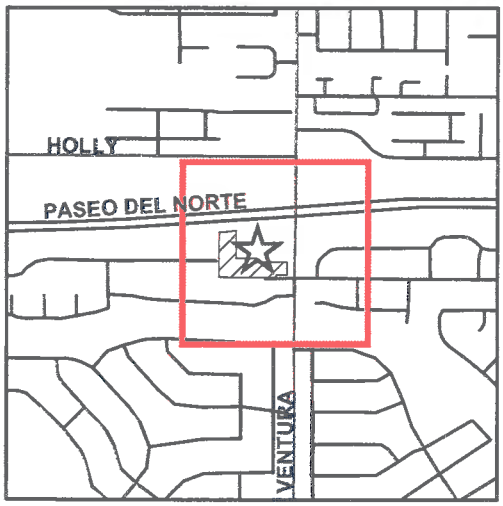


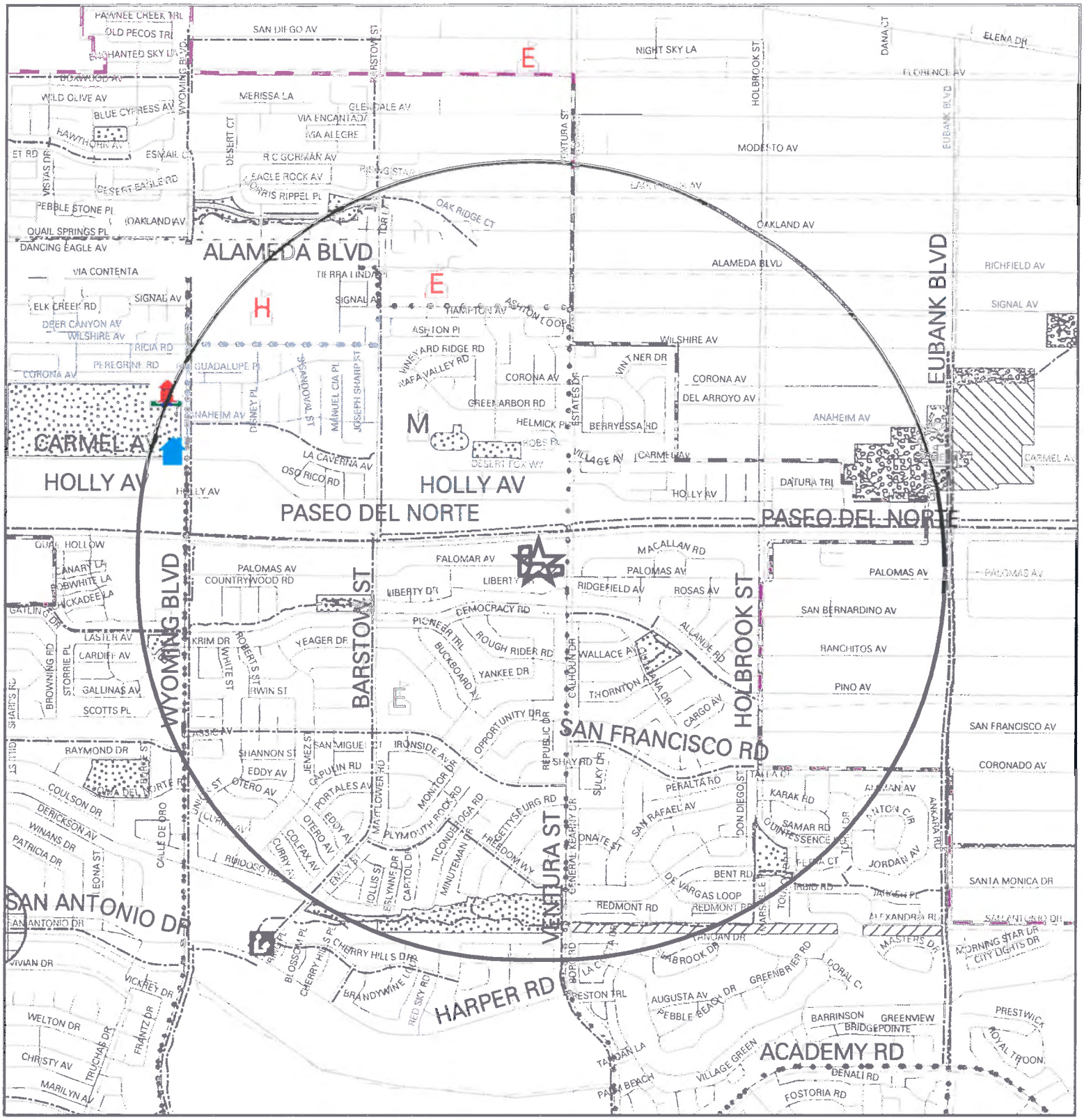


HISTORY MAP

Note: Grey shading indicates County.

1 inch = 200 feet

Project Number:
1006602
Hearing Date:
10/12/2017
Zone Map Page: D-20
Application Case Numbers:
17EPC-40044
17EPC-40045



Public Facilities Map with One-Mile Buffer

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

Project Number: 1006602

0 0.5 1 Miles

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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	SU-2/C-1	Area of Consistency; La Cueva Sector Development Plan	Vacant
North	SU-2 Mixed Use, SU-2/C-1	Same	Commercial Service and Retail
South	R-1	Same	Single-Family Residential
East	R-D	Same	Single-Family Residential
West	R-LT	Same	Single-Family Residential

B. Proposal

This is a request to amend the existing Site Development Plan for Subdivision and Site Development Plan for Building Permit for Parcels A, B, and C of Ventura Plaza. The original site development plans were approved by the EPC in 2007 and was amended in June 2017.

The original site development plans proposed an approximately 15,000 square foot pharmacy on Parcel C, a 5,400 square foot credit union on Parcel B, and three buildings on Parcel A including two shops buildings approximately 7,500 and 13,500 square feet in size, as well as a 7,200 square foot office/retail building. The previous amendment in June of 2017 subdivided Parcel A into Parcels A-1 and A-2 and replaced the 7,500 square foot shops building at the northwest part of the site with a new automotive repair facility.

This amendment is to further subdivide Parcel A-2 into two new parcels and update the building design and other site features of the 7,200 square foot office/retail building for an automobile parts retail store.

C. EPC Role

The La Cueva Sector Development Plan requires EPC approval for Site Development Plans. As the EPC was the approval body for the original Site Development Plan for Subdivision and the Site Development Plan for Building Permit, and the approved plans included building design and architectural details reviewed for compliance by the EPC in accordance with the La Cueva Sector Development Plan, the EPC must review and approve the proposed amendments. 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.

D. History/Background

The subject site's zoning was changed in conjunction with adoption of the La Cueva Sector Development Plan in 2000. The original Site Development Plan for Subdivision and Site Development Plan for Building Permit approvals for the entire shopping center were granted in 2007. This past June, the EPC approved an amendment to allow construction of an automotive repair facilty. The DRB has approved the June 2017 amendment and signed off on the amended Site Development Plan for Subdivision. The amended Site Development Plan for Building Permit is awaiting final sign-off for the recording of a subdivision improvements agreement related to infrastructure requirements, including a public sidewalk fronting Paseo del Norte. A recommended condition of approval is for the applicant to obtain all approval signatures on the previous amendment prior to DRB approval of this subsequent amendment.

E. Context

The area surrounding the subject site is developed with single-family residential and commercial, office, and institutional uses. To the north, across Paseo del Norte is commercial service and retail consisting of a Trader Joe's, credit union, and larger shopping center on land zoned SU-2/C-1 and SU-2 Mixed Use.

To the east, south, and west are single-family homes on varying lot sizes with larger lots to the south and east and smaller lots to the west.

The proposed retail of automobile parts is a permissive use under the existing zoning, and the proposed building size, height, and site layout are substantially similar to what was originally approved, so the proposed amendment will have minimal impact on surrounding properties.

F. 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 Paseo del Norte as a Limited-Access Regional Principal Arterial.

The LRRS designates Ventura Street as a Minor Arterial.

G. Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Paseo del Norte as a Commuter Corridor intended for long-distance vehicle trips with higher speeds and traffic volumes than other

corridors. Development along these corridors can be auto-oriented with access control to reduce traffic impacts and maintain vehicle flow.

H. Trails/Bikeways

Paseo del Norte has a multi-use trail along its north side, and another multi-use trail exists south of the subject site along a concrete drainage channel heading east from Ventura Street. A bike lane is proposed for Ventura Street.

I. Transit

The Route 2 Eubank bus has a sheltered stop (southbound) immediately adjacent to the subject site. The northbound stop is on the east side of Ventura. No bus service exists along Paseo del Norte. The Transit Department had no comments on this request.

J. Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-2/C-1 in the La Cueva Sector Development Plan (LCSDP).

For sites zoned SU-2/C-1, the LCSDP references the C-1 (Neighborhood Commercial) zone of the Zoning Code (LCSDP, page 29). Permissive and conditional uses are as provided in the Zoning Code, except alcohol sales for off-premise consumption is also permissive if it is ancillary to a grocery store. The C-1 Neighborhood Commercial zone "provides sites suitable for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas."

The request must comply with the design regulations of the La Cueva Sector Development Plan, as well as those of the C-1 zone with exceptions as noted.

The proposed use, auto parts and supply, is a permissive use under the existing zoning, and no change is proposed to the underlying zoning with this request.

B. Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of established neighborhoods. Applicable policies include:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development and largely the same as was originally approved, so the request furthers Policy 4.1.2.

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The proposed auto parts retail store will be located along the Paseo del Norte Commuter Corridor in a shopping center with limited access points, which is an appropriate location for an auto-oriented business, so the request furthers Policy 5.1.12.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers Policy 5.2.1 Land Uses by adding a neighborhood serving business as allowed by the existing Neighborhood Commercial zoning in close proximity to existing residential development.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed design is largely the same as was previously approved and the use is permissive under the existing zoning, so the request furthers Policy 5.6.3.

C. La Cueva Sector Development Plan (Rank 3)

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

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

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

OVERARCHING GUIDING PRINCIPLES (Page 4):

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

The scale and use of the proposed amended site are compatible with the existing development because the proposed development will provide neighborhood services as allowed by the C-1 Neighborhood Commercial zone, and the building design will be similar to that of the adjacent commercial properties. The proposed site plan is substantially similar to what was previous approved in terms of scale, so the request is compatible with the existing surrounding development and furthers Bullet 4.

GUIDING LAND USE PRINCIPLES (Page 25):

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

The proposal adds a commercial retail use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping, and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such as clay roof tiles and a stone veneer, that many nearby buildings use. The request furthers Principle 9.

Principle 5 (Zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed amended site plans are within an SU-2 zone subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility, so the request furthers Zoning Principle 5.

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION

The original 2007 Site Development Plan for Subdivision divided antiquated lots into the current three Parcel configuration. The Site Development Plan for Subdivision does not have design standards, but showed site layout. The June 2017 amended Site Development

Plan for Subdivision proposed dividing Parcel A into two new parcels A-1 and A-2. The current request proposes to further divide Parcel A-2 in to two parcels, A-2-A containing approximately 1.78 acres and A-2-B containing 0.64 acres. Parcel A-2-B would be the site of the proposed auto parts retail store.

IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A. Request

The applicant proposes to develop an approximately 7,000 square foot automobile parts retail store with associated parking area, outdoor area, and landscaping on the proposed new Parcel A-2-B at the southeastern portion of the overall commercial center.

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

The La Cueva Sector Development Plan (LCSDP) contains design regulations that apply to the SU-2 zoned properties in the plan area. These regulations are noted in the LCSDP with a section number and regulation number, for example 11R1 is Section 11, Views, Regulation 1.

B. Site Plan Layout / Configuration

The proposed building will be located along the southern edge of the proposed new Parcel A-2-B, adjacent to the existing full access entry drive from Ventura Street. Parking is located to the north and east of the proposed building between the building and the existing Walgreens pharmacy and Ventura Street. A loading area is proposed for the western edge of the building. This site layout is substantially similar to the office/retail building previously approved in this location in 2007, with the main differences being the relocation of the trash enclosure from the southwest corner of the building to the northwest corner of the building where it no longer faces the adjacent residential properties and the addition of the loading area.

C. Public Outdoor Space

The LCSDP requires a 400 square foot plaza area (8R2 and 3) and 15 foot wide entry sidewalk (3R-4). The applicant proposes a 15 foot wide sidewalk along the eastern side of the building where the main entrance is located facing Ventura Street. A 464 square foot crusher fine patio space is proposed at the southeast corner of the building adjacent to the front entrance. This area will be accessible from the accessible parking spaces and will include benches, a trash can, and the required bicycle parking spaces in a small rack.

D. Vehicular Access, Circulation and Parking

The site takes right-in only access from Ventura Street via a shared access easement on Parcel C at the northeast corner of the proposed lot, as well as full access on the proposed Parcel A-2-A at the southeast corner of the proposed lot.

The zoning code § 14-16-3-1(A)(27), Off Street Parking Regulations, requires one parking space for each 200 square feet of net leasable space for retail and services uses. 30 spaces would be required for this proposed building, and the applicant is proposing 26 spaces. The original approved Site Development Plan for Building Permit also only showed 26 spaces around the building on this portion of the site. This was allowed because the original approved site development plans were for the entire shopping center as a whole, and the required parking was calculated as such with 209 spaces required. As this is an amendment to the original approval, the applicant updated the overall parking calculations and a recommended condition of approval is that a shared parking agreement between each parcel be provided prior to final sign-off by the Development Review Board (DRB). This will ensure that the overall parking requirement for the shopping center is met and all spaces can be utilized by each individual property within the center.

One motorcycle space is required, and two are provided in the eastern parking area across from the main entrance. Two accessible spaces are immediately in front of the main entrance.

E. Pedestrian and Bicycle Access and Circulation, Transit Access

The site has existing sidewalk along Ventura Street, and the applicant is extending the sidewalk along the Paseo del Norte frontage in accordance with the June 2017 amendment. A sidewalk connection from the front entrance to the sidewalk along Ventura Street is provided (3R-1), which provides an adequate access to the adjacent bus stop.

A bike lane is proposed along Ventura Avenue to the east of the site. Two bicycle spaces are required, and a three space bike rack is proposed as part of the patio space near the entrance on the east side of the building.

F. Walls/Fences

There is an existing wall along the southern and western boundaries of the center. No new walls, other than a retaining wall as part of the loading area as needed by the grading and drainage plan, are proposed with this project. However, one agency comment was made regarding the screen wall at the southern edge of the site, and the applicant may close off the end, so people do not walk between the screen wall and the other wall for the residential properties.

G. Lighting and Security

Light poles will match existing development and will be dark bronze finish and 16 feet in height (14R-6).

H. Landscaping

The landscaping plan shows that the proposed development meets the square footage and plant material requirements of the Zoning Code Section 14-16-3-10 Landscaping.

5 street trees are required along the Ventura Street frontage and 5 are provided. All trees on the site fall within 100 feet of a parking space, more than satisfying the parking lot tree requirement.

Recommended conditions of approval are for additional notes and calculations to be added to the landscape plan and that the symbols on the plan are made clear so all proposed plants are visible and the plans can be effectively reproduced in the future if needed.

I. Grading, Drainage, Utility Plans

The site slopes down from northeast to southwest with a grade change of approximately nine feet. Stormwater is directed into the various drive aisles and flows into an existing temporary pond at the southwest corner of the shopping center that is connected to a larger drainage channel that continues to the west. Utilities are proposed to connect to existing lines internal to the subject site.

J. Architecture

The buildings are well articulated on all sides with changes in color, material, and plane. The LCSDP does not require a specific style. The LCSDP does require clearly defined entrances (5R-7), breaking up of building mass (5R-3), and coordination of details, colors, and materials (5R-2). The proposed building meets these standards. The building will also be similar in color, material, and roof line to the existing buildings in the center and be visually cohesive (5R-1).

The LCSDP also requires that primary building materials consist of tinted or textured masonry or stucco (9R-1), colors are non-reflective earth tones (9R-2 and 3), and that trim colors blend with the building materials (9R-4). The proposed building meets these standards.

A new view analysis was not completed for this amendment. The proposed building is the same height and in the same location as was previously approved, so the original view analysis would be largely unchanged and is still applicable.

K. Signage

Monument signs are allowed up to 8 feet in height and 50 square feet in size (page 37, 13R-4). The applicant proposes a sign 8 feet in height with a sign face of 36 square feet. This sign was previously proposed for the bank in the approved SPBP. The sign meets the requirements of the LCSDP. Building mounted signage will be approved administratively and must comply with the requirements of the LCSDP and the Zoning Code, and a recommended condition of approval is to clarify the signage notes on the building elevation sheets regarding this.

V. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies/Pre-Hearing Discussion

Reviewing agencies did not have any significant comments related to the amended site and building design of the office/retail building.

Long Range Planning and the Department of Municipal Development (DMD) made comments about future bike facilities on Ventura Street, which will likely be accomplished by a future public project. It appears that sufficient right-of-way exists adjacent to the subject site before it narrows farther to the south adjacent to the residential properties.

Questions of the previously approved TIS and addendum by DMD and NMDOT can be addressed at the DRB level to ensure that all required infrastructure and mitigation measures are implemented for the surrounding public streets. This is ensured by the recommended Transportation Development conditions of approval.

DMD also made a comment regarding people getting between the screen wall on this site and the adjacent wall on the residential properties. A recommended condition of approval is to close off the gap between the walls that allows this to occur.

Other agency comments can be found at the end of this report.

B. Neighborhood/Public

The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. A facilitated meeting was not requested.

Staff has received one voicemail regarding the request asking for more information. Staff returned that call and left a voicemail that included some project information, and has not heard back from the neighbor. No expression of support or opposition has been made regarding this request.

VI. CONCLUSION

This is a request to amend the existing Site Development Plan for Subdivision and Site Development Plan for Building Permit for Parcels A, B, and C of Ventura Plaza. The original site development plans were approved by the EPC in 2007, and amended in June 2017 to subdivide Parcel A for development of an automotive repair facility.

This amendment is to further subdivide Parcel A-2 into two new parcels and update the building design and other site features of a 7,200 square foot office/retail building for an automobile parts retail store.

The request is consistent with the previously approved Site Development Plan for Building Permit, as well as policies of the Comprehensive Plan and La Cueva Sector

Development Plan for development along Commuter Corridors, complete communities with a mix of uses, and compatability with surrounding development.

The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. A facilitated meeting was not requested. There is no known neighborhood opposition to this request as of the writing of this report.

Staff recommends approval based on the findings and subject to the conditions of approval within this staff report.

FINDINGS, Site Development Plan for Subdivision

Project # 1006602, Case # 17EPC-40045

1. This is a request for an amended Site Development Plan for Subdivision for Parcels A, B, and C, Ventura Plaza located on Ventura Street NE between Paseo del Norte and Palomas Ave NE and containing approximately 6 acres.

2. The purpose of this request is to further subdivide Parcel A, which was previously approved to be subdivided into Parcels A-1 and A-2, to create Parcels A-2-A and A-2-B and allow development of Parcel A-2-B as an automobile parts retail store, which is a permissive use under the existing SU-2/C-1 zoning.

3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. Section 14-16-3-11 of the Zoning Code states, "…Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of established neighborhoods. Applicable policies include:

   Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

   The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development and largely the same as was originally approved, so the request furthers Policy 4.1.2.

   Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

   The proposed auto parts retail store will be located along the Paseo del Norte Commuter Corridor in a shopping center with limited access points, which is an appropriate location for an auto-oriented business, so the request furthers Policy 5.1.12.

   Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

   The request furthers Policy 5.2.1 Land Uses by adding a neighborhood serving business as allowed by the existing Neighborhood Commercial zoning in close proximity to existing residential development.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed design is largely the same as was previously approved and the use is permissive under the existing zoning, so the request furthers Policy 5.6.3.

6. The subject site is within the boundaries of the La Cueva Sector Development Plan. Applicable policies include:

OVERARCHING GUIDING PRINCIPLES (Page 4):

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

The scale and use of the proposed amended site are compatible with the existing development because the proposed development will provide neighborhood services as allowed by the C-1 Neighborhood Commercial zone, and the building design will be similar to that of the adjacent commercial properties. The proposed site plan is substantially similar to what was previous approved in terms of scale, so the request is compatible with the existing surrounding development and furthers Bullet 4.

GUIDING LAND USE PRINCIPLES (Page 25):

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

The proposal adds a commercial retail use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping, and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such as clay roof tiles and a stone veneer, which many nearby buildings use. The request furthers Principle 9.

Principle 5 (Zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed amended site plans are within an SU-2 zone subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility, so the request furthers Zoning Principle 5.

7. The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. A facilitated meeting was not requested. There is no known neighborhood opposition to this request.

RECOMMENDATION

APPROVAL of 17EPC-40045, a request for Site Development Plan for Subdivision, for Parcels A, B, and C, Ventura Plaza, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1006602, Case # 17EPC-40045

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The previous June 2017 amendments shall be signed off and the plan set updated, and consolidated as needed, prior to submittal to the DRB.
4. Transportation Development Conditions:
   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.

5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS, Site Development Plan for Building Permit

Project # 1006602, Case # 17EPC-40044

1. This is a request for an amended Site Development Plan for Building Permit for Parcels A, B, and C, Ventura Plaza located on Ventura Street NE between Paseo del Norte and Palomas Ave NE and containing approximately 6 acres.
2. The purpose of this request is to update the site and building design of the proposed office/retail building to allow for construction of an automobile parts retail store, which is a permissive use under the existing SU-2/C-1 zoning.
3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. Section 14-16-3-11 of the Zoning Code states, "…Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of established neighborhoods. Applicable policies include:

   <u>Policy 4.1.2 Identity and Design</u>: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

   The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development and largely the same as was originally approved, so the request <u>furthers</u> Policy 4.1.2.

   <u>Policy 5.1.12 Commuter Corridors</u>: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The proposed auto parts retail store will be located along the Paseo del Norte Commuter Corridor in a shopping center with limited access points, which is an appropriate location for an auto-oriented business, so the request furthers Policy 5.1.12.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers Policy 5.2.1 Land Uses by adding a neighborhood serving business as allowed by the existing Neighborhood Commercial zoning in close proximity to existing residential development.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed design is largely the same as was previously approved and the use is permissive under the existing zoning, so the request furthers Policy 5.6.3.

6. The subject site is within the boundaries of the La Cueva Sector Development Plan. Applicable policies include:

OVERARCHING GUIDING PRINCIPLES (Page 4):

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

The scale and use of the proposed amended site are compatible with the existing development because the proposed development will provide neighborhood services as allowed by the C-1 Neighborhood Commercial zone, and the building design will be similar to that of the adjacent commercial properties. The proposed site plan is substantially similar to what was previous approved in terms of scale, so the request is compatible with the existing surrounding development and furthers Bullet 4.

GUIDING LAND USE PRINCIPLES (Page 25):

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

The proposal adds a commercial retail use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping, and specific design requirements. The building will also contribute to the community identity

by having similar architectural features, such as clay roof tiles and a stone veneer, which many nearby buildings use. The request furthers Principle 9.

Principle 5 (Zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed amended site plans are within an SU-2 zone subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility, so the request furthers Zoning Principle 5.

7. The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. A facilitated meeting was not requested. There is no known neighborhood opposition to this request.

RECOMMENDATION

APPROVAL of 17EPC-40044, a request for Site Development Plan for Building Permit, for Parcels A, B, and C, Ventura Plaza, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1006602, Case # 17EPC-40044

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The previous June 2017 amendments shall be signed off and the plan set updated, and consolidated as needed, including but not limited to the removal of sheets A5.2, A5.3, and

SG2.1 which include duplicative or informational content not necessary for the purposes of the final Site Development Plan for Building Permit, prior to submittal to the DRB.

4. The proposed landscape plan shall be updated, in a scale to match the overall site plan, to include general notes for responsibility and maintenance, compliance with water conservation, general landscape regulations, and clear sight distance, and the symbols shall be adjusted to be more readable for reproduction.
5. As the parking calculation is determined based on the total square footage of the entire shopping center and not on a parcel-by-parcel basis, a shared parking agreement shall be provided prior to final sign-off by the DRB.
6. A note regarding building mounted signage shall be placed on the building elevations to state that such signage is to be "approved by separate permit" and changes may be done administratively if in accordance with the La Cueva Sector Development Plan and the Comprehensive Zoning Code.
7. Roof-mounted mechanical equipment shall be screened from view as required by Section 14-16-3-18(C)(6) of the Zoning Code and 11R-3 of the La Cueva Sector Development Plan (LCSDP).
8. The opening between the neighboring residential and screen wall shall be sealed off in a manner that prevents people from crawling between the walls.
9. Transportation Development Conditions:
   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.
10. PNM Conditions:
    a. An existing underground distribution line is located along the eastern boundary 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:

       Andrew Gurule

       PNM Service Center

       4201 Edith Boulevard NE

       Albuquerque, NM 87107

Phone: (505) 241-0589

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.

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

Michael Vos, AICP
Planner

Notice of Decision cc list:

Wooten Engineering, 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124

Paseo 2010, LLC, 527 Live Oak Pl NE, Albuquerque, NM 87122

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement
No adverse comments.

Office of Neighborhood Coordination

Long Range Planning
17EPC-40044 Site Development Plan for Building Plan Amendment

17EPC-40045 Site Development Plan for Subdivision Amendment

Ventura currently does not have a bike lane. The BTFP identifies future projects to develop and/or require dedication of right-of-way or site layout accommodations. It will not have a bike lane until there is a street project to create one. Requiring dedication of ROW as properties develop could facilitate development of the bike lane in the future.

In the Bikeways & Trails Facilities Plan (2015) Ventura is shown as a proposed bike lane.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development
17EPC–40044 Site Development Plan for Building Plan Amendment
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. Provide the full distance of drive aisle on the north end of O'Reilly.

17EPC-40045 Site Development Plan for Subdivision Amendment
No objection to the request.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning
MRCOG's Long Range Roadway System classifies Ventura Street is as a Minor Arterial and Paseo Del Norte as a Regional Principal Arterial, which is owned by NMDOT. Please refer to NMDOT for further comment. MRCOG's 2040 Long Range Bikeway System Map calls

for a bicycle lane on Ventura Street fronting the subject property, which does not existing there now.

The 2007 traffic study for the original subdivision indicates the eastbound to northbound left-turn movement at Palomas Ave. and Ventura will fail at full build-out. Steps should be taken by the applicant to ensure that these types of impacts to the existing roadway network are mitigated.

DMD previously investigated a complaint about homeless people crawling into an opening in the double wall between the abutting residential lots at the southwest edge of the existing property where a drainage outlet is located. DMD recommends that the double wall opening be sealed off to prevent this from occurring in the future.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40044 Site Development Plan for Building Plan Amendment
   - Identification: UPC – 102006321548520595
   - Prior Availability 170406 was for Christian Brothers Automotive.

   a. As a condition for approval an Availability Statement is required for the subject development. Requests can be made at the link below:

      i. http://www.abcwua.org/Availability_Statements.aspx
      ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

   b. The proposed utility plan does not indicate utilization of the existing fire line east of the existing meter service.

      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.

2. 17EPC-40045 Site Development Plan for Subdivision Amendment
   a. No adverse comment

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

#1006602 (40045) Site Plan/Subdivision Amendment- No Comment

(40044) Bldg. Plan Amendment- All new/proposed refuse enclosures must be built to COA minimum requirements. All Pg. AS4 (D) trash receptacles will be serviced by on-site maintenance. Need updated/complete/detailed site plan to scale; w/all entrances/exits clearly indicated w/dimensions, to verify safe refuse truck access. Remove #15 island (Pg.AS5), NW of proposed refuse enclosure and reduce the long island on South side of enclosure by 10', to allow a larger turning radius for refuse truck.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No Comment

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

P#1006602 Parcel A, Ventura Plaza, (D-20)

17EPC-40044 Reviewed. No comment.

17EPC-40045 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

NMDOT

NMDOT has received a Walgreens' Commercial Development/Ventura Plaza TIS Addendum dated July 11, 2017. NMDOT is currently verifying if all of the off-site improvements for this development (before subdivisions) have been installed or addressed. The responsibility of any outstanding off-site improvements will be at the cost of the next development.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1006602 Site Development Plan for Building Permit Amendment and Site Development Plan for Subdivision Amendment (O'Reilly Auto Parts at Ventura NE between Paseo del Norte and Palomas NE) 17EPC-40044; 17EPC-40045

1. An existing underground distribution line is located along the eastern boundary 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:

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

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.

View across the subject site looking to the east.

View across the subject site looking to the north toward the existing Walgreens.

View across the subject site looking west.

View across the subject site looking to the south toward existing neighboring residential.

HISTORY

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

Date: November 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1006602**
07EPC-40024 SITE DEVELOPMENT - SUBDIVISION
07EPC-40025 SITE DEVELOPMENT - BUILDG PRMT

ALM LLC
7515 Treviso NE
Albuq. NM 87113

LEGAL DESCRIPTION: for all or a portion of lots 13-17, 18A, 19A, 20A, Block 31, Tract A, Unit A, NORTH ALBUQUERQUE ACRES, zoned SU-2 / C-1 located at the SW corner of Paseo del Norte Blvd. and Ventura St. NE, containing approximately 6 acres. (D-20)
Catalina Lehner, Staff Planner

On November 15, 2007 the Environmental Planning Commission voted to approve Project 1006602/ 07EPC 40024, a Site Development Plan for Subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.

2. The purpose of the site development plan for subdivision is to reconfigure the existing three parcels into the following: Parcel A (2.83 acres), Parcel B (1.0 acre), and Parcel C (1.61 acres). Parcel A will contain two strips of small shops and an office/retail building. Parcel B will be the credit union's site, and Parcel C will be the pharmacy's site. A site development plan for building permit (07EPC 40025) accompanies this request.

3. The subject site lies within the boundaries of the La Cueva Sector Development Plan (LCSDP) and requires EPC review and approval because it is a shopping center (over 5 acres in size).

4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.

5. The request *partially furthers* the following Comprehensive Plan policies regarding urban land use/urban facilities and commercial development:

   A. Policy II.B.5a-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.
   B. Policy II.B.5e-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.
   C. Policy II.B.5j-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the site plan layout does not promote pedestrian and bicycle usage to the extent that it should in a *de facto* neighborhood center.
   D. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing, though an additional left turn lane has been added.

6. The request *partially furthers* the following Comprehensive Plan policies with respect to site layout/design and environmental conditions:

   A. Policy II.B.5d- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. However, the intensity and design of the development generally respect existing conditions in the area.
   B. Policy II.B.5l-design quality/innovation. Most buildings are designed appropriately for the Plan area, though the pharmacy continues to have some franchise architecture elements that would detract from the otherwise cohesive visual image.
   C. Policy II.B.5m-site design/visual environment. The site design could adversely affect unique vistas. However, the general quality of the visual environment would be improved by a cohesively designed shopping center.

7. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request *furthers* Principles 2 and 9 and *partially furthers* Principles 5 and 8 . The development would provide a variety of retail uses to serve a growing population (Principle 2) and is generally designed to be appropriate for the Plan area (Principle 9). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8).

8. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:

A. Pedestrian Circulation 3R-1: Drive aisle crossings are needed to connect the public street sidewalks and improve pedestrian circulation and safety. There is no pedestrian gate for adjacent residents' use so access is not convenient.
B. Pedestrian Circulation 3R-2: The vehicle circulation system still conflicts with pedestrians near the proposed bank's drive-thru, though the island has been extended to help facilitate crossing.

9. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:

A. Architectural Character, Non-Residential Buildings 5R-1: The pharmacy's architecture, though improved, still features franchise elements that the other buildings don't have. The pharmacy does not contribute to creating a cohesive visual image for this shopping center.
B. Architectural Character, Non-Residential Buildings 5R-4: The required recessions for façades greater than 100 ft. are not obvious from the Shops buildings or the office/retail building elevations. The southern elevation of the pharmacy does not comply.
C. Architectural Character, Non-Residential Buildings 5R-8: The pharmacy still has elements of generic franchise architecture, which is prohibited. The distinct tower element, multi-paned window and brick wainscot ensures that everyone knows this is a Walgreens.

10. The request *partially complies* with the following various design regulations in the La Cueva Sector Development Plan (LCSDP):

A. Pedestrian Circulation 3R-6: The central location of the proposed credit union's drive-thru maximizes opportunities for vehicular/pedestrian conflict. The drive-thru is covered by a canopy as required.
B. Non-Residential Building Orientation 4R-2: The eastern façade of the proposed pharmacy building faces Ventura St. A small landscaping strip has been added, but it would better meet the intent of the Plan if it were up against the building.
C. Views 11R-1: Little information is provided in the View Analysis. Views into and out of the site are identified, but there is no explanation of how views will be protected. Therefore, the view analysis is of less value than it could be.
D. Signage 13R-1: The detail of the proposed building-mounted signs does not contain sufficient information for Staff to assess if all signage is consistent with the architectural style.

11. Though the submittal has improved, instances of non-compliance and partial compliance with the design regulations in the La Cueva Sector Development Plan (LCSDP) remain. Compliance with the LCSDP can be attained through the application of conditions of approval.

12. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines the required elements for a site development plan for subdivision. However, the site development plan for subdivision contains instances of non-compliance with the LCSDP and the Zoning Code, and some language that needs clarification.

14. Facilitated meetings were held in July and September 2007. Staff received several letters of input from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, views, uses, building height, franchise architecture, noise, parking, security and grading and drainage. Neighbors favor compliance with the LCSDP design standards. Some do not want any more pharmacies, and several do not want pedestrian access to the adjacent cul-de-sac.

15. Some of the neighbors have expressed concern regarding pedestrian connectivity from the commercial center to Palomar Avenue, located to the west of the subject site.

CONDITIONS:

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

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

3. The site development plan for subdivision shall be replatted at the DRB to subdivide the subject site into Parcel A, Parcel B and Parcel C as specified on the site development plan for subdivision.

4. The language in the site development plan for subdivision narrative shall be revised to reflect the following:

   A. The fact that the credit union and the pharmacy each have drive-thru service windows.
   B. All setbacks shall comply with the LCSDP and the Zoning Code.
   C. Architectural elements over 26 feet tall are permitted pursuant to the LCSDP and the Zoning Code.

5. Drive-thru uses shall be limited to a total of two, which are the pharmacy and the credit union.

6. A note shall be added on site development plan for subdivision to indicate that shared parking shall be permitted in this shopping center.

7. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.

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

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

A. If applicable, 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. 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. Right-turn in only will be permitted at Ventura site drive if queuing requirements are met, truck turning can be accommodated within the right turn deceleration lane (not the through lanes) and the right turn out movement can be restricted by design. However, site drive, as shown on the site plan, will need to be re-designed for this condition (i.e. flat inside turning radius to accommodate trucks, narrowing site drive to approximately 20', providing the appropriate signing and striping, raised curbing (at site drive) extended along Ventura such that the drive will restrict the right turn out movement.
E. Provide revised truck circulation route information.
F. Provide revised trip assignments at site drives.
G. East site drive on Palomas to development to be located at least 50' from Ventura per DPM or queuing requirements as identified in the TIS (to be revised).
H. Provide right turn deceleration lane at Palomas (length per DPM or as recommended in TIS).
I. Provide physical separation between pharmacy drive-thru lane and drive aisle on westside of building. Provide appropriate directional signing and striping for drive-thru lane.
J. For bank: delete single lane entrance/exit point located at main bank drive-in lanes (i.e. westside of lanes), provide by-pass lane adjacent to drive-in lanes, delete 3 parking spaces adjacent to dumpster and enter/exit point between bank and pharmacy.
K. Verify dumpster locations with Solid Waste.
L. Provide cross access agreement between subdivided properties.
M. Site plan shall comply and be designed per DPM Standards.
N. Platting must be a concurrent DRB action.

On November 15, 2007 the Environmental Planning Commission voted to approve Project 1006602/ of 07EPC40025, a Site Development Plan for Building Permit for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.

2. The applicant proposes to construct a shopping center consisting of a pharmacy and a credit union, both with drive-up service windows, and two suites of shops and one office/retail building. A site development plan for subdivision (07EPC 40024) accompanies this request.

3. The subject site lies within the boundaries of the La Cueva Sector Development Plan (LCSDP) and requires EPC review and approval because it is a shopping center (over 5 acres in size).

4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.

5. The request *partially furthers* the following Comprehensive Plan policies regarding urban land use/urban facilities and commercial development:

   A. Policy II.B.5a-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.
   B. Policy II.B.5e-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.
   C. Policy II.B.5j-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the site plan layout does not promote pedestrian and bicycle usage to the extent that it should in a *de facto* neighborhood center.
   D. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing, though an additional left turn lane has been added.

6. The request *partially furthers* the following Comprehensive Plan policies with respect to site layout/design and environmental conditions:

A. Policy II.B.5d- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. However, the intensity and design of the development generally respect existing conditions in the area.
B. Policy II.B.5l-design quality/innovation. Most buildings are designed appropriately for the Plan area, though the pharmacy continues to have some franchise architecture elements that would detract from the otherwise cohesive visual image.
C. Policy II.B.5m-site design/visual environment. The site design could adversely affect unique vistas. However, the general quality of the visual environment would be improved by a cohesively designed shopping center.

7. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request *furthers* Principles 2 and 9 and *partially furthers* Principles 5 and 8 . The development would provide a variety of retail uses to serve a growing population (Principle 2) and is generally designed to be appropriate for the Plan area (Principle 9). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8).

8. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:

A. Pedestrian Circulation 3R-1: Drive aisle crossings are needed to connect the public street sidewalks and improve pedestrian circulation and safety. There is no pedestrian gate for adjacent residents' use so access is not convenient.
B. Pedestrian Circulation 3R-2: The vehicle circulation system still conflicts with pedestrians near the proposed bank's drive-thru, though the island has been extended to help facilitate crossing.

9. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:

A. Architectural Character, Non-Residential Buildings 5R-1: The pharmacy's architecture, though improved, still features franchise elements that the other buildings don't have. The pharmacy does not contribute to creating a cohesive visual image for this shopping center.
B. Architectural Character, Non-Residential Buildings 5R-4: The required recessions for façades greater than 100 ft. are not obvious from the Shops buildings or the office/retail building elevations. The southern elevation of the pharmacy does not comply.
C. Architectural Character, Non-Residential Buildings 5R-8: The pharmacy still has elements of generic franchise architecture, which is prohibited. The distinct tower element, multi-paned window and brick wainscot ensures that everyone knows this is a Walgreens.

10. The request *partially complies* with the following various design regulations in the La Cueva Sector Development Plan (LCSDP):

A. Pedestrian Circulation 3R-6: The central location of the proposed credit union's drive-thru maximizes opportunities for vehicular/pedestrian conflict. The drive-thru is covered by a canopy as required.
B. Non-Residential Building Orientation 4R-2: The eastern façade of the proposed pharmacy building faces Ventura St. A small landscaping strip has been added, but it would better meet the intent of the Plan if it were up against the building.
C. Views 11R-1: Little information is provided in the View Analysis. Views into and out of the site are identified, but there is no explanation of how views will be protected. Therefore, the view analysis is of less value than it could be.
D. Signage 13R-1: The detail of the proposed building-mounted signs does not contain sufficient information for Staff to assess if all signage is consistent with the architectural style.

11. Though the submittal has improved, instances of non-compliance and partial compliance with the design regulations in the La Cueva Sector Development Plan (LCSDP) remain. Compliance with the LCSDP can be attained through the application of conditions of approval.

12. The required Traffic Impact Study (TIS) has been completed. The development was estimated to generate 5,882 vehicle trip ends per day. Due to neighborhood concern, traffic on Ventura St. was recounted while school was in session. Updated results indicate moderately higher traffic volumes, which can be dealt with provided the mitigation recommendations in the TIS are followed.

13. An Air Quality Impact Analysis (AQIA), a study of CO levels at a given intersection, was required. Zoning Code §14-16-3-14 remains in place despite Federal approval of the Limited Maintenance Plan for Carbon Monoxide (2006-2016), which contains no local CO emission budgets to which transportation projects must conform. AQIA results indicate that the proposed development will not cause or contribute to air quality exceedences.

14. Facilitated meetings were held in July and September 2007. Staff received several letters of input from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, views, uses, building height, franchise architecture, noise, parking, security and grading and drainage. Neighbors favor compliance with the LCSDP design standards. Some do not want any more pharmacies, and several do not want pedestrian access to the adjacent cul-de-sac.

15. Some of the neighbors have expressed concern regarding pedestrian connectivity from the commercial center to Palomar Avenue, located to the west of the subject site.

CONDITIONS:

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

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

3. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.

4. Vehicular Access and Circulation:
   A. A note shall be added to explanation how the textured concrete area at the northern Ventura St. entrance is intended to function.
   B. The curb along Ventura St. shall be specified as full-height curb as requested by Transportation Staff.
   C. The northern Ventura St. entrance shall be striped as requested by Transportation Staff.
   D. The signage on the northern and southern sides of the northern Ventura St. entrance shall read "No Exit" as requested by Transportation Staff.

5. Parking-general:
   A. Pursuant to Zoning Code 14-16-3-1, motorcycle parking shall be located in an area that is visible from the entrance of the building and shall be designated by its own conspicuously posted upright sign.
   B. The symbol "MC" shall be used on the site development plan to indicate motorcycle parking.
   C. Shared parking shall be allowed.

6. Parking-calculations:
   A. A note shall be added to indicate that handicap parking is included in the parking totals for standard spaces, but that motorcycle spaces are provided in addition to the parking totals for standard spaces.
   B. The parking calculations shall be revised based on the following: handicap parking is included in the parking totals for standard spaces and motorcycle spaces are provided in addition to the parking totals for standard spaces.

7. Pedestrian/Bicycle Circulation:

Drive aisle crossings shall be provided across both of the entrances on Ventura St. (LCSDP Design Regulation 3R-1).

8. Public Outdoor Space/Pedestrianism:
   A. The plaza area shall include at least two planting strips instead of individual tree wells.
   B. The plaza area shall have seating and provision of shade that covers a minimum 30% of each area.
   C. The plaza shall have a minimum depth of at least 30 feet on a portion of the plaza (LCSDP Design Regulation 8R-3).
   D. At least two tables with chairs, with umbrellas for shading, shall be added to the smaller plaza area in the subject site's southwestern corner.

9. Walls/Fences/Screening:
   A. A note shall be added to indicate that chain link fencing, barbed wire and concertina wire shall be prohibited.
   B. Long expanses of unbroken walls shall be prohibited (LCSDP Design Regulation 10R-3).
   C. Pursuant to Zoning Code §14-16-3-19 and LCSDP Design Regulation 10R-3, variation in color and/or a cap are required on the screen wall.
   D. The color(s) of the screen wall shall be specified.

10. Landscaping-plants:
   A. The landscape buffers to the west and to the south shall consist primarily of evergreen trees (not shrubs) pursuant to Zoning Code §14-16-3-10(E)(4).
   B. Landscaping in parking lot islands shall be at grade.
   C. The trees on the plaza area shall be planted in a continuous landscaping strip rather than individual tree wells.

11. Landscaping-other:
   A. A note shall be added to indicate that the owner of the subject site shall maintain the landscaping in the southern landscape buffer.
   B. The landscaping narrative shall be updated to reflect that 80% coverage is being provided.

12. Building Height:
   A. Maximum building height shall be 26 feet as allowed in the underlying C-1 zoning (LCSDP p. 29).
   B. Tower elements shall not exceed 28 feet in height.

13. Architecture:
   A. The roof tile type and roof color for the pharmacy shall be the same as that used on the other buildings to avoid the prohibited franchise architecture (LCSDP Design Regulations 5R-1 and 5R-8).

B. The pharmacy shall have a stone wainscot that matches the wainscoting used on the other buildings to create cohesiveness in the shopping center (LCSDP Design Regulation 5R-1).
C. Façade recesses shall be incorporated into the design of the buildings (LCSDP Design Regulation 5R-4).
D. The characteristic franchise brick wainscot shall not be included on the pharmacy elevations (LCSDP Design Regulations 5R-8 and 5R-1).
E. The pink coral color shown on the Office/Retail building shall not be used (LCSDP Design Regulations 5R-1 and 9R-4).
F. The glass window element on the northeast corner tower element of the pharmacy building shall be eliminated.

14. Signage:
A. Free-standing signs shall be limited to monument signs, the "No exit" signs and the handicap and motorcycle parking space signs.
B. All signage and sign cases shall be consistent with and complement the materials, color and architectural style of the buildings (LCSDP 13R-1).
C. Awnings with signage and/or logos shall be included in the allowance for building-mounted signage.

15. Lighting:
A. Parking lot light poles shall not exceed 16 ft., high from top to grade (LCSDP 14R-6).
B. The type of finish for the light poles shall be specified on sheet AS4.
C. Pedestrian scale lighting shall be required to illuminate the plaza areas and any other gathering areas.
D. Pedestrian scale lighting shall not exceed 2 ft. in height.
E. Uplighting of any kind shall be prohibited.

16. View Analysis:
A. An explanation of how views from within the site will be protected shall be provided (LCSDP Design Regulation 11R-1.
B. The vicinity map shall be reinstated on the View Analysis sheet.

17. Minor "clean up" revisions:
A. Bollards shall be deleted from the keyed notes.
B. Keyed notes 23, 24 and 25 shall be reinstated.
C. The "Do not enter" sign shall be referred to as a "No exit" sign.
D. The location of the fire hydrants shall match the location depicted on the utility plan.
E. The parking calculation table shall indicate the subject site's correct zoning.
F. The light grey flat tile shall be specified as "concrete" as it is on the pharmacy elevations. The tower for the pharmacy shall be depicted in the same manner as the towers on the other buildings are depicted.

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

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

A. If applicable, 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. 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. Right-turn in only will be permitted at Ventura site drive if queuing requirements are met, truck turning can be accommodated within the right turn deceleration lane (not the through lanes) and the right turn out movement can be restricted by design. However, site drive, as shown on the site plan, will need to be re-designed for this condition (i.e. flat inside turning radius to accommodate trucks, narrowing site drive to approximately 20', providing the appropriate signing and striping, raised curbing (at site drive) extended along Ventura such that the drive will restrict the right turn out movement.
E. Provide revised truck circulation route information.
F. Provide revised trip assignments at site drives.
G. East site drive on Palomas to development to be located at least 50' from Ventura per DPM or queuing requirements as identified in the TIS (to be revised).
H. Provide right turn deceleration lane at Palomas (length per DPM or as recommended in TIS).
I. Provide physical separation between pharmacy drive-thru lane and drive aisle on westside of building. Provide appropriate directional signing and striping for drive-thru lane.
J. For bank: delete single lane entrance/exit point located at main bank drive-in lanes (i.e. westside of lanes), provide by-pass lane adjacent to drive-in lanes, delete 3 parking spaces adjacent to dumpster and enter/exit point between bank and pharmacy.
K. Verify dumpster locations with Solid Waste.
L. Provide cross access agreement between subdivided properties.
M. Site plan shall comply and be designed per DPM Standards.
N. Platting must be a concurrent DRB action.

19. Pedestrian connectivity from the commercial site to Palomar Avenue shall be provided.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **NOVEMBER 30, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S 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,

CMarrone

for Richard Dineen
Planning Director

RD/CL/ac

cc: George Rainhart Arch. & Assoc., Attn: John Stern, 2325 San Pedro NE, Suite 2-B, Albuq. NM 87110
Rebecca Thuma, Heritage East NA, 7815 Quinta NA Dr. NW, Albuq. NM 87109
Dan Gear, Heritage East NA, 9120 Mabry Ave. NE, Albuq. NM 87109
Hugh Killin, Heritage Hills, 8512 Capulin NE, Albuq. NM 87109
Pat Roehm, Heritage Hills, 8913 Rough Rider NE, Albuq. NM 87109
Diane Banach, 8808 Palomar Ave. NE, Albuq., NM 87109
Elinor Bratton, 8701 Palomar Ave. NE, Albyq. NM 87109
Joyce Deshler, 8839 Palomar Ave. NE, Albuq. NM 87109

ZONING

Please refer to the Comprehensive Zoning Code and La Cueva Sector Development Plan for specific zoning descriptions.

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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: Paseo 2010, LLC (Tim With) PHONE: 505-880-7092
ADDRESS: 527 Live Oak Place NE FAX: N/A
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: tim.with@colliers.com
Proprietary interest in site: Owner **List all owners**: Paseo 2010, LLC

DESCRIPTION OF REQUEST: Amendment to Site Plan for Subdivision and Site Plan for Building Permit

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. Parcel A Block: N/A Unit: N/A
Subdiv/Addn/TBKA: Ventura Plaza
Existing Zoning: SU-2 for C-1 Uses Proposed zoning: No Change MRGCD Map No N/A
Zone Atlas page(s): D-20-Z UPC Code: 102006321548520595

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006602 (08DRB-70036), 1006642, 1000669

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 1 No. of **proposed** lots: 2 Total site area (acres): 3.28
LOCATION OF PROPERTY BY STREETS: On or Near: Ventura St NE
Between: Paseo Del Norte Blvd NE and Palomas Ave NE
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 6/13/2017

SIGNATURE _____ DATE 8/30/17
(Print Name) Jeffrey T. Wooten, P.E. Applicant: ☐ Agent: ☒

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

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

Application case numbers	Action	S.F.	Fees
17EPC 40044	ASBP		$255.00
40045	ASPS		$255.00
-	CMF		$50.00
-	ADV		$560.76
-			$
		Total	$1120.76

Hearing date Oct. 12, 2017

8-31-17
Staff signature & Date

Project # 1006602

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
__ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Completed Site Plan for Subdivision and/or Building Permit Checklist
__ Sign Posting Agreement
__ Traffic Impact Study (TIS) form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

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

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
__ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
__ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
__ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
__ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
__ Registered engineer or architect's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

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

☒ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

X Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
X DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
X DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
X Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
X Traffic Impact Study (TIS) form with required signature
X Fee (see schedule)
X List any original and/or related file numbers on the cover application

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. WOOTEN, P.E.
Applicant name (print)

8/31/17
Applicant signature / date

Form revised **November 2010**

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

Application case numbers
17 - EPC - 40044
- - 40045
- -

8-31-17
Planner signature / date

Project #: 1006603

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Wooten Engineering **DATE OF REQUEST:** 08/30/17 **ZONE ATLAS PAGE(S):** D-20-Z

CURRENT:

ZONING SU-2 for C-1

PARCEL SIZE (AC/SQ. FT.) _____

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From_____ To_____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

LEGAL DESCRIPTION:

LOT OR TRACT # Parcel A BLOCK #_____

SUBDIVISION NAME Ventura Plaza

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT [ ]

BUILDING PERMIT [X] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 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 8/30/17

(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: [X]

Notes:

TIS was updated By Terry Brown July 11, 2017

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.***

Logan Pate
TRAFFIC ENGINEER

08-30-17
DATE

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

TIS **-SUBMITTED** ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER DATE

Revised January 20, 2011

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

March 22, 2017

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

RE: Parcel A, Ventura Plaza; Zone Atlas Page D-20-Z

Dear Chairwoman Hudson:

The purpose of this letter is to authorize Wooten Engineering to act as agent on behalf of Paseo 2010, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

JABEEN VAGH
Print Name

Jabeen Vagh
Signature

Managing Member
Title

3/22/16
Date

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

August 29, 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 Amendment to the Site Plan for Subdivision and Site Plan for Building Permit;
Prior Project Number 1006602, Prior Application Number 08DRB-70036
8001 Ventura St NE; Tract A, Plat of Parcels A, B, and C, Ventura Plaza
Proposed O'Reilly Auto Parts Development

Dear Ms. Hudson:

Wooten Engineering, on behalf of Paseo 2010 LLC, hereby requests approval of the subject Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit. We recently received approval of an amended Site Plan for Subdivision whereas the Parcel A was split into two parcels, Parcel A-1 and Parcel A-2. We are now proposing to split the newly defined Parcel A-2 into two additional parcels, Parcel A-2-A (+/- 1.78 Acres) and Parcel A-2-B (+/-0.64 acres). The O'Reilly Auto Parts development is to be located on the proposed Parcel A-2-B per the enclosed plans. The site is currently zoned SU-2 for C-1 Uses. 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 general compliance with the original approved Site Plan; however, the building elevations will be revised due to the main building entrance being moved to the east end of the building fronting Ventura. We are not requesting a zone change.

SITE INFORMATION

The proposed development on Parcel A-2-B will consist of a new +/-7,000 square foot Auto Parts store O'Reilly. This building will replace the original 7,200 square foot Office/Retail building as previously shown on the Site Plan for Subdivision and Site Plan for Building Permit. The remainder portion of Parcel A (Parcel A-2-A) will remain undeveloped at this time.

TRAFFIC

The current approved site plan reflected a 7,200 SF Office/Retail building whereas the proposed development for this portion of the property is for a 7,000 SF Auto Parts store (Retail). Due to the reduction in building area and the fact that the use does not change, there will be a very slight reduction in traffic generated by the development.

ARCHITECTURE

Per the new Building Elevations, the proposed building will be in compliance with the La Cueva SDP and will complement the architecture as proposed for the development and as approved by the original Site Plan for Subdivision.

VIEWS

The O'Reilly building is to be located in the same general location as shown on the current approved Site Plan for Subdivision and Site Plan for Building Permit; therefore there will be no change to the views into or out of the development.

LANDSCAPING

Per the new Landscape Plan, the proposed landscaping for the O'Reilly Development is in conformance with the previously approved plan and should be complementary to the adjacent Walgreen's, Credit Union, and Christian Brothers developments.

We hereby request approval of both the Site Plan for Subdivision and 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

Jeffrey T. Wooten, P.E.
Owner

NOTIFICATION & NEIGHBORHOOD INFORMATION

Jeffrey Wooten

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, August 18, 2017 11:23 AM
To: 'jeffwooten.pe@gmail.com'
Subject: Notification Inquiry_Ventura and Paseo del Norte_EPC
Attachments: Notification Inquiry_Ventura St and Paseo del Norte_EPC.xls; INSTRUCTION SHEET FOR APPLICANTS.pdf

Jeff,

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

First Name	Last Name	Email	Address Line 1	City	State	Zip	Hom Phon
David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122	5052949
John	Woods	jcwoods1@gmail.com	8513 Plymouth Rock NE	Albuquerque	NM	87109	
Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5058721
Christy	Burton	Christy_burton@hotmail.com	8709 Palomar Avenue NE	Albuquerque	NM	87109	5058234
Paul	Jessen	willpawl@msn.com	9304 San Rafael Avenue NE	Albuquerque	NM	87109	5058216
Karl	Benedict	kbene@unm.edu	9415 DeVargas Loop NE	Albuquerque	NM	87109	5058371
Tony	Huffman	thuffman663@comcast.net	9712 Sand Verbena Trail NE	Albuquerque	NM	87122	5058232
Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE	Albuquerque	NM	87122	5055080

Respectfully,

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

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, August 16, 2017 1:32 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:

Parcel A, Ventura Plaza

Located on/between (physical address, street name or other identifying mark):

Ventura St NE between Paseo Del Norte Blvd NE and Palomas Ave NE

This site is located on the following zone atlas page:

D-20-Z

TYPICAL

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

August 30, 2017

Mr. Karl Benedict
Heritage East Association of Residents
9415 DeVargas Loop NE
Albuquerque, NM 87109

RE: Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit Parcel A, Plat of Parcels A, B, and C, Ventura Plaza 8001 Ventura St SE, SWC of Paseo Del Norte and Ventura, Zone Atlas Page D-20-Z

Dear Mr. Benedict:

Attached for your use/file is our letter of request to the EPC chair dated August 29, 2017. This request is for approval of an Amendment to the existing approved Site Development Plan for Subdivision Amendment and a Site Plan for Building Permit for a portion of Parcel A, Plat of Parcels A, B, and C, Ventura Plaza. The project will consist of a new O'Reilly Auto Parts store. Conceptual plans including the Site Plan, Landscape Plan, and Building Elevations have been included with this letter. The property is bounded by residential properties to the south, vacant commercial property to the west, Walgreens to the north, and Ventura Blvd NE to the east.

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: Maggie Gould, COA Case Planner

TYPICAL

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

September 1, 2017

Mr. John Woods
Heritage Hills Neighborhood Association
8513 Plymouth Rock NE
Albuquerque, NM 87109

RE: Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit Parcel A, Plat of Parcels A, B, and C, Ventura Plaza 8001 Ventura St NE, SWC of Paseo Del Norte and Ventura, Zone Atlas Page D-20-Z

Dear Mr. Woods:

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: Maggie Gould, COA Case Planner

7017 1000 0000 9390 7039

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☐ Adult Signature Restricted Delivery $
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Total Postage and Fees $3.84
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0124 06
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09/01/2017

Sent To MS. ELIZABETH NEEK
Street and Apt. No., or PO Box No. 8301 MENDOCINO DR. NE
City, State, ZIP+4® ALBUQUERQUE, NM 87122

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

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0124 06
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09/01/2017

Sent To MR. DAVID ZARECKI
Street and Apt. No., or PO Box No. 8405 VINTAGE DR NE
City, State, ZIP+4® ALBUQUERQUE, NM 87122

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Sent To MR. MICHAEL PRIDHAM
Street and Apt. No., or PO Box No. 6913 NORTHLAND AVE NE
City, State, ZIP+4® ALBUQUERQUE, NM 87109

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Sent To MR. TONY HUFFMAN
Street and Apt. No., or PO Box No. 9712 SAND VERBENA TRL NE
City, State, ZIP+4® ALBUQUERQUE, NM 87122-3667

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$

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Street and Apt. No., or PO Box No. 9415 DE VARGAS LOOP NE
City, State, ZIP+4® ALBUQUERQUE, NM 87109

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Postage $0.49
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Total Postage and Fees $3.84
$

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Street and Apt. No., or PO Box No. 9304 SAN RAFAEL AVE NE
City, State, ZIP+4® ALBUQUERQUE, NM 87109

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Sent To MS. CHRISTY BURTON
Street and Apt. No., or PO Box No. 8709 PALOMAR AVE NE
City, State, ZIP+4® ALBUQUERQUE, NM 87109

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☐ Adult Signature Restricted Delivery $
Postage $0.49
$
Total Postage and Fees $3.84
$

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09/01/2017

Sent To MR. JOHN WOODS
Street and Apt. No., or PO Box No. 8513 PLYMOUTH ROCK NE
City, State, ZIP+4® ALBUQUERQUE, NM 87109

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Hearing Date: Thursday, Oct. 12, 2017 **1006602**
Zone Atlas Page: D-20
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near Venture St. NE between Paseo Del Norte Blvd. NE & Palomas Ave. NE

Applicant: Paseo 2010, LLC(Tim With)
527 Live Oak Place NE
ABQ, NM 87122

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.

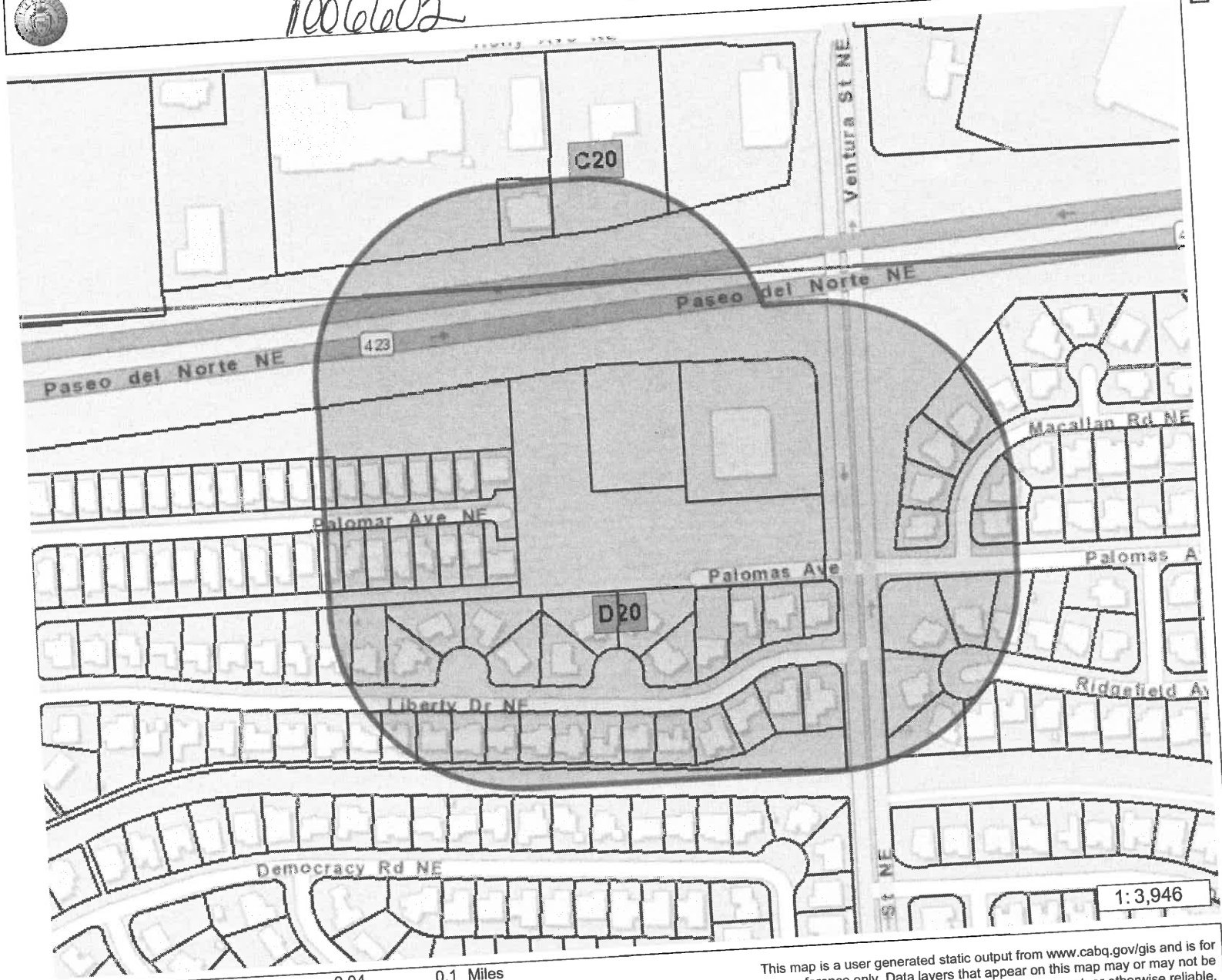
- ✓ **PLN Generated buffer map & address labels**
  Applicant Generated buffer map & address labels
- ✓ **PLN Certified mail outs**
- ☐ **Applicant Certified mail outs**

Date Mailed: 09/20/17

Signature: Geraldine Delgado

O'Reily

1006602



Legend

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

Notes

Buffer: 370ft.
ROW: Paseo Del Norte 270ft.

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/31/2017

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

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

EATH BLAIR TRUSTEE HEATH RVLT
505 BROADWAY ST
AN FRANCISCO CA 94115

DOUGLAS GLEN & ANNE
8823 PALOMAR AVE NE
ALBUQUERQUE NM 87109

ARCP MT ALBUQUERQUE NM LLC % AMER
REALTY CAPITAL PROPS INC ATTN LEGL DEPT
COLE CAPITAL CORPORATION C/O RYAN LLC
HOUSTON TX 77056-8369

RIECHEL WERNER TRUSTEE KRIECHEL LVT
827 PALOMAR AVE NE
LBUQUERQUE NM 87109

PASEO 2010 LLC
527 LIVE OAK PL NE
ALBUQUERQUE NM 87122

BELLUOMINI MARSHALL ALAN & MELISSA A
8809 PALOMAR AVE NE
ALBUQUERQUE NM 87109

RUSHING DENNIS L & SHARON DEANN
TRUSTEES RUSHING RVT
8812 PALOMAR AVE NE
ALBUQUERQUE NM 87109-7205

NOICE KENNETH E & JUDITH MURSAU
TRUSTEES NOICE RVT
8814 LIBERTY DR NE
ALBUQUERQUE NM 87109-5171

BANACH DIANE E TR BANACH RVT
8808 PALOMAR AVE NE
ALBUQUERQUE NM 87109-7205

MARTINEZ POLO J
PO BOX 92244
ALBUQUERQUE NM 87199

MOUNTAIN AMERICA FEDERAL CREDIT UNION
ATTN: FACILITIES DEPARTMENT
7181 SOUTH CAMPUS VIEW DR
WEST JORDAN UT 84084

BRANDT SAMUEL J & BIRNER ANDREA
8912 LIBERTY DR NE
ALBUQUERQUE NM 87109-5173

LABARGE SUSAN E
8920 LIBERTY DR NE
ALBUQUERQUE NM 87109

SMALL DAVID V & DOROTHY L
8822 LIBERTY DR NE
ALBUQUERQUE NM 87109

SULIER DONNA T TRUSTEE SULIER RVLT
8824 PALOMAR AVE NE
ALBUQUERQUE NM 87109

KASSAM SHELLINA A
8831 PALOMAR AVE NE
ALBUQUERQUE NM 87109

REDFORD KENNETH K & DEBORAH M
9101 RIDGEFIELD AVE NE
ALBUQUERQUE NM 87109-6431

SANCHEZ MARY L & RANSHAW GAIL A
8805 LIBERTY DR NE
ALBUQUERQUE NM 87109-5172

JONES NATHANIEL K
8809 LIBERTY DR NE
ALBUQUERQUE NM 87109

PUIULET CORNELIUS & CUELLAR RACHAEL
8815 LIBERTY DR NE
ALBUQUERQUE NM 87109-5172

MACHTINGER ARTHUR J & RITA M
8823 LIBERTY DR NE
ALBUQUERQUE NM 87109-5172

CIRKS JAMES HAROLD & ARDELLA JEAN
3033 CASA DEL NORTE DR NE
ALBUQUERQUE NM 87111-5614

OLIVER JOEL T & DIANE L
8901 LIBERTY DR NE
ALBUQUERQUE NM 87109-5174

DAILY MICHAEL R & CHERYL A
8909 LIBERTY DR NE
ALBUQUERQUE NM 87109-5174

BRADFORD VIVIAN E
8905 LIBERTY DR NE
ALBUQUERQUE NM 87109-5174

LHUPCHUG TENZIN D
PO BOX 91654
ALBUQUERQUE NM 87199

SANTAGELO GREGORY & REINA L
8919 LIBERTY DR NE
ALBUQUERQUE NM 87109-5174

GOODMAN PETER & ALICIA
9009 LIBERTY DR NE
ALBUQUERQUE NM 87109-5176

ROSE JOSEPH A & ANNE J TRUSTEES J A & A J
ROSE TRUST
9015 LIBERTY DR NE
ALBUQUERQUE NM 87109-5176

GARCIA CAROLYN E
9005 LIBERTY DR NE
ALBUQUERQUE NM 87109

OPEZ KIMBERLY A
836 PALOMAR AVE NE
LBUQUERQUE NM 87109

DEE MARTA
8808 LIBERTY DR NE
ALBUQUERQUE NM 87109-5171

MCKEE SUSAN
8900 LIBERTY DR NE
ALBUQUERQUE NM 87109-5173

HARRELL JOHN E & JANE E
9008 LIBERTY DR NE
ALBUQUERQUE NM 87109

TIAN XIN & LEWIS GUI H
9108 MACALLAN RD NE
ALBUQUERQUE NM 87109-6440

WALTER MICHAEL S & KELLY LEE
8828 PALOMAR AVE NE
ALBUQUERQUE NM 87109

GRANT MYRON L & LINDA L
9119 MACALLAN RD NE
ALBUQUERQUE NM 87109

LOJA TRADERS ABQ LLC ATTN:TAXDEPT
P.O BOX 5049
MONROVIA CA 91017

COVER BRANDON C
8835 PALOMAR AVE NE
ALBUQUERQUE NM 87109

LONDON NICHOLAS T & TIFFANY A
9115 MACALLAN RD NE
ALBUQUERQUE NM 87109

RODRIGUEZ ALEJANDRO & HORTENCIA
6917 ROBLE BLANCO RD SW
ALBUQUERQUE NM 87105

RISE ZANDRA L
9116 MACALLAN RD NE
ALBUQUERQUE NM 87109-6440

REMINGTON JEFFREY & TRACI A
9109 MACALLAN RD NE
ALBUQUERQUE NM 87109-6441

SUMBERG MARSHA ANN & LUGO ROSALIE MENDOZA
8916 LIBERTY DR NE
ALBUQUERQUE NM 87109-5173

MORGAN WHITFORD & CYNTHIA J
8815 PALOMAR AVE NE
ALBUQUERQUE NM 87109

MARCHESE FAMILY LVT
8820 PALOMAR AVE NE
ALBUQUERQUE NM 87109

GONZALES ALBERT M & TILLIE M TRUSTEES
GONZALES RVT
8816 PALOMAR AVE NE
ALBUQUERQUE NM 87109-7205

SCHOOF LARRY A & AMANDA L
9104 RIDGEFIELD AVE NE
ALBUQUERQUE NM 87109-6430

CHAVEZ ANGIE G
9108 RIDGEFIELD AVE NE
ALBUQUERQUE NM 87109-6430

TRAINOR LISA M
9100 RIDGEFIELD AVE NE
ALBUQUERQUE NM 87109-6430

STOUT BARRY FRANCIS & SHIRLEY
9101 MACALLAN RD NE
ALBUQUERQUE NM 87109-6441

MEISINGER GEORGE E & SANDRA B
9105 MACALLAN RD NE
ALBUQUERQUE NM 87109-6441

GAO XIUPING & CHENG BUXU
8819 PALOMAR AVE NE
ALBUQUERQUE NM 87109-7206

DE GUIO CHRISTOPHER D & DEIDRE FRANCES
8908 LIBERTY DR NE
ALBUQUERQUE NM 87109

WINSOR SUZANNE JANE
8816 LIBERTY DR NE
ALBUQUERQUE NM 87122

HAIDARI ESMAIL
12008 GAZELLE PL NE
ALBUQUERQUE NM 87111

CLARK DEMING BUILDING CO LLC &
PARKWOOD GREEN DEVELOPMENT
P.O BOX 1159
DEERFIELD IL 60015

OASE BRIAN & KRISTEN S
8832 PALOMAR AVE NE
ALBUQUERQUE NM 87109

SANDIA LABORATORY FEDERAL CREDIT UNION
3707 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111

MURPHY MICHAEL A & VALERIE L
8904 LIBERTY DR NE
ALBUQUERQUE NM 87109-5173

DICKENS DEMPSEY E & LOIS M REV TRUST
9000 LIBERTY DR NE
ALBUQUERQUE NM 87109-5175

STEVENS DONALD M & ELEANOR H
9004 LIBERTY DR NE
ALBUQUERQUE NM 87109

NIELSON WILLIAM BROOKS & SUSAN GAIL
TRUSTEES NIELSON JOINT LIVING TRUST
9014 LIBERTY DR NE
ALBUQUERQUE NM 87111

HARRELL JOHN E & JANE E
9008 LIBERTY DR NE
ALBUQUERQUE NM 87109

1006602

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TRUSTEES NOICE RVT
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ALBUQUERQUE NM 87109-6431

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MOUNTAIN AMERICA FEDERAL CREDIT UNION
ATTN: FACILITIES DEPARTMENT
7181 SOUTH CAMPUS VIEW DR
WEST JORDAN UT 84084

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PUIULET CORNELIUS & CUELLAR RACHAEL
8815 LIBERTY DR NE
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8822 LIBERTY DR NE
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ALBUQUERQUE NM 87109-5176
City, State, ZIP+

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HOUSTON TX 77056-8369
City, State, Zi

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ALBUQUERQUE NM 87109-5173
City, State, ZIP

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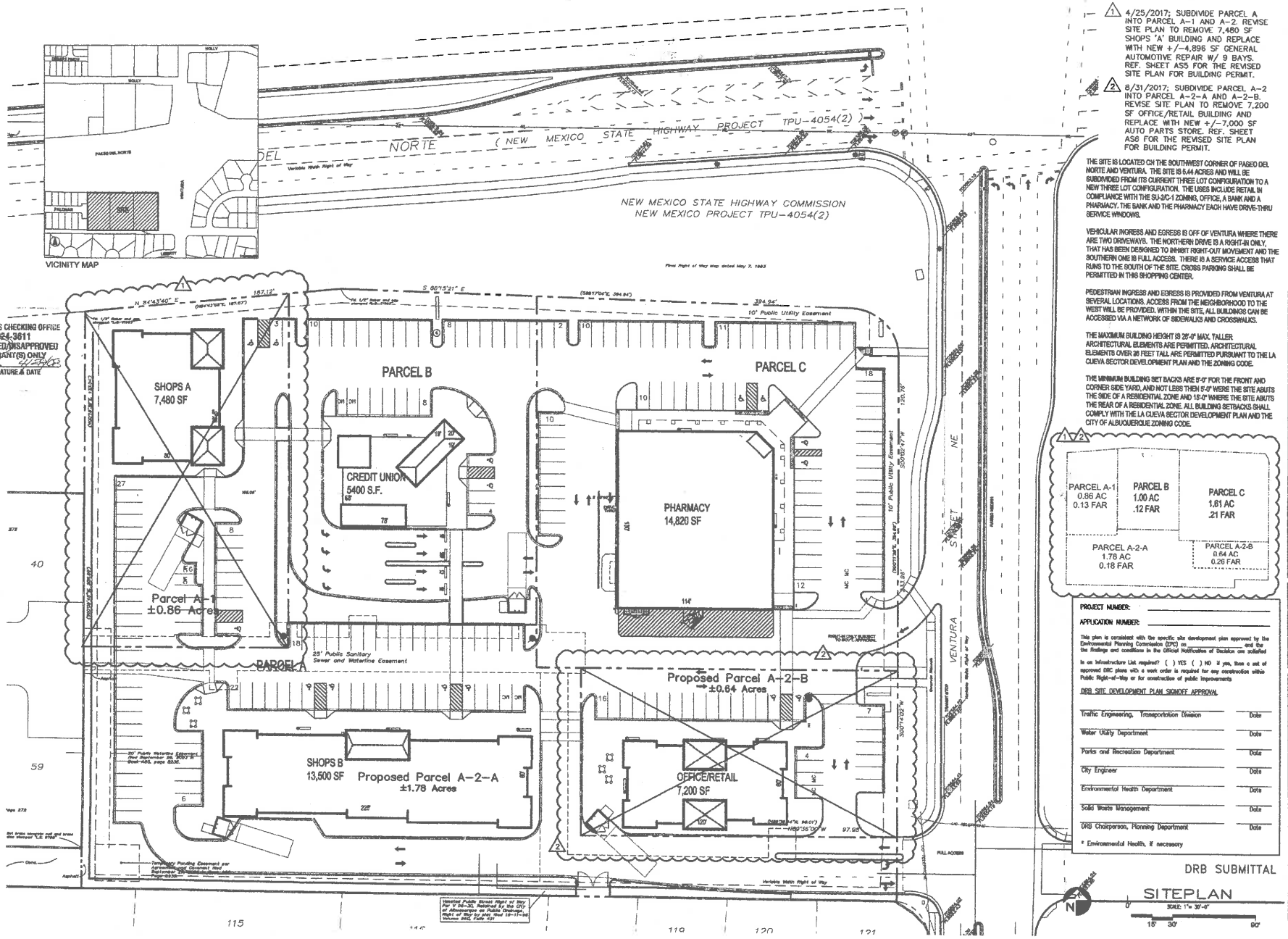
SITE PLAN REDUCTIONS



1 4/25/2017; SUBDIVIDE PARCEL A INTO PARCEL A-1 AND A-2. REVISE SITE PLAN TO REMOVE 7,480 SF SHOPS 'A' BUILDING AND REPLACE WITH NEW +/-4,896 SF GENERAL AUTOMOTIVE REPAIR W/ 9 BAYS. REF. SHEET AS5 FOR THE REVISED SITE PLAN FOR BUILDING PERMIT.

2 8/31/2017; SUBDIVIDE PARCEL A-2 INTO PARCEL A-2-A AND A-2-B. REVISE SITE PLAN TO REMOVE 7,200 SF OFFICE/RETAIL BUILDING AND REPLACE WITH NEW +/-7,000 SF AUTO PARTS STORE. REF. SHEET AS6 FOR THE REVISED SITE PLAN FOR BUILDING PERMIT.

THE SITE IS LOCATED ON THE SOUTHWEST CORNER OF PASEO DEL NORTE AND VENTURA. THE SITE IS 5.44 ACRES AND WILL BE SUBDIVIDED FROM ITS CURRENT THREE LOT CONFIGURATION TO A NEW THREE LOT CONFIGURATION. THE USES INCLUDE RETAIL IN COMPLIANCE WITH THE SU-2/C-1 ZONING, OFFICE, A BANK AND A PHARMACY. THE BANK AND THE PHARMACY EACH HAVE DRIVE-THRU SERVICE WINDOWS.

VEHICULAR INGRESS AND EGRESS IS OFF OF VENTURA WHERE THERE ARE TWO DRIVEWAYS. THE NORTHERN DRIVE IS A RIGHT-IN ONLY, THAT HAS BEEN DESIGNED TO INHIBIT RIGHT-OUT MOVEMENT AND THE SOUTHERN ONE IS FULL ACCESS. THERE IS A SERVICE ACCESS THAT RUNS TO THE SOUTH OF THE SITE. CROSS PARKING SHALL BE PERMITTED IN THIS SHOPPING CENTER.

PEDESTRIAN INGRESS AND EGRESS IS PROVIDED FROM VENTURA AT SEVERAL LOCATIONS. ACCESS FROM THE NEIGHBORHOOD TO THE WEST WILL BE PROVIDED. WITHIN THE SITE, ALL BUILDINGS CAN BE ACCESSED VIA A NETWORK OF SIDEWALKS AND CROSSWALKS.

THE MAXIMUM BUILDING HEIGHT IS 26'-0" MAX. TALLER ARCHITECTURAL ELEMENTS ARE PERMITTED. ARCHITECTURAL ELEMENTS OVER 26 FEET TALL ARE PERMITTED PURSUANT TO THE LA CUEVA SECTOR DEVELOPMENT PLAN AND THE ZONING CODE.

THE MINIMUM BUILDING SET BACKS ARE 5'-0" FOR THE FRONT AND CORNER SIDE YARD, AND NOT LESS THEN 5'-0" WERE THE SITE ABUTS THE SIDE OF A RESIDENTIAL ZONE AND 15'-0" WHERE THE SITE ABUTS THE REAR OF A RESIDENTIAL ZONE. ALL BUILDING SETBACKS SHALL COMPLY WITH THE LA CUEVA SECTOR DEVELOPMENT PLAN AND THE CITY OF ALBUQUERQUE ZONING CODE.

PARCEL A-1 0.86 AC 0.13 FAR	PARCEL B 1.00 AC .12 FAR	PARCEL C 1.61 AC .21 FAR
PARCEL A-2-A 1.78 AC 0.18 FAR	PARCEL A-2-B 0.64 AC 0.26 FAR	

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

Is on Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
1	3.20.06	JS	DRB COMMENTS
2	2.14.06	JS	DRB COMMENTS
3	12.20.07	JS	EPC CONDITIONS
4	11.1.07	JS	PLANNER COMMENTS
5	6.26.07	JS	PLANNER COMMENTS
6	7.20.07	JCS	PLANNER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: PASEO DEL NORTE & VENTURA
NORTHWEST CORNER OF PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER:

JOB NO.:

DRAWN BY: JCS

SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 6.22.07

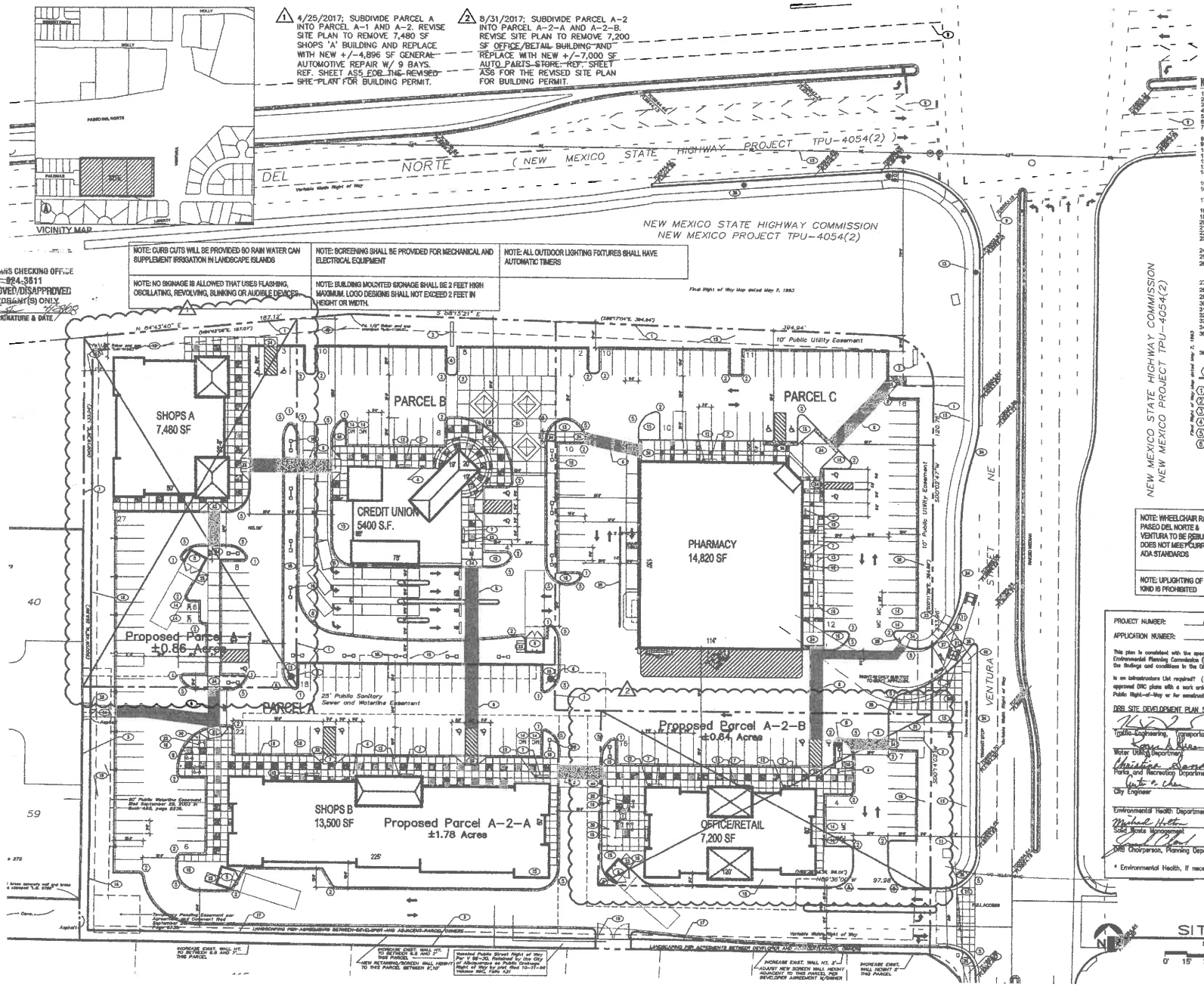
SCALE: AS NOTED

sheet- AS1 of

APPROVED DRB

1 4/25/2017: SUBDIVIDE PARCEL A INTO PARCEL A-1 AND A-2. REVISE SITE PLAN TO REMOVE 7,480 SF SHOPS 'A' BUILDING AND REPLACE WITH NEW +/-4,896 SF GENERAL AUTOMOTIVE REPAIR W/ 9 BAYS. REF. SHEET AS5 FOR THE REVISED SITE PLAN FOR BUILDING PERMIT.

2 8/31/2017: SUBDIVIDE PARCEL A-2 INTO PARCEL A-2-A AND A-2-B. REVISE SITE PLAN TO REMOVE 7,200 SF OFFICE/RETAIL BUILDING AND REPLACE WITH NEW +/-7,000 SF AUTO PARTS STORE. REF. SHEET AS6 FOR THE REVISED SITE PLAN FOR BUILDING PERMIT.



NOTE: CURB CUTS WILL BE PROVIDED SO RAIN WATER CAN SUPPLEMENT IRRIGATION IN LANDSCAPE ISLANDS

NOTE: SCREENING SHALL BE PROVIDED FOR MECHANICAL AND ELECTRICAL EQUIPMENT

NOTE: ALL OUTDOOR LIGHTING FIXTURES SHALL HAVE AUTOMATIC TIMERS

NOTE: NO SIGNAGE IS ALLOWED THAT USES FLASHING, OSCILLATING, REVOLVING, BLINKING OR AUDIBLE DEVICES

NOTE: BUILDING MOUNTED SIGNAGE SHALL BE 2 FEET HIGH MAXIMUM. LOGO DESIGNS SHALL NOT EXCEED 2 FEET IN HEIGHT OR WIDTH.

NOTE: WHEELCHAIR RAMP AT PASEO DEL NORTE & VENTURA TO BE REBUILT IF IT DOES NOT MEET CURRENT ADA STANDARDS

NOTE: UPLIGHTING OF ANY KIND IS PROHIBITED

NOTE: THERE IS AN EXISTING BUS ROUTE AND STOP ON VENTURA. THERE IS AN EXISTING BIKE TRAIL ALONG PASEO DEL NORTE.

NOTE: CHAIN LINK FENCING, BARBED WIRE & CONCERTINA WIRE SHALL BE PROHIBITED

NOTE: OWNER SHALL MAINTAIN LANDSCAPING IN THE SOUTHERN LANDSCAPE BUFFER

LANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

KEYED NOTES

1. PROPERTY LINE.
2. MONUMENT SIGN.
3. EXISTING CMU WALL.
4. BICYCLE RACKS.
5. DUMPSTER ENCLOSURE.
6. CROSSWALK. BRICK PAVERS.
7. 8'-0" X 1'-6" BENCH. LOCATION NOT TO CONFLICT WITH DOORS OR TREES.
8. PROPOSED FIRE HYDRANT
9. EXISTING TRAFFIC SIGNAL.
10. SITE LIGHTING
11. EXISTING BUS STOP.
12. TRASH RECEPTACLES.
13. EXISTING SIDEWALK.
14. MOTORCYCLE PARKING, WITH UPRIGHT SIGNAGE.
15. LANDSCAPE AREA.
16. 9' TALL DECORATIVE SPLIT FACE CMU SCREEN WALL.
17. 8' TALL DECORATIVE SPLIT FACE CMU SCREEN WALL. ON RETAINING WALL.
18. UMBRELLAS
19. NEW GATE IN 6' SCREEN WALL.
20. BOLLARDS
21. COLORED, TEXTURED CONCRETE.
22. TABLES AND CHAIRS.
23. RECYCLING ENCLOSURE PER CITY OF ALBUQUERQUE REQUIREMENTS
24. FULL HEIGHT CURB
25. "NO EXIT" SIGNAGE
26. COLORED, TEXTURED CONCRETE WITH ROLLOVER CURB TO ACCOMMODATE TRUCK ENTRY
27. NEW DRIVEWAY PER COA STD. DWG 2425
28. NEW HC RAMP PER COA STD. DWG 2441
29. GATED PEDESTRIAN ACCESS
30. PEDESTRIAN LIGHTING 2' HIGH MAX.
31. NEW CONCRETE SIDEWALK
32. CURB RAMP PER COA STD DETAIL 2425
33. HC RAMP PER COA STD DETAIL 2441
34. DEPRESSED CURB & HC RAMP
35. REBUILD EXISTING RAMP PER COA STD DETAIL 2441 IF IT DOESN'T COMPLY WITH CURRENT ADA STANDARDS
36. NEW SIDEWALK PER COA AND NMDOT STD

RADIUS INFORMATION:

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 5'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 30'-0"
9. RADIUS = 40'-0"
10. RADIUS = 50'-0"
11. RADIUS = 60'-0"
12. RADIUS = 100'-0"

REV	DATE	BY	REVISION
1	7.5.07	JCS	EPC SUBMITTAL 1 7.27.07 DRIVEWAY WIDTH
2	5.16.07	NAH	NON LIQUOR PROTOTYPE 2 8.6.07 SHOPS "A"
3	3.27.07	JS	EXCEL LANE 3 8.16.07 SOUTH WALL DRIVWAY WIDOE.
4	2.16.07	JS	SERVICE DRIVE ADDED 4 8.20.07 PLANNER COMMENTS
5	2.13.07	JS	SURVEY IMPORTED 5 11.1.07 PLANNER COMMENTS
6	-	MS	INITIAL SITE PLANNING 6 12.20.07 EPC CONDITIONS

3 8.30.08 DRB COMMENTS
4 8.4.08 DRB COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT NUMBER: 100602

APPLICATION NUMBER: 08DRB-70086

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Public Engineering, Transportation Division	4/28/08 Date
Water Utility Department	2-27-08 Date
Parks and Recreation Department	2/27/08 Date
City Engineer	4-28-08 Date
Environmental Health Department	Date
Solid Waste Management	4/29/08 Date
DRB Chairperson, Planning Department	2/27/08 Date

* Environmental Health, if necessary

DRB SUBMITTAL

PROJECT TITLE: PASEO DEL NORTE & VENTURA
PARTIES NORTH AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER: JCS

JOB NO.

DRAWN BY: JCS

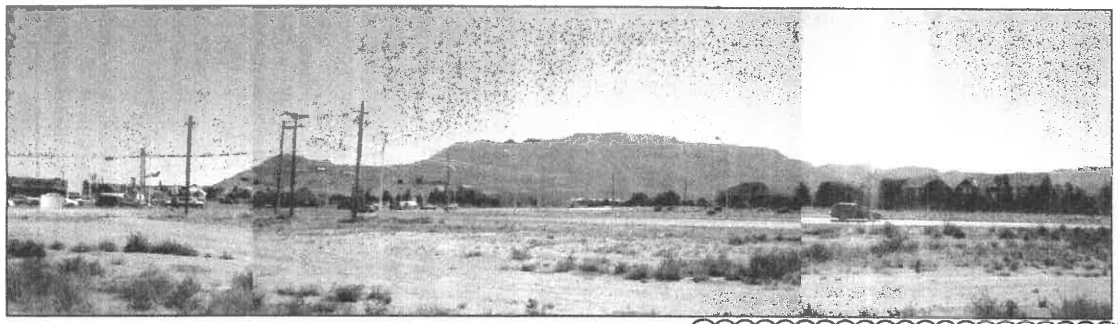
SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 6.22.07

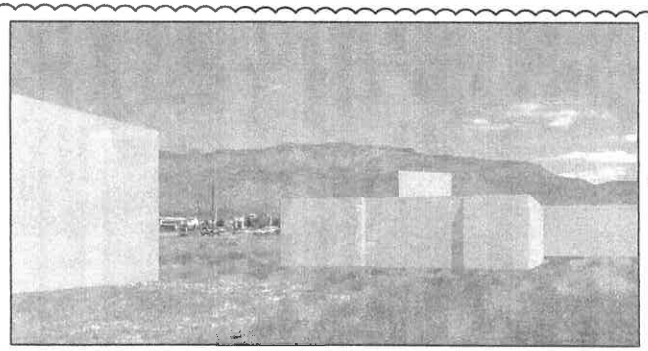
SCALE: AS NOTED

sheet AS2 of

APPROVED DRB

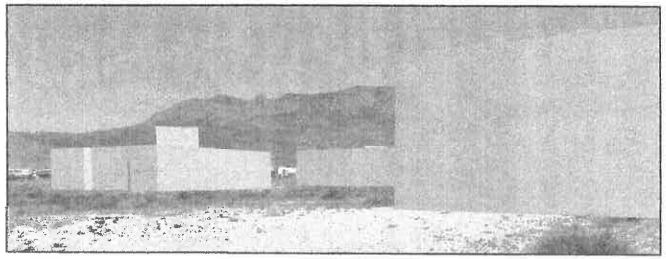


VIEW EAST FROM SITE



VIEW A

FROM EAST OF LOT 40 LOOKING NORTHEAST.



VIEW B

FROM EAST OF LOT 59 LOOKING NORTHEAST

PARCEL	LAND AREA	ZONING	MAX. BUILDING HEIGHT	FLOOR AREA RATIO	BUILDING	BUILDING S.F.	REQUIRED PARKING*	PROVIDED PARKING*	H.C. PARKING	MOTORCYCLE PARKING
A	123,237 S.F.	SU-2/C1	26'	.3	SHOPS A	7,499	SEE CALC BELOW	***	9	6
					SHOPS B	13,600				
					ORIENTAL	7,200				
B	43,943 S.F.	SU-2/C1	26'	.3	CREDIT UNION	3400		28	2	2
C	76,029 S.F.	SU-2/C1	26'	.3	PHARMACY	14,628		70	4	3
					TOTALS	49400	289 MIN.	200		

DRIVEWAY PARKING NUMBERS INCLUDE HANDICAPPED PARKING / MOTORCYCLE PARKING IS PROVIDED IN ADDITION TO "PROVIDED PARKING" TOTALS

2

PARKING CALCULATIONS:
PER CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-1 OFF-STREET PARKING REGULATIONS. (27) RETAIL AND SERVICE USES UNLESS OTHERWISE SPECIFIED IN THIS SECTION: ONE SPACE PER 200 SQUARE FEET FOR THE FIRST 15,000 SQUARE FEET OF NET LEASABLE AREA; THEN, ONE SPACE PER 250 SQUARE FEET FOR THE NEXT 45,000 SQUARE FEET OF NET LEASABLE AREA; THEN, ONE PER 300 SQUARE FEET FOR THE NET LEASABLE AREA THAT EXCEEDS 60,000 SQUARE FEET.
REQUIRED PARKING CALC:

45,905
33,400 TOTAL BUILDING SQUARE FOOTAGE

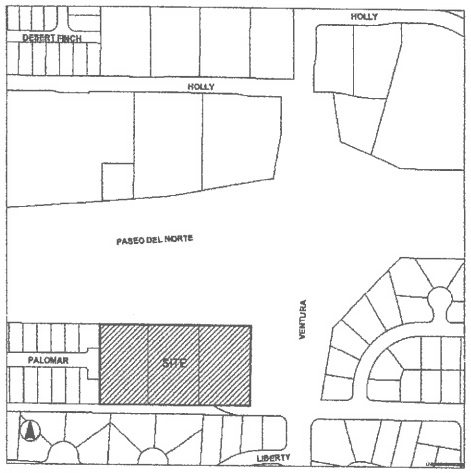
1ST 15000 SF @ 1 SPACE PER 200 SF = 15000/200 = 75 SPACES REQ'D.

30,905
REMAINING 33,400 SF @ 1 SPACE PER 250 SF = 33,400/250 = 134 SPACES REQ'D.
124
124 199
TOTAL SPACES REQ'D. = 75 + 134 = 209 MAXIMUM**
219
**(10% ADDITIONAL, OR 230 MAXIMUM ALLOWED)

VIEWS FROM WITHIN THE SITE WILL BE PROTECTED BY CONTROLLING BUILDING HEIGHT AND MAINTAINING BREAKS BETWEEN BUILDINGS

1 4/25/2017; REVISE VIEW EXHIBITS FOR PARCEL A-1. REF. SHEET AS6 FOR UPDATED EXHIBITS.

2 10/3/2017; REVISE PARKING CALCULATIONS FOR ENTIRE SHOPPING CENTER. REF. NEW TABLE THIS SHEET AND SHEET AS7 FOR THE NEW O'REILLY SITE PLAN.

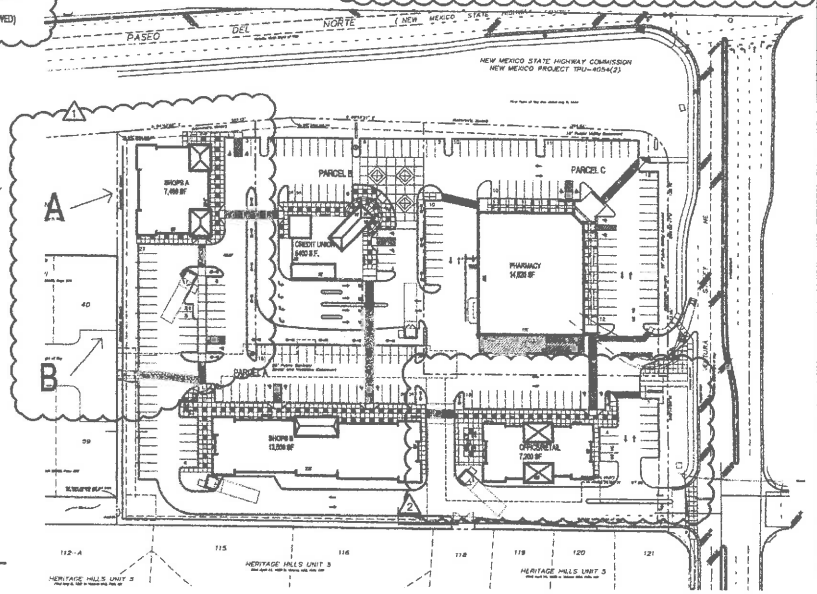


VICINITY MAP

2

PARCEL	LAND AREA	ZONING	MAX BUILDING HEIGHT	FLOOR AREA RATIO	BUILDING	BUILDING AREA	REQUIRED PARKING	PROVIDED PARKING	H.C. PARKING	MOTORCYCLE PARKING
A	123,237 S'	SU-2/C1	26'	0.30 MAX	CHRISTIAN BROS	4196	SEE CALC BELOW	29*	8	6
					SHOPS B	13,600		57***		
					O'REILLY	7,349		20**		
B	43,943 S'	SU-2/C1	26'	0.30 MAX	CREDIT UNION	3400		28*	2*	2
C	76,029 S'	SU-2/C1	26'	0.30 MAX	PHARMACY	14,628		73*	4*	2*
					TOTALS	45905	199	212	14	11

* PARKING FOR THE CREDIT UNION AND PHARMACY FIELD VERIFIED
** PARKING FOR THE CHRISTIAN BROS AND O'REILLY ARE AS PROPOSED BY PLAN
*** PARKING FOR THE REMAINDER SHOPS B IS ASSUMED PER THE ORIGINAL APPROVED PLAN.



VIEW KEY PLAN

REV	DATE	BY	REVISION
1			
2			
3			
4	4.15.06	JS	DRB COMMENTS
5	12.20.07	JS	EPC CONDITIONS
6	11.1.07	JS	PLANNER COMMENTS

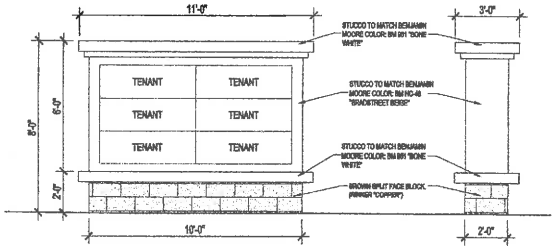
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM.

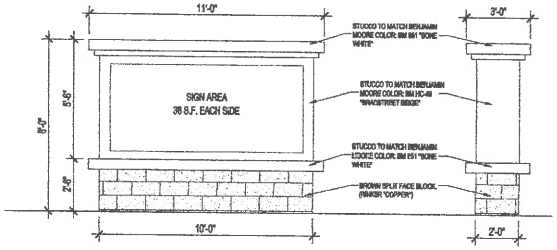
PROJECT MANAGER:
JOB NO.
DRAWN BY: JCS

SHEET TITLE
SITE DATA

DATE 6.22.07
SCALE AS NOTED
sheet AS3 of
APPROVED DRB

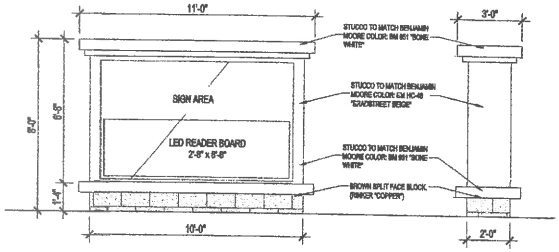


F RETAIL/OFFICE MONUMENT SIGN
1/4" = 1'-0"

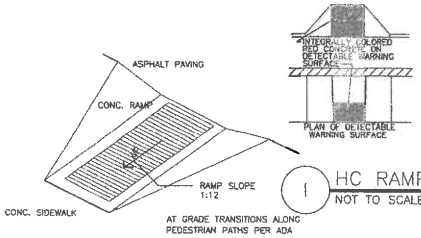


E BANK MONUMENT SIGN
1/4" = 1'-0"

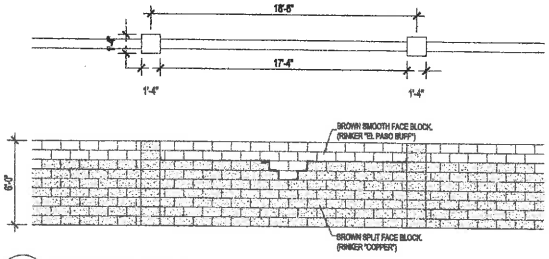
SIGN FACE = 49.5 S.F. PER SIDE.



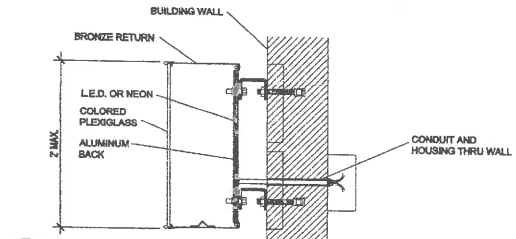
D PHARMACY MONUMENT SIGN
3/8" = 1'-0"



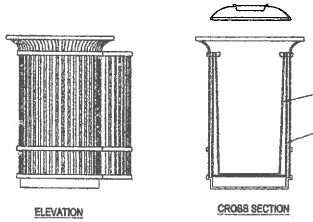
I HC RAMP
NOT TO SCALE



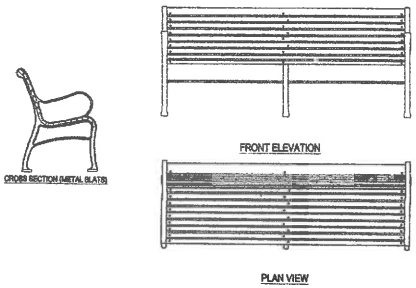
H SCREEN WALL
NOT TO SCALE



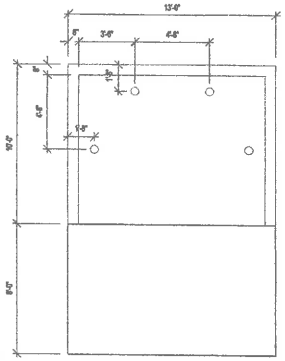
G TYP. BUILDING SIGN
NOT TO SCALE

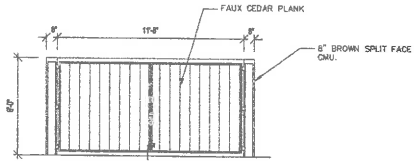


D TYPICAL TRASHCAN ENCLOSURE
N.T.S.

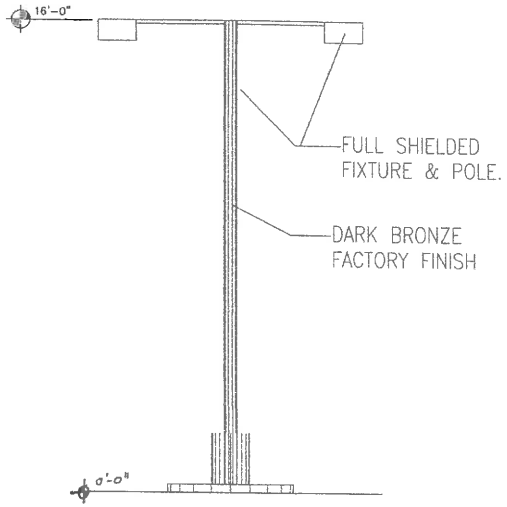


C TYPICAL BENCH
N.T.S.





B DUMPSTER ENCLOSURE
N.T.S.



A SITE LIGHTING
N.T.S.

REV	DATE	BY	REVISION
1			
2			
3	2.14.08	JS	DRB COMMENTS
4	12.20.07	JS	EPC CONDITIONS
5	11.1.07	JS	PLANNER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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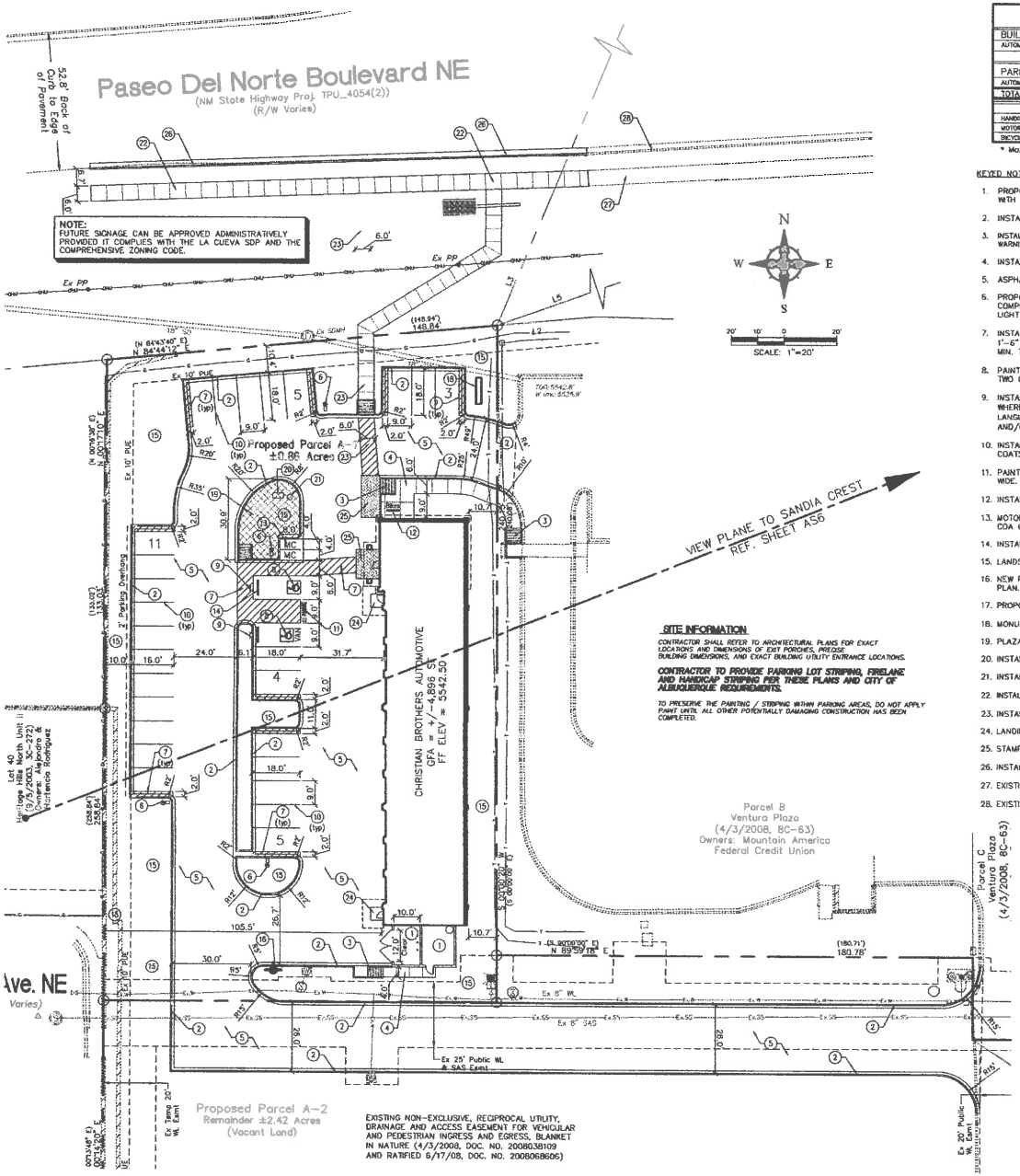
PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER
JOB NO.
DRAWN BY: JCS

SHEET TITLE
SITE PLAN DETAILS

DATE: 6.22.07
SCALE: AS NOTED
sheet AS4 of

APPROVED DRB



EXISTING NON-EXCLUSIVE, RECIPROCAL UTILITY, DRAINAGE AND ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, BLANKET IN NATURE (4/3/2008, DOC. NO. 2008038109 AND RATIFIED 6/17/08, DOC. NO. 2008068606)

SITE INFORMATION

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PREQUE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

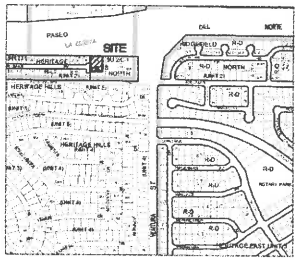
PARKING CALCULATIONS

BUILDING AREA:		BUILDING AREA (SQUARE FEET)	
AUTOMOTIVE REPAIR SHOP (SERVICE)		4,895 SF	
PARKING REQUIREMENTS:	RATIO	REQUIRED	PROVIDED
AUTOMOTIVE REPAIR SHOP (SERVICE)	1/200 SF	25 spaces	28 spaces
TOTAL		25 spaces	28 spaces*
		REQUIRED	PROVIDED
HANDICAP PARKING		1 space	2 spaces
MOTORCYCLE PARKING		1 space	2 spaces
BICYCLE PARKING		2 spaces	3 spaces

* Maximum Parking Allowed = Min Req'd Spaces * 10% = 28

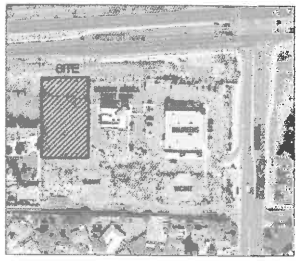
KEYED NOTES

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
5. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAILS ON SHEET C3.1.
6. PROPOSED SITE LIGHTING. ALL SITE LIGHTING SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE LA CUEVA SECTOR DEVELOPMENT PLAN. LIGHT POLES SHALL MATCH THE EXISTING LIGHT POLES WITHIN THE DEVELOPMENT.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
9. INSTALL H/C SIGNAGE PER DETAIL, SHEET C3.1. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK PER DETAIL THIS SHEET. TWO (2) SPACES MINIMUM.
13. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
14. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C3.1.
15. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
16. NEW PRIVATE FIRE HYDRANT PAINTED SAFETY ORANGE. REF. SHEET C2.1, UTILITY PLAN.
17. PROPOSED RETAINING WALL.
18. MONUMENT SIGN PER DETAIL 'E', SHEET AS4.
19. PLAZA AREA AS REQUIRED BY THE LCSDP. TOTAL AREA = 464.0 SF.
20. INSTALL BENCH PER DETAIL C ON SHEET AS4.
21. INSTALL TRASH CAN PER DETAIL D ON SHEET AS4.
22. INSTALL 6' WIDE SIDEWALK PER NMDOT 608 SERIES STD DWGS.
23. INSTALL 6' WIDE SIDEWALK FOR ADA ROUTE PER NMDOT SERIES 608 STD DWGS.
24. LANDING PER DETAIL B, SHEET A-1.
25. STAMPED CONCRETE PAVEMENT LANDING PER DETAIL 7, SHEET A-1.
26. INSTALL NEW CONCRETE BARRIER CURB TYPE 'C' PER NMDOT STD DWG 609.
27. EXISTING 6' WIDE SIDEWALK.
28. EXISTING NMDOT TYPE 'C' BARRIER CURB.



VICINITY MAP
NTS

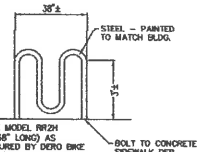
LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.86 Acres.



KEYED MAP
NTS

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



BIKE RACK MODEL RR2H (3-BIKE, 38" LONG) AS MANUFACTURED BY DERO BIKE RACK CO., MINNEAPOLIS, MN OR EQUIVALENT.

Bike Rack Detail
NTS

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and has the findings and conditions in the Official Notification of Decision are satisfied

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

STEWART + REINDERSMA ARCHITECTURE, PLLC
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
P: 480.518.5123
www.sra360.com

Christian Brothers Automotive

8001 Ventura St. NE
Albuquerque, NM 87109

Christian Brothers Automotive
17705 Katy Freeway, Bl. 200
Houston, TX 77094

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER

8/1/2017
Date

Revisions

04/25/17 - EPC Site Plan

07/28/17 - Permit Set

Project No. 2016045

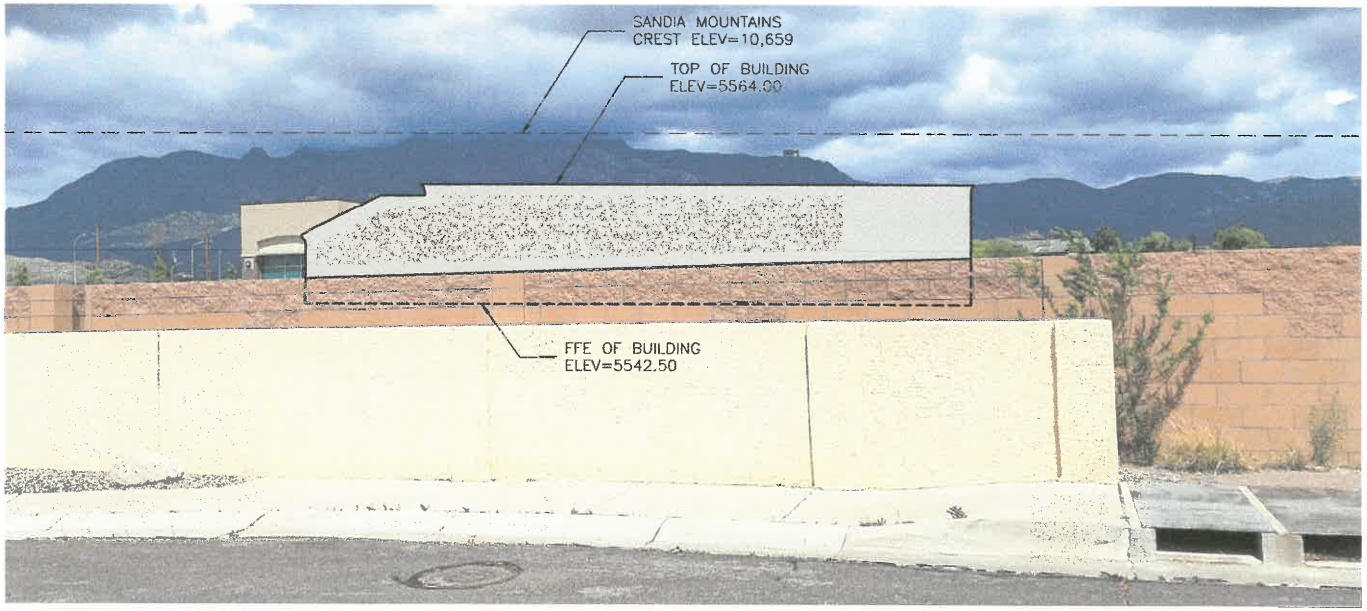
Drawn By: J Wooten

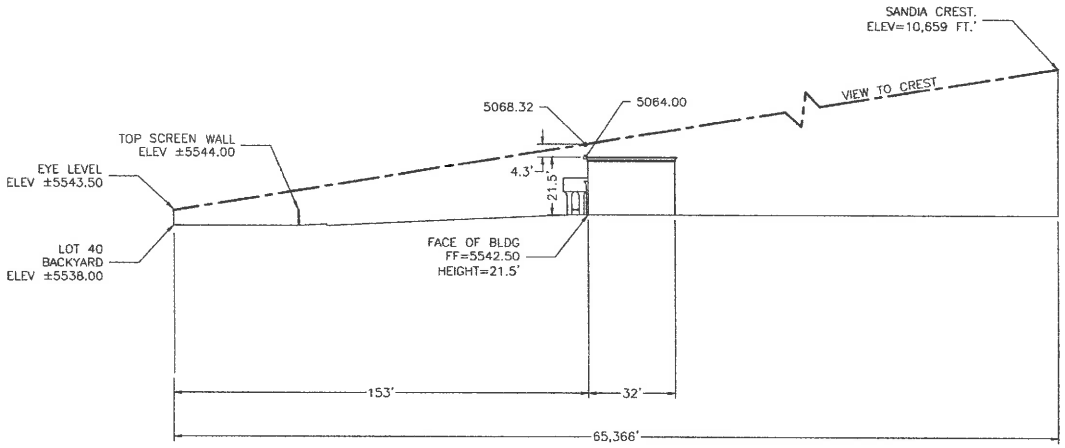
Date: 8/1/17

Sheet Title:
SITE PLAN FOR BUILDING PERMIT

Drawing No.
AS5

9LHN-CBAC-1215-01





VIEW PLANE

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JEFFREY TODD WOOTEN
NEW MEXICO
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PROFESSIONAL ENGINEER

7/28/2017
Date

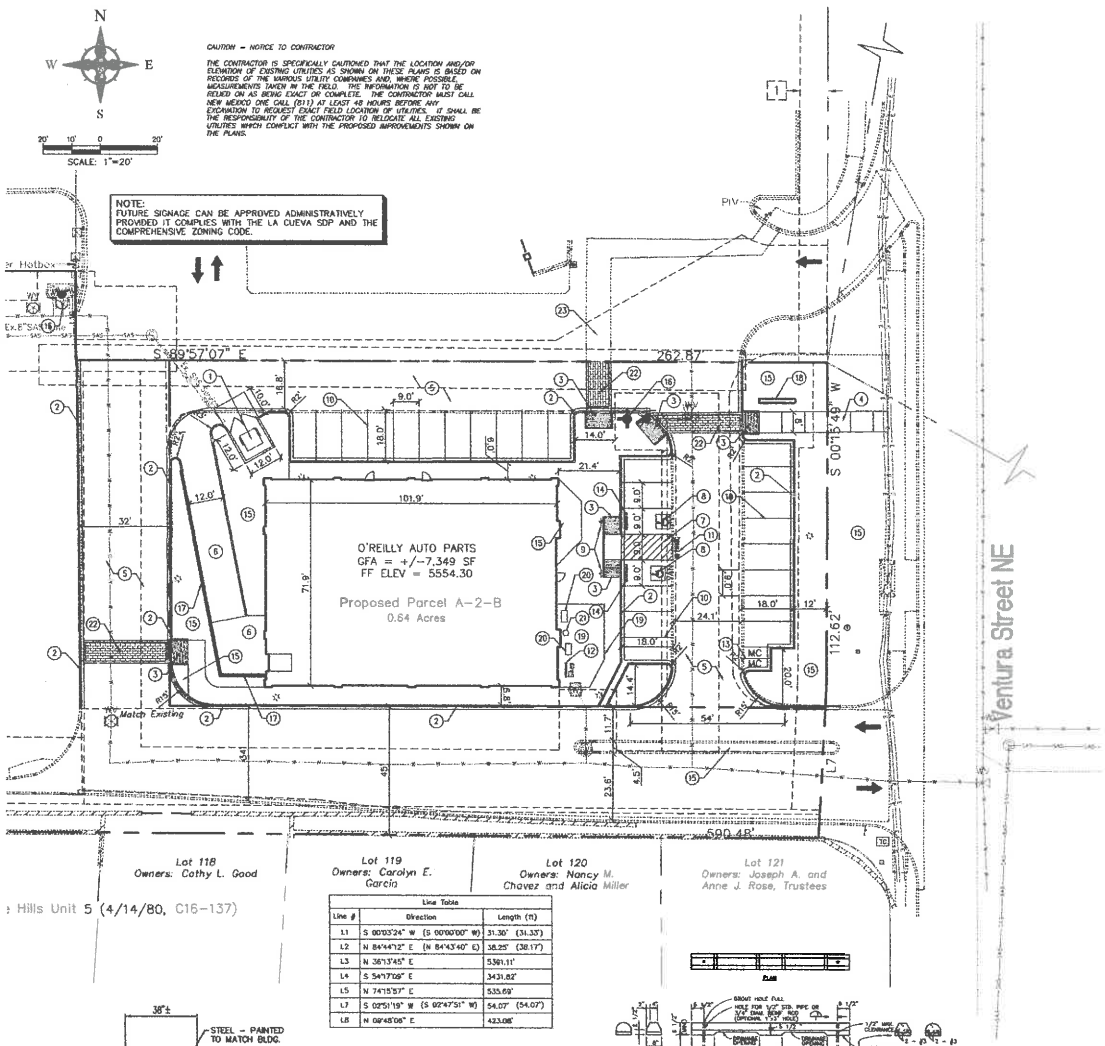
Revisions
04/25/17 - EPC Site Plan

Project No. 2016045
Drawn By: J Wooten
Date: 07/28/17

Sheet Title:
VIEW ANALYSIS

Drawing No.
AS6

BLHN-CBAC-1218-01

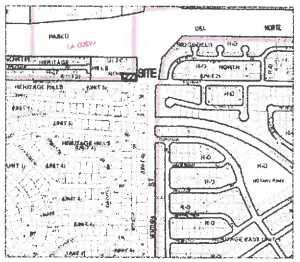


Line Table		
Line #	Direction	Length (ft)
L1	S 00°03'24" W (S 00°00'00" W)	31.30' (31.33')
L2	N 84°44'12" E (N 84°43'40" E)	38.25' (38.17')
L3	N 36°13'45" E	5391.11'
L4	S 54°17'09" E	3431.82'
L5	N 74°15'57" E	535.69'
L7	S 02°51'19" W (S 02°47'51" W)	54.07' (54.07')
L8	N 08°48'06" E	423.08'

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
5. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
6. CONCRETE PAVEMENT FOR LOADING ZONE.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
9. INSTALL H/C SIGNAGE PER DETAIL THIS SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK PER DETAIL THIS SHEET. TWO (2) SPACES MINIMUM.
13. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
14. INSTALL PRE-CAST WHEEL STOP PER DETAIL THIS SHEET.
15. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
16. EXISTING PUBLIC FIRE HYDRANT TO BE RELOCATED. REF. SHEET C2.1, UTILITY PLAN.
17. PROPOSED RETAINING WALL.
18. MONUMENT SIGN PER DETAIL 'E', SHEET AS4.
19. PLAZA AREA AS REQUIRED BY THE LCSDP. TOTAL AREA = 464.0 SF.
20. INSTALL BENCH PER DETAIL C ON SHEET AS4.
21. INSTALL TRASH CAN PER DETAIL D ON SHEET AS4.
22. NEW STAMPED CONCRETE SIDEWALK CROSSING TO MATCH EXISTING CROSSINGS WITHIN DEVELOPMENT.
23. EXISTING STAMPED CONCRETE SIDEWALK CROSSING TO REMAIN

NOTE: ALL SITE LIGHTING SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE LA CUEVA SECTOR DEVELOPMENT PLAN. LIGHT POLES SHALL MATCH THE EXISTING LIGHT POLES WITHIN THE DEVELOPMENT.



VICINITY MAP – Zone Map D-20-Z
NTS

LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.86 Acres.
ZONING: SU-2 FOR C-1 USES

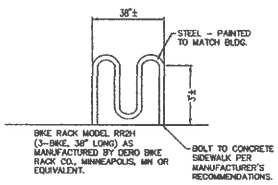
KEYED MAP
NTS

SITE INFORMATION

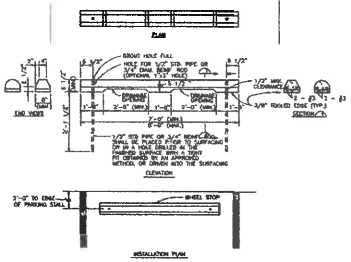
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

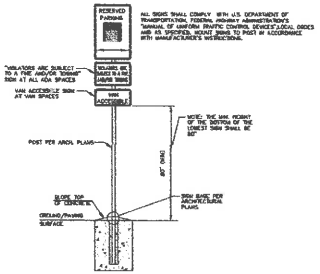
TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.



Bike Rack Detail
NTS



Precast Concrete Wheel Stop
NTS



H/C Sign Detail
NTS

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

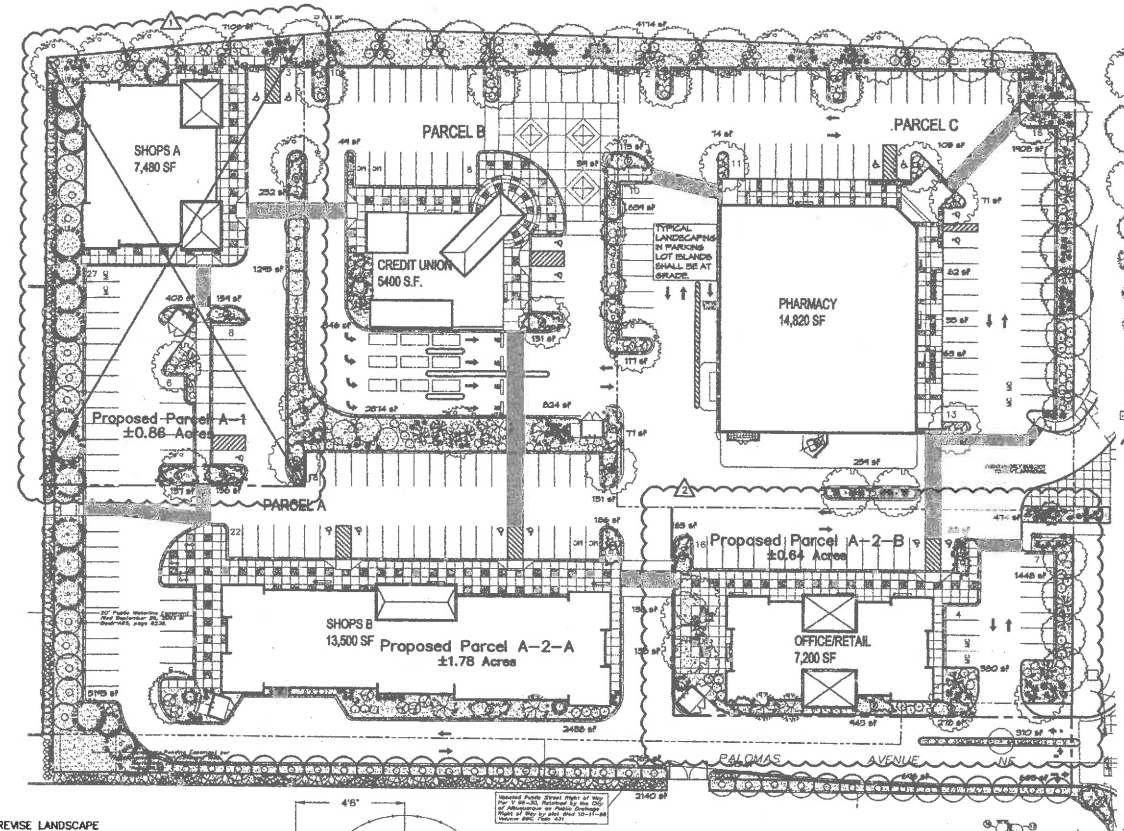
O'Reilly Auto Parts
8001 Ventura St. NE
Albuquerque, New Mexico 87109

Not For Construction

Project Number	2017010
Drawn By	OW
Checked	JW
Issue Date	October 3, 2017

Site Plan for Building Permit

AS7

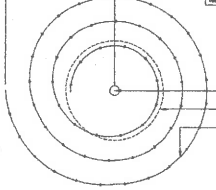


1 4/25/2017; REVISE LANDSCAPE PLAN FOR PARCEL A-1. REF. SHEET L-2.

1 8/31/2017; REVISE LANDSCAPE PLAN FOR PARCEL A-2-B. REF. SHEET L-3.

TREE PLANTING DETAIL

NTS



Netafim Spiral Detail

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTRURBED SOIL.

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

1 1-14-08 rm Adjusting parking lot island note

SHRUB PLANTING DETAIL

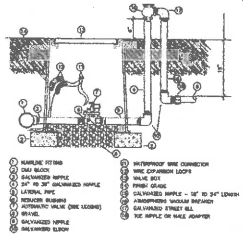
NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

for a drip only system

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

PLANT LEGEND

- CHINESE PISTACHE (M) 16 — Pistacia chinensis — 2" Cal.
- SHUMARD OAK (M) 4 — Quercus shumardii — 2" Cal.
- CHITALPA (M) 14 — Chilopsis x Catalpa — 2" Cal.
- DESERT WILLOW (L) 5 — Chilopsis linearis — 15 Gal. 225sf
- VITEX (M) 5 — Vitex agnus-castus — 15 Gal. 225 sf
- SPANISH BROOM (M) 15 — Genista hispanica — 5 Gal. 100sf
- BROOM BACCHARIS (L+) 4 — Baccharis sarothroides — 5 Gal. 100sf
- RUSSIAN SAGE (M) 51 — Perovskia atriplicifolia — 5 Gal. 56sf
- RED YUCCA (L) 65 — Hesperaloe parviflora — 5 Gal. 4sf
- SANTA FE BROWN GRAVEL MITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- COMMERCIAL GRADE STEEL EDGING
- KENTUCKY COFFEE TREE (M) 6 — gymnocladus dioica — 2" Cal.
- COMMON HACKBERRY (M) 4 — Celtis occidentalis — 2" Cal.
- EASTERN REDBUD (M) 12 — Cercis canadensis — 2" Cal.
- NEW MEXICO OLIVE (L) 8 — Forestiera neomexicana — 15 Gal. 225sf
- BLUE MIST SPIREA (M) 101 — Caryopteris clandonensis — 5 Gal. 4sf
- POWIS CASTLE SAGE (L+) 49 — Artemisia X Powis Castle — 1 Gal. 25sf
- AUTUMN SAGE (M) 41 — Salvia greggii — 1 Gal. 4sf
- THREADGRASS (M) 46 — Stipa tenuissima — 1 Gal. 4sf
- HONEYSUCKLE (M) 21 — Lonicera japonica 'Halliana' — 1 Gal. 144sf — Unstaked-Groundcover
- GREYLEAF COTONEASTER (M) 60 — Cotoneaster buxifolius — 5 Gal. 81sf — Symbol indicates 5 plants
- OVERSIZED GRAVEL #14 BOULDERS
- EVERGREEN RESIDENTIAL BUFFER
- AUSTRIAN PINE (M) 11 — Pinus nigra — 6'-8'
- BLUE SPRUCE (M+) 7 — Picea pungens — 6'-8'
- WESTERN RED CEDAR (M) 45 — Thuja plicata 'Green Giant' — 15 Gal. 100sf
- WILLOWLEAF COTONEASTER (M) 56 — Cotoneaster salicifolius — 5 Gal. 64sf
- INDIAN HAWTHORN (M) 24 — Raphiolepis indica — 5 Gal. 56sf
- BOSTON IVY (M) 15 — Parthenocissus tricuspidata — 1 Gal.

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition. The Owner of the subject site shall maintain the landscaping in the southern buffer.

Landscaping in parking lot islands shall be at grade.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 80% live ground cover at maturity.

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

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polyipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	236850	square feet
TOTAL BUILDINGS AREA	49400	square feet
NET LOT AREA	188450	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	28267	square feet
TOTAL BED PROVIDED	41682	square feet
GROUNDCOVER REQ.	80%	square feet
TOTAL GROUNDCOVER REQUIREMENT	33346	square feet
TOTAL GROUNDCOVER PROVIDED	33691(81%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	41682 (22%)	square feet

STREET TREE REQUIREMENTS

Street trees required under the COA Street Tree Ordinance are as follows:

Name of Street: Ventura
Required # 12 Provided # 12

Name of Street: Paseo del Norte
Required # 20 Provided # 20

PARKING LOT TREE REQUIREMENTS

Shade trees required under the COA Parking Lot Tree Ordinance are as follows:

1 shade tree per 10 spaces
Required # 24 Provided # 26

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26456
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com

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REV	DATE	BY	REVISION
1	1-8-08	RMM	Site revisions and comments
2	10-30-07	RMM	Site revisions and comments
3	8-28-07	RMJ	right to entry entrance added
4	8-30-07	RMJ	Site revisions and neighbor comments
5	9-17-07	RMJ	new rev
6	7-3-07	RMM	SITE REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

STATE OF NEW MEXICO
JAMES DE FLON
LICENSED
LANDSCAPE ARCHITECT

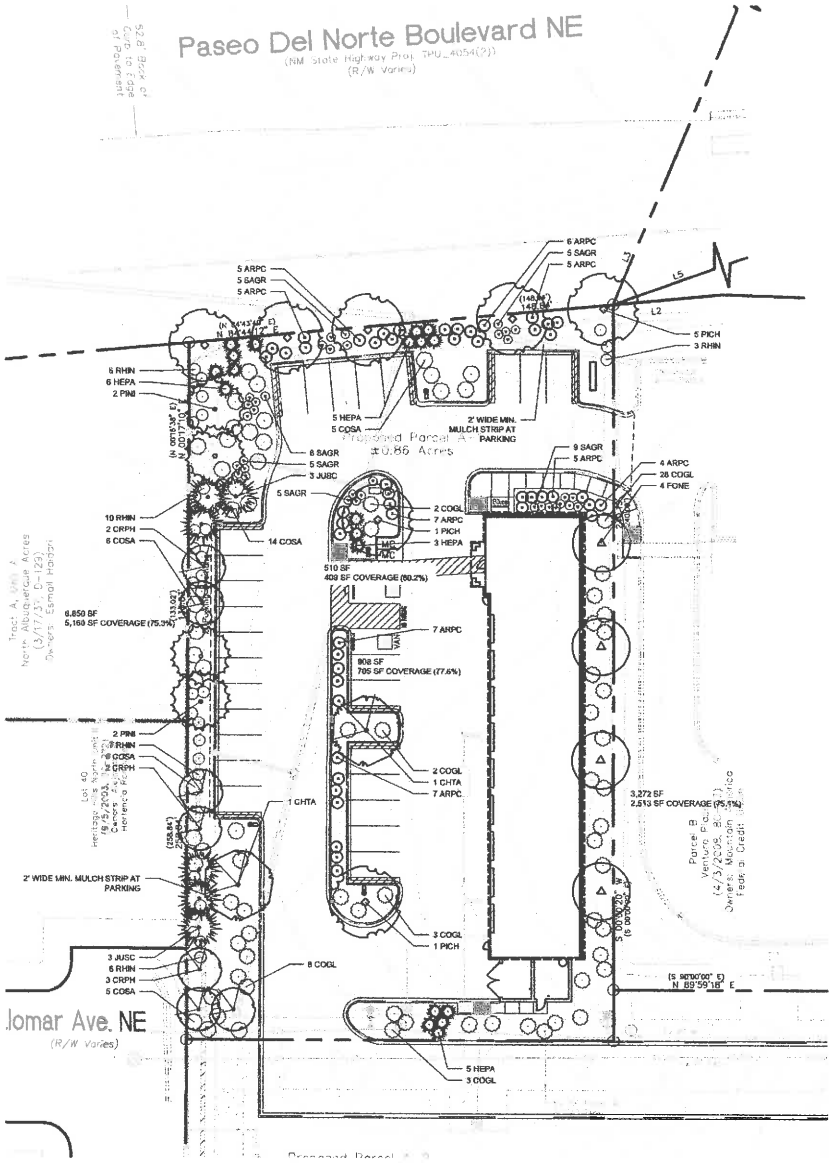
PROJECT TITLE: PASEO DEL NORTE & VENTURA
NORTH ALBUQUERQUE, NM
ALBUQUERQUE, NM

PROJECT ENGINEER: | JOB NO.: | DRAWN BY: RMM

SHEET TITLE: LANDSCAPE PLAN

DATE: 6.28.07
SCALE: All NOTED
SHEET: L1 of

APPROVED DRB



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	MATURE SIZE	REMARKS
TREES							
CHTA	x Chitalpa tashkentensis	Chitalpa	2" cal., 8'-10' high	Per plan	2	25'-30' x 25'-30'	
CRPH	Crataegus phaenopyrum	Washington Hawthorne	2" cal., 8'-10' high	Per plan	7	25'-30' x 25'-30'	
FONE	Forestiera neomexicana	Mexican Olive	2" cal., 8'-10' high	Per plan	4	12'-18' x 12'	
JUSC	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	2" cal., 8'-10' high	Per plan	6	15'-20' x 6'-8'	
PINI	Pinus nigra	Austrian Pine	4" cal., 12'-14' high	Per plan	4	40'-60' x 20'-40'	
PICH	Pistacia chinensis	Chinese Pistache	2" cal., 8'-10' high	Per plan	7	30'-35' x 20'-30'	
SHRUBS							
ARPC	Artemisia 'Powis Castle'	Powis Castle Wormwood	#5 cont.	Per plan	49	2' x 4'-6'	25 sf
COGL	Cotoneaster glaucophyllus	Bright Bead Cotoneaster	#5 cont.	Per plan	44	2'-3' x 4'-6'	51 sf
COSA	Cotoneaster salicifolius	Willow-leaf Cotoneaster	#5 cont.	Per plan	36	2'-3' x 4'-6'	64 sf
HEPA	Hesperaloe parviflora	Red Yucca	#5 cont.	Per plan	19	3' x 3'	9 sf
RHIN	Rhaphiolepis indica 'Pinkie'	Pinkie Indian Hawthorne	#5 cont.	Per plan	32	3'-4' x 3'-4'	36 sf
SAGR	Salvia greggii	Autumn Sage	#5 cont.	Per plan	35	2'-3' x 2'-3'	9 sf

NOTES:
1) ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.
2) PLANT AREA IS TAKEN FROM PREVIOUSLY APPROVED MASTER PLANS BY THE HILLTOP, DATED 1/8/06 (REVISION 5).

LANDSCAPE CALCULATIONS

NET SITE AREA:	32,322 SF
LANDSCAPE AREA REQUIRED:	5,609 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	9,822 SF (30.4% OF SITE AREA)
TOTAL PARKING SPACES:	26 SPACES
TREES REQUIRED:	3 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED	3 TREES
TOTAL LANDSCAPE AREA:	9,822 SF
MINIMUM REQUIRED COVERAGE.	7,367 SF (75% OF LANDSCAPE AREA)
COVERAGE PROVIDED OVERALL:	7,434 SF (75.7%)
STREET TREES	
FRONTAGE LENGTH:	149 LF
STREET TREES REQUIRED:	5 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	5 TREES

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADIES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
5. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
7. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT,** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
8. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
10. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
11. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

0' 10' 20' 40'
Scale 1" = 20'

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF SANTA FE BROWN GRAVEL MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

CITY NOTES

THIS PLAN IS IN COMPLIANCE WITH THE WATER CONSERVATION ORDINANCE, 6-1-1. THIS PLAN IS IN COMPLIANCE WITH 14-19-3-10 GENERAL LANDSCAPING REGULATIONS FOR THE CITY OF ALBUQUERQUE, NEW MEXICO.
OWNER AGREES TO MAINTAIN THE LANDSCAPE IN THE PUBLIC RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

EVERGREEN DESIGN GROUP
(303) 694-9679
5464 Sixth St., Ste. 400
Denver CO 80202
www.landscapecontrol@att.net

SRA 360
STEWART + REINDERSMA ARCHITECTURE, PLLC
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Phoenix, Arizona 85054
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www.sra360.com

Christian Brothers Automotive
8001 Ventura St. NE
Albuquerque, NM 87109

Christian Brothers Automotive
17725 Katy Freeway, St. 200
Houston, TX 77094

Date
Revisions
03/30/17 - Progress Set

Project No. 2016045
Drawn By:
Date: 03/29/17
Sheet Title: PLANTING PLAN
Drawing No. L2

SLHN-CBAC-1216-01

SITE DATA

GROSS LOT AREA	27,712	SF
LESS BUILDING(S)	7,349	SF
NET LOT AREA	20,363	SF
REQUIRED LANDSCAPE		
15% OF NET LOT AREA	3,054	SF
PROPOSED LANDSCAPE	3,054	SF
PROPOSED OFFSITE LANDSCAPE	0	SF
TOTAL PROPOSED LANDSCAPE	3,054	SF
PERCENT OF NET LOT AREA	15.0	%
REQUIRED STREET TREES		
1 PER 30 L.F. OF STREET FRONTAGE	5	
PROVIDED STREET TREES	5	
REQUIRED PARKING LOT TREES		
1 PER 10 SPACES		
27 SPACES/10	2	
PROVIDED PARKING LOT TREES	4	
75% LIVE GROUNDCOVER LANDSCAPE	2,291	SF
PROPOSED LIVE GROUNDCOVER LANDSCAPE	3,049	SF

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE
	5	Fraxinus pennsylvanica 'Cimmaron' / Cimmaron Ash	2" Ball	Medium	30 x 5 = 150
	2	Lagerstroemia indica / Crape Myrtle	200 gal	High	5 x 2 = 0
	5	Pistacia chinensis / Chinese Pistache	2" Ball	Medium	45 x 5= 225
	2	Ulmus parvifolia 'Bosque' / Bosque Elm	2" Ball	Medium	40 x 2= 80
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE
	21	Calyptanthes x chesteronii 'Dark Knight' / Blue Pilot Spoon	1 gal	Low	15 x 21= 315
	16	Dasylirion longissima / Toothed Dasylirion	5 gal	Medium	30 x 16= 480
	12	Lavandula angustifolia / English Lavender	1 gal	Medium	12 x 12 =144
	4	Leucophyllum frutescens / Texas Sage	5 gal	Low	25 x 4 =100
	6	Prunus besseyi 'Pawnee Buttes' / Pawnee Buttes Sand Cherry	5 gal	Medium	15 x 6 =90
	10	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low	30 x 10 =300
	11	Rosa x 'Bonica' TM / Rose	5 gal	Medium	20 x 11=220
	8	Salvia greggii / Autumn Sage Cherry	1 gal	Low	15 x 8 =120
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE
	12	Artemisia x 'Powis Castle' / Powis Castle Artemisia	1 gal	Low	20 x 12 =240
	6	Euonymus kiautschovicus / Turpentine Bush	5 gal	Low	25 x 6 =150
	6	Mahonia bealei aquifolium / Indian Hawthorn	5 gal	Medium	20 x 6 =120

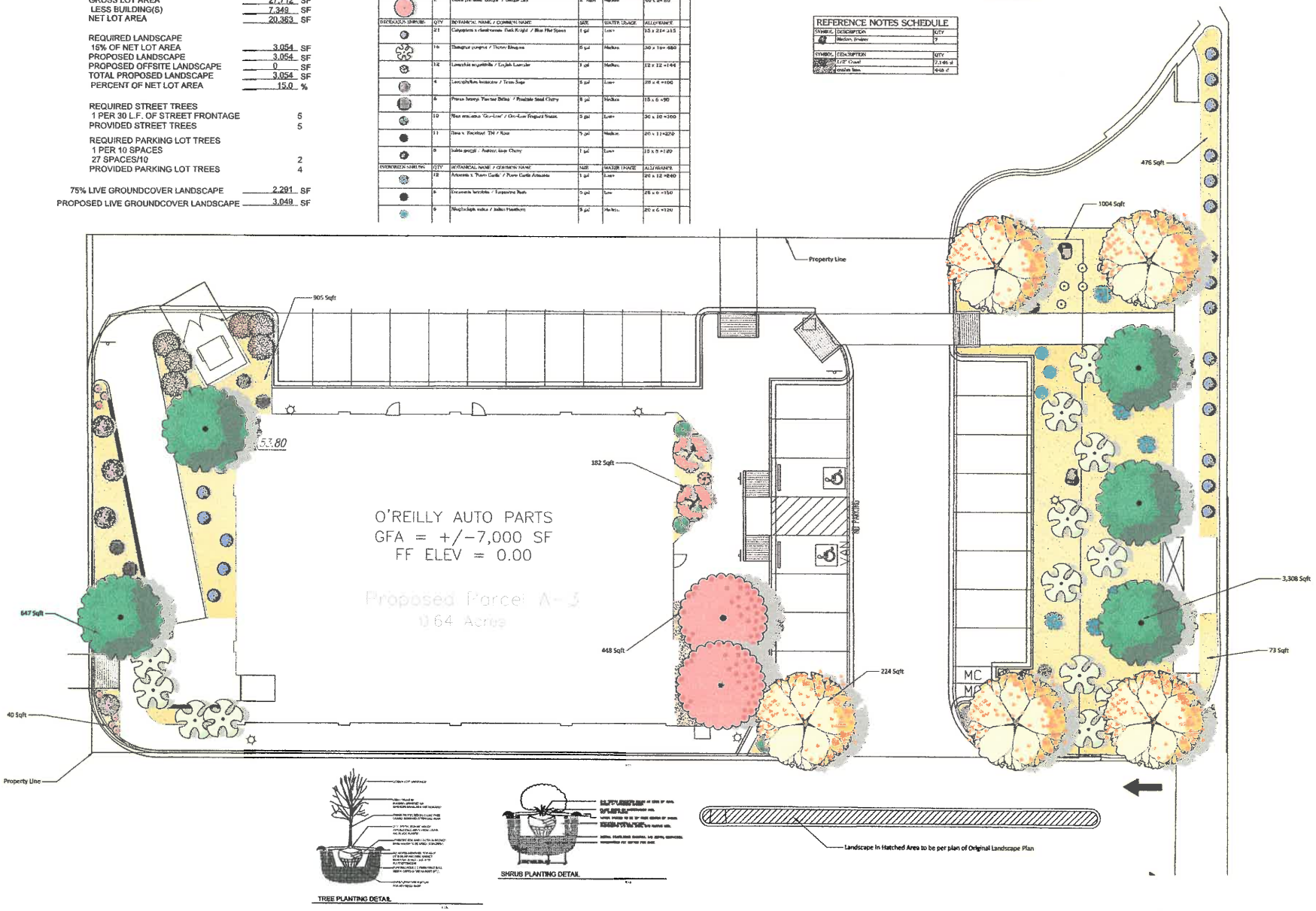
FLOWERING PLANTS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE
	5	Agastache mexicana / New Mexico Hummingbird Mint	1 gal	Low	10 x 5 =75
	10	Penstemon strictus / Rocky Mountain Penstemon	1 gal	Low	15 x 10 =150
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE
	9	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	10 x 9 =90

Total Allowance = 3,049

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Medium Boulder	7

SYMBOL	DESCRIPTION	QTY
	1/8" Gravel	7,146 sf
	crusher fines	448 sf



TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

growing better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

PO Box 10597
Albuquerque, NM 87184
505.898.9815
505.898.2105 (fax)
design@hulc.com

STATE OF NEW MEXICO
JOHN COLLIER BRALY
125
REGISTERED LANDSCAPE ARCHITECT

Date: 8.29.2017
Revisions:

Drawn by: CS
Reviewed by:

O'Reilly Auto Parts
8001 Ventura St NE
Albuquerque, New Mexico

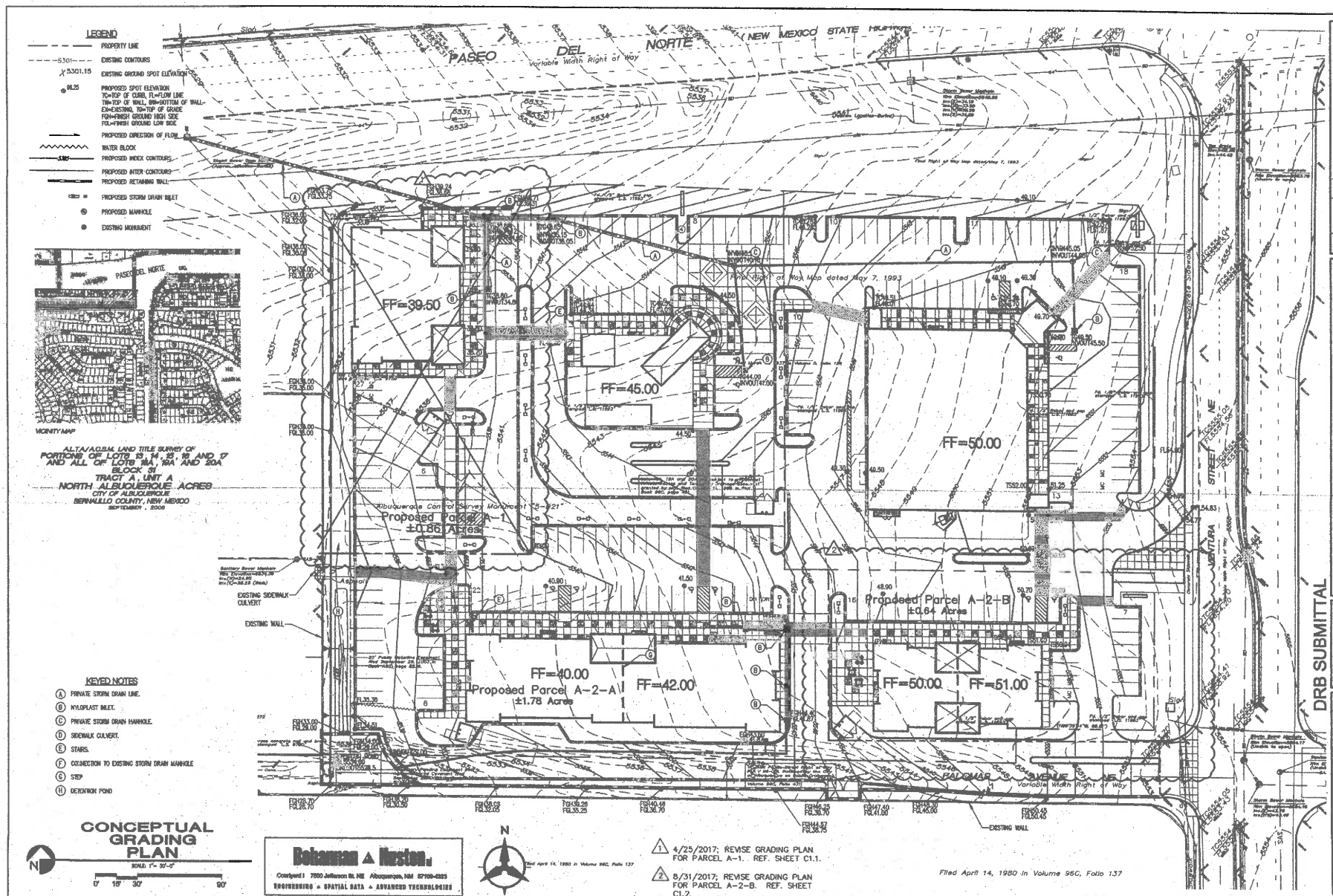
NORTH

Scale: 1" = 10'

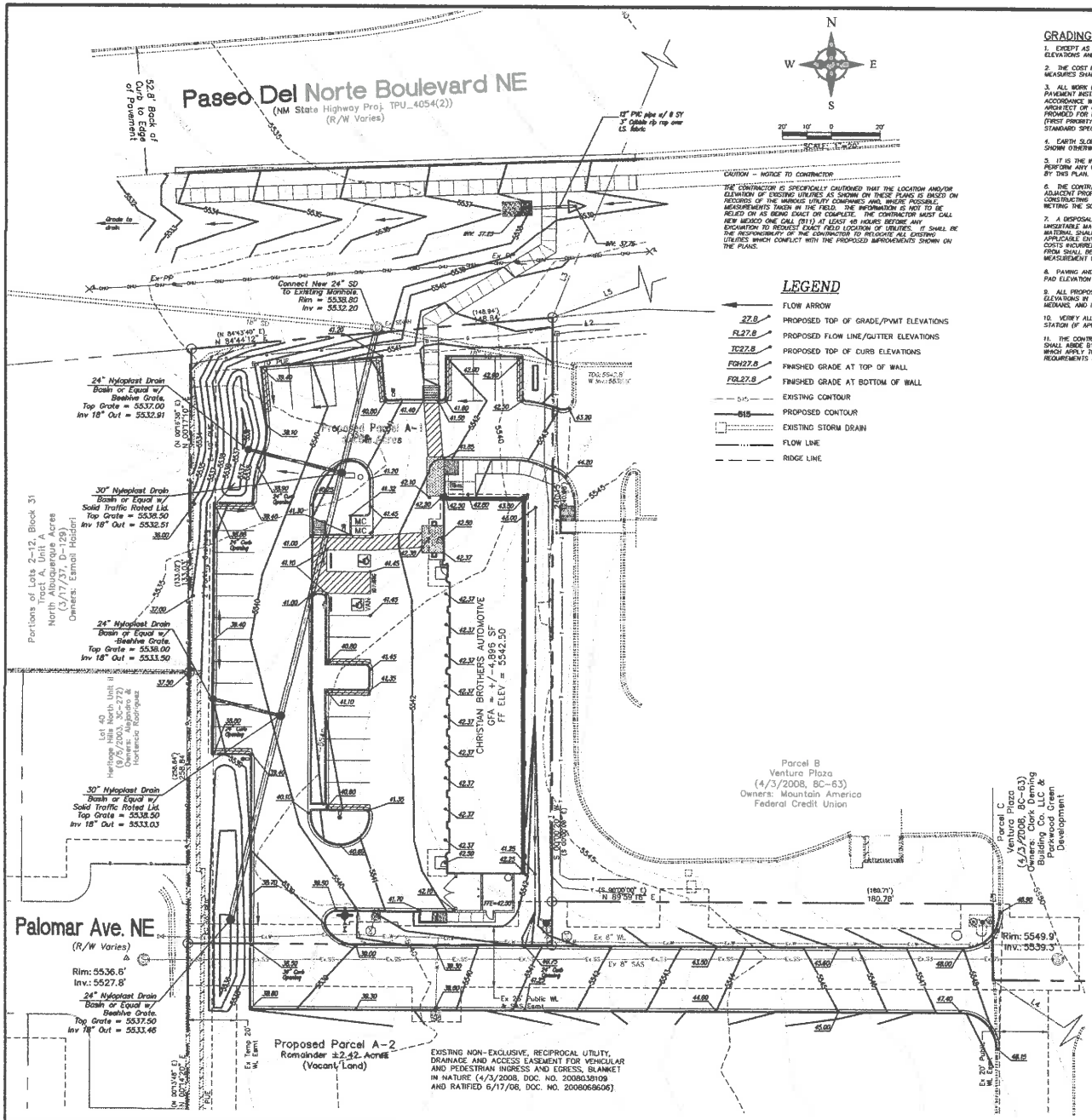
5' 0 10' 20'

Sheet Title:
Landscape Plan

Sheet Number:
L3



APPROVED DRB



LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- FGH27.8 — FINISHED GRADE AT TOP OF WALL
- FGL27.8 — FINISHED GRADE AT BOTTOM OF WALL
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

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6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION

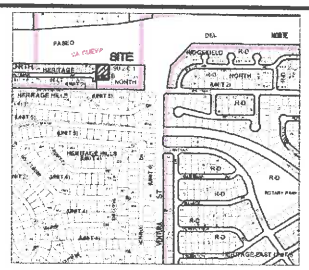
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OF PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.

11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.88 Acres.

FIRM MAP 35001C0141G

Per FIRM Map 35001C0141G, dated September 26, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submittal is to provide a grading plan and drainage management plan for the Amendment to the Site Plan for Subdivision and Site Plan for Building Permit of the Ventura Plaza development. The overall development contains approximately 5.44 acres and is located at the southwest corner of Paseo Del Norte Blvd NE and Ventura St NE in Albuquerque, NM. We are proposing that the original Shops 'A' portion of the development be replaced by a new Christian Brothers Automotive shop.

EXISTING HYDROLOGIC CONDITIONS
There is an existing approved Drainage Management Plan prepared by Jeffrey L. Mulberry, P.E. at Bohannan Huston Inc. titled 'Paseo Del Norte and Ventura Blvd Development, Drainage Management Plan' (File Number D20/D010) dated 11/9/2009. The site generally slopes from east to west. The northern +/-80 percent of the development drains to a new storm drain system that was installed and connected into an existing storm drain system located in Paseo Del Norte Blvd that belongs to the NMDOT. The southern +/-20 percent of the site drains to an existing concrete lined channel that connect to the property at the southwest corner of the development.

PROPOSED HYDROLOGIC CONDITIONS
The proposed development will generally conform to the original plan prepared by Bohannan Huston Inc. as described above. A new storm drain system collecting drainage from the central and western half of the site will extend to the existing manhole located just inside the Paseo Del Norte Blvd Right-of-Way per the original approved Drainage Management Plan.

New Water Quality Ponds will be installed per the current Drainage Ordinance.

CONCLUSION
This drainage management plan generally conforms to the original approved Drainage Management Plan prepared by Bohannan Huston, Inc. With this submittal, we are requesting DRB level approval of the Site Plan for Subdivision and Site Plan for Building Permit.

Not For Construction

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

STEWART + REINDERSMA ARCHITECTURE, PLLC
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Christian Brothers Automotive
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Albuquerque, NM 87109

Christian Brothers Automotive
17725 Katy Freeway, St. 200
Houston, TX 77094

JEFFREY TODD WOOTEN
NEW MEXICO
16092
PROFESSIONAL ENGINEER
7/28/2017
Date

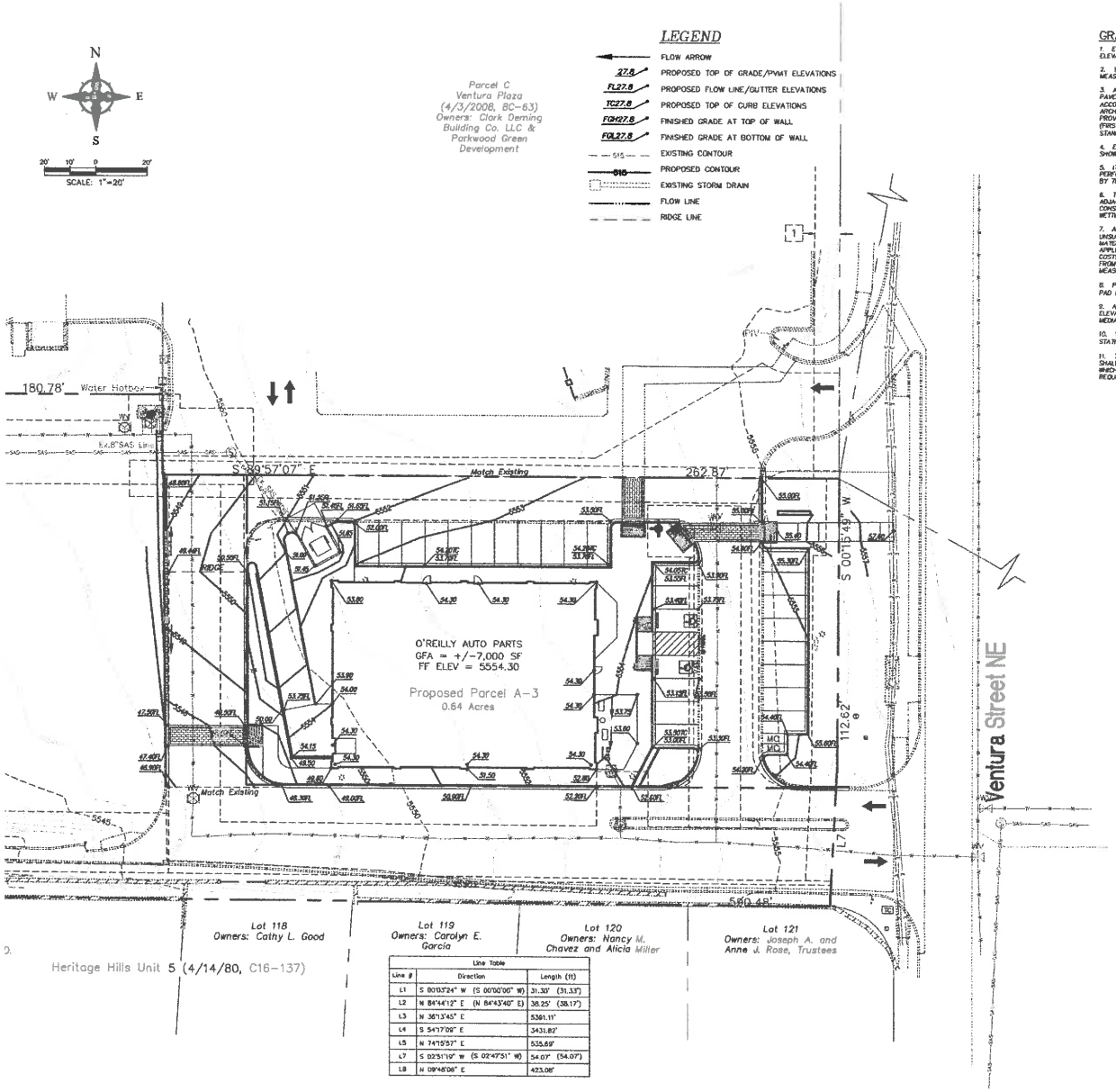
Revisions
04/25/17 - EPC Site Plan
07/28/17 - Permit Set

Project No. 2016045
Drawn By: J Wooten
Date: 7/28/17

Sheet Title:
CONCEPTUAL GRADING AND DRAINAGE MANAGEMENT PLAN

Drawing No.
C1.1

9LHN-CBAC-1216-01



LEGEND

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- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
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- 515 — EXISTING CONTOUR
- 516 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

Line Table		
Line #	Direction	Length (ft)
L1	S 00°03'24" W (S 00°00'00" W)	31.30' (31.33')
L2	N 84°44'12" E (N 84°43'40" E)	38.25' (38.17')
L3	N 36°13'45" E	5361.11'
L4	S 54°17'09" E	3431.82'
L5	N 74°15'57" E	535.69'
L7	S 02°51'19" W (S 02°47'51" W)	54.07' (54.07')
L8	N 09°45'06" E	423.08'

GRADING NOTES

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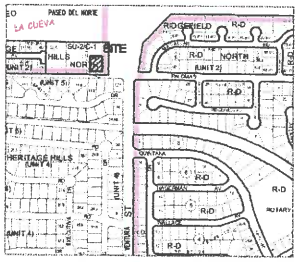
CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.64 Acres.

FIRM MAP 35001C0141G

Per FIRM Map 35001C0141G, dated September 26, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

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Rio Rancho, N.M. 87124
Phone: (505) 980-3560

O'Reilly Auto Parts
8001 Ventura St. NE
Albuquerque, New Mexico 87109

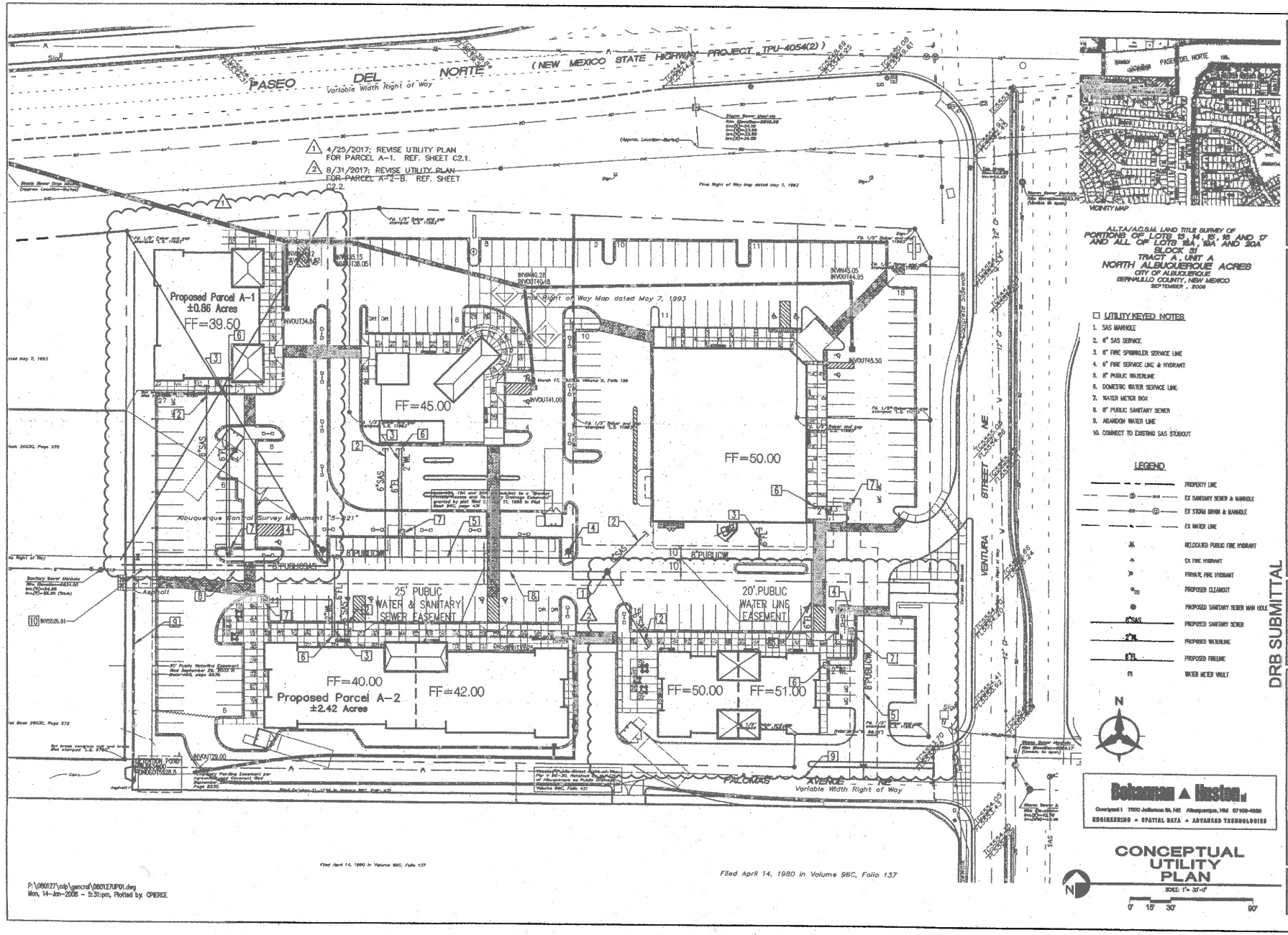
Not For Construction

Project Number	2017010
Drawn By	OW
Checked	JW
Issue Date	August 26, 2016

Conceptual Grading Plan

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

C1.2



ALTA/ACSM LAND TITLE SURVEY OF
PORTIONS OF LOTS 13, 14, 15, 16 AND 17
AND ALL OF LOTS 18A, 19A, AND 20A
BLOCK 51
TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2006

UTILITY KEYED NOTES

1. SAS MANHOLE
2. 6" SAS SERVICE
3. 6" FIRE SPRINKLER SERVICE LINE
4. 6" FIRE SERVICE LINE & HYDRANT
5. 8" PUBLIC WATERLINE
6. DOMESTIC WATER SERVICE LINE
7. WATER METER BOX
8. 8" PUBLIC SANITARY SEWER
9. ABANDON WATER LINE
10. CONNECT TO EXISTING SAS STUBOUT

LEGEND

- PROPERTY LINE
- EX SANITARY SEWER & MANHOLE
- EX STORM DRAIN & MANHOLE
- EX WATER LINE
- RELOCATED PUBLIC FIRE HYDRANT
- EX FIRE HYDRANT
- PRIVATE FIRE HYDRANT
- PROPOSED CLEANOUT
- PROPOSED SANITARY SEWER MAN HOLE
- 6"SAS — PROPOSED SANITARY SEWER
- 2"WL — PROPOSED WATERLINE
- 6"FL — PROPOSED FIRELINE
- WATER METER VAULT

DRB SUBMITTAL

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CONCEPTUAL UTILITY PLAN

SCALE: 1"= 30'-0"
0' 15' 30' 60'

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-8877

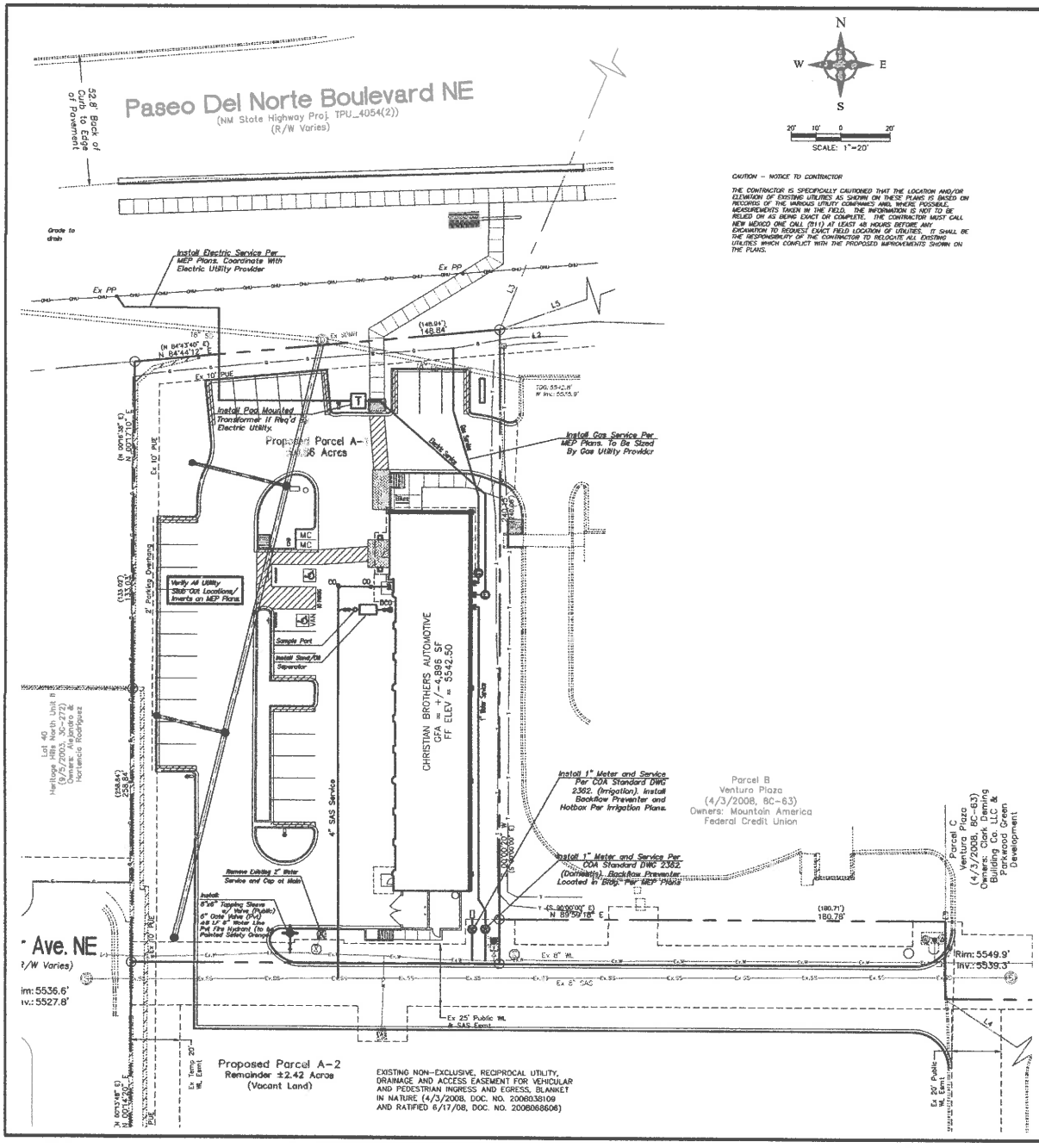
PROJECT TITLE: PASEO DEL NORTE & VENTURA
PARCEL A-1 NORTHEAST AND VENTURA
ALBUQUERQUE, NM

PROJECT MANAGER:
JOB NO.:
DRAWN BY: JCS

SHEET TITLE: CONCEPTUAL UTILITY PLAN

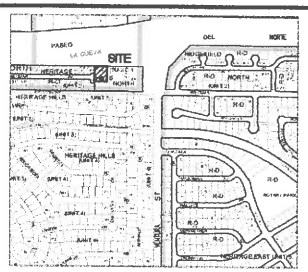
DATE: 01.15.08
SCALE: AS NOTED
sheet C2 of

APPROVED DRB



CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.86 Acres.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
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10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

STEWART + REINDERSMA ARCHITECTURE, PLLC
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
P. 480.515.5123
www.sra360.com

Christian Brothers Automotive
8001 Ventura St. NE
Albuquerque, NM 87109

Christian Brothers Automotive
17725 Katy Freeway, St. 250
Houston, TX 77094

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER JOHN TODD WOOTEN 16992

7/28/2017
Date

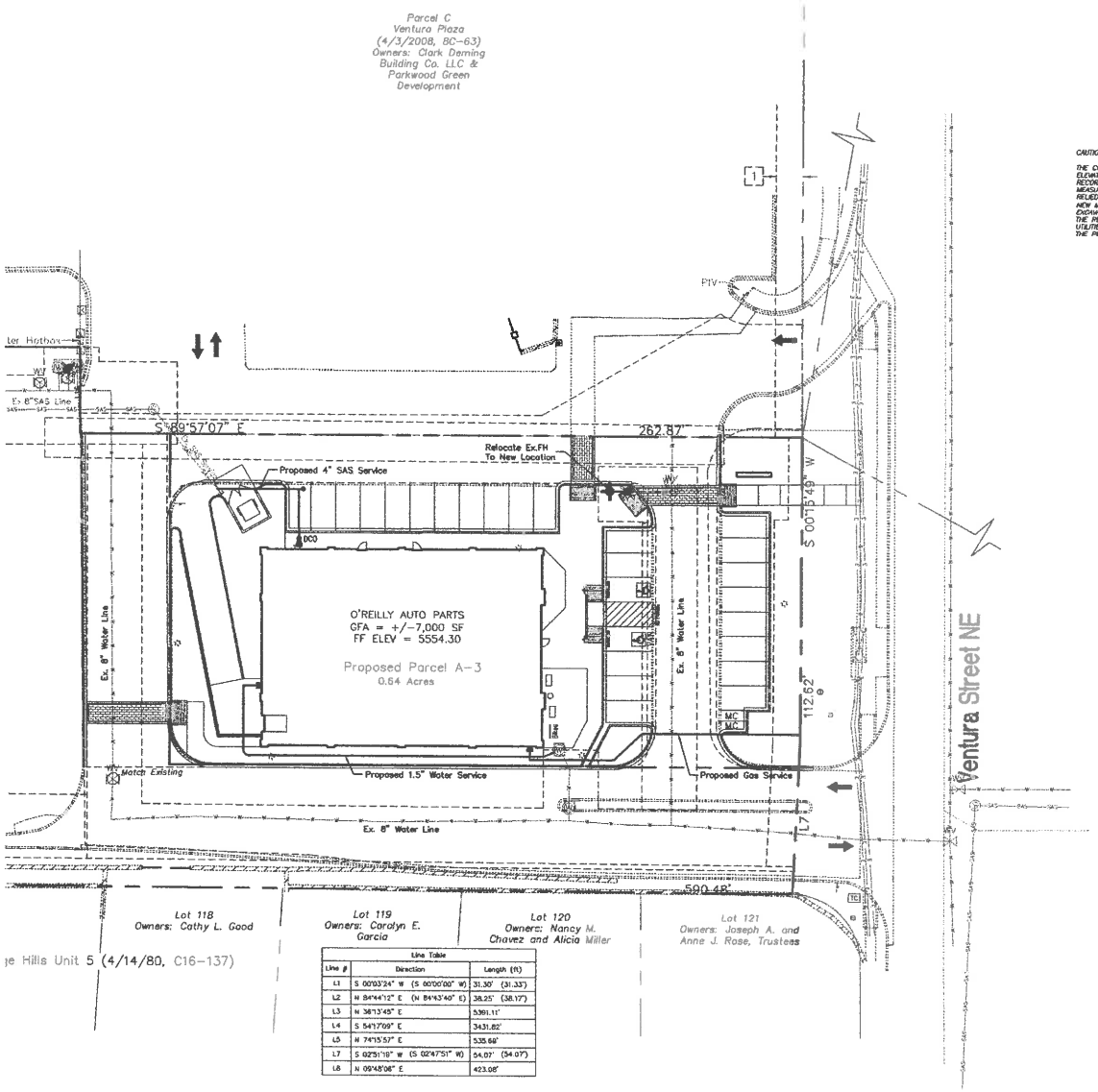
Revisions
04/25/17 - EPC Site Plan
07/28/17 - Permit Set

Project No. 2016045
Drawn By: J Wooten
Date: 7/28/17

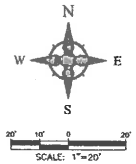
Sheet Title:
UTILITY PLAN

Drawing No.
C2.1

9LHN-CBAC-1216-01



Line Table		
Line #	Direction	Length (ft)
L1	S 00°03'24" W (S 00°00'00" W)	31.30' (31.33')
L2	N 84°44'12" E (N 84°43'40" E)	38.25' (38.17')
L3	N 38°13'45" E	5391.11'
L4	S 54°17'09" E	3431.82'
L5	N 74°15'57" E	535.68'
L7	S 02°51'10" W (S 02°47'51" W)	54.07' (54.07')
L8	N 09°48'08" E	423.08'



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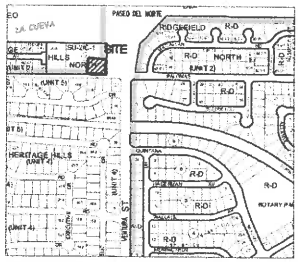

VICINITY MAP
NTS

LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.88 Acres.

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Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

O'Reilly Auto Parts
8001 Ventura St. NE
Albuquerque, New Mexico 87109

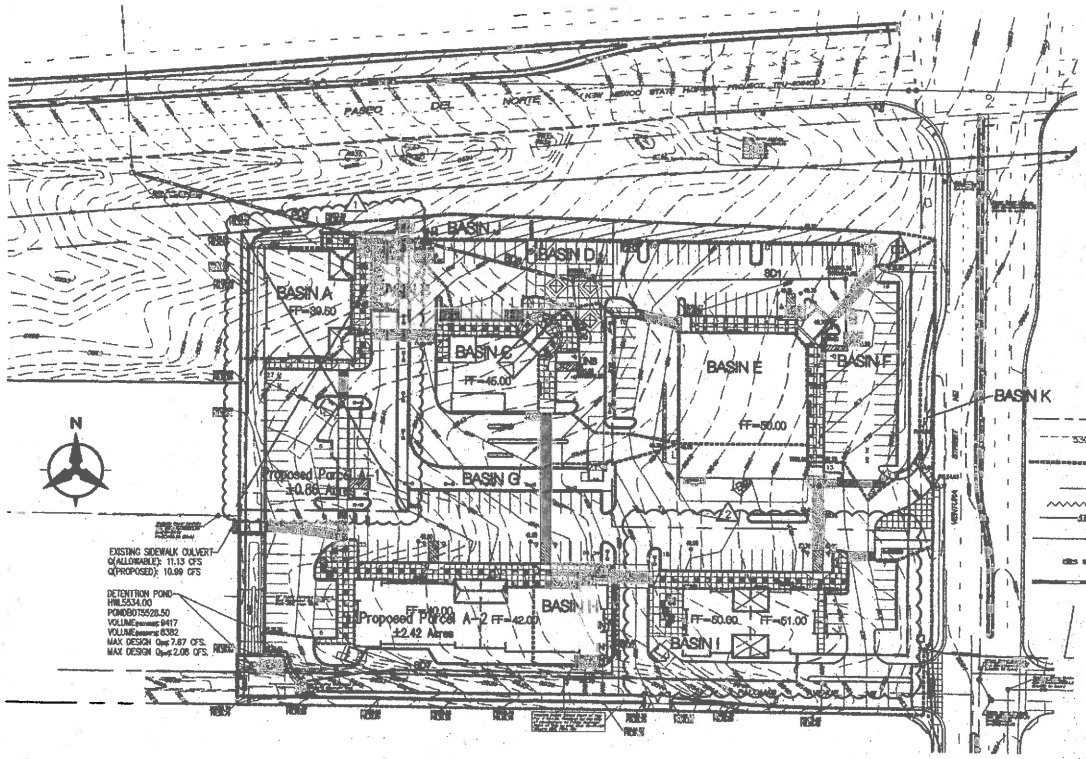
Not For Construction

Project Number	2017010
Drawn By	OW
Checked	JW
Issue Date	August 26, 2016

Conceptual Utility Plan

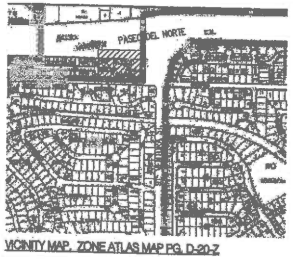
Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

C2.2



1 4/25/2017; REVISE GRADING PLAN FOR PARCEL A-1. REF. SHEET C1.1.

2 5/31/2017; REVISE GRADING PLAN FOR PARCEL A-2-B. REF. SHEET C1.2.



VICINITY MAP. ZONE ATLAS MAP PG. D-20-Z

LEGAL DESCRIPTION

Block 31, Tract A, Unit A, North Albuquerque Acres, Lots 13, 14, 15, 16, 20A, 19A, 18A, and 17, and Tract B, Heritage Hills North

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- BASIN BOUNDARY
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- 5301 PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED STORM DRAIN INLET
- PROPOSED RETAINING WALL

GRADING AND DRAINAGE NARRATIVE

Site Location and Background Information

The purpose of this submittal is to present a drainage and grading plan for the proposed Paseo del Norte & Ventura development. The design site proposes commercial use development. The site is in rainfall zone 3 as defined by figure A-1 of the DPM section 22.2. The existing legal description of the site is Block 31, Tract A, Unit A, North Albuquerque Acres (Lots 13, 14, 15, 16, 20A, 19A, 18A, and 17), and Tract B, Heritage Hills North . Please see the vicinity map on this sheet for a graphic depiction of the site location. This conceptual grading and drainage plan is submitted in support of site plan approval.

The North Heritage Hills Subdivision Phase II drainage report, prepared by Tierra West, LLC addresses drainage to Palomar St. and the existing channel that runs behind the housing on the south side of Palomar St. This submitted specifies discharge rates into Palomar St. and the existing channel that are less than the allowable discharge rates specified in the North Hills Subdivision drainage report. This submittal also specifies storm run off into the existing storm drain that parallels Paseo del Norte.

Existing Conditions

This entire site (Tract A and Tract B) is approximately 6 acres and is a vacant lot. The natural slope of the site is a consistent 3% to 4% from east to west. The northern portion of the site drains to inlets along the large storm drain parallel to Paseo del Norte, the center of Tract A flows to a large sidewalk culvert that drains into Palomar, and the south portion of Tract A and Tract B flow into the channel that runs behind the housing on the south side of Palomar which is a drainage right of way maintained by the City of Albuquerque.

Proposed Conditions

Under proposed conditions the site will slope from east to west with slopes varying from 1% to 7% to make up grade difference across the whole site and slope for functional and required slopes within the development. The site will be commercial development and is BOR treatment D. The site will continue to drain to the north storm drain, Palomar St. and the existing channel. The north portion of the site will collect drainage in a storm drain system and convey drainage to the large storm drain parallel to Paseo del Norte. The central portion of the development will drain to the sidewalk culvert and into Palomar St. The allowable discharge to Palomar St. is 11.13 cfs and under proposed conditions the unmitigated discharge will be 11 cfs. The south portion of the site will drain to a detention pond in the southwest corner of the site. The detention pond and outlet pipe will be designed to outflow less than the allowable discharge of 2.06 CFS into the existing channel.

Flood plain

In accordance with FEMA community map panel #????????, the site is not located within a flood plain.

Offsite Flows

There are no significant upstream offsite flows which will impact this site.

Conclusions

This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This plan clearly demonstrates the proposed, general surface grading and drainage. The implementation of this design will result in the safe passage of the 100 year storm event. With this submittal we request hydrology department approval of this Grading and Drainage Plan for the DRB.

STORM DRAIN PIPE TABLE

PIPE #	Contributing Basins and Storm Drains	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
NORTH					
SD1	BSN F	12	1.00%	3.56	1.86
SD2	BSN E	12	1.00%	3.56	2.87
SD3	SD1+SD2	18	1.00%	10.50	4.55
SD4	SD3+BSN D	18	1.00%	10.50	7.74
SD5	BSN B	10	1.00%	2.19	0.76
SD6	SD4+SD5+BSN B+BSN A	24	1.00%	22.62	10.26
SD7	BSN H	12	1.00%	3.56	0.72

INLET TABLE

Inlet #	Inlet Type	Top of Grate	Actual Flow	Avail Head ft	Capacity
IN1	12" Nyloplast Pedestrian	41.78 (approx)	0.18	0.1	0.80
IN2	2'X2' Nyloplast Road & Highway	49.50	1.86	0.2	4.25
IN3	2'X2' Nyloplast Road & Highway	44.00	2.87	0.5	6.00
IN4	2'X2' Nyloplast Road & Highway	40.85	3.19	0.2	4.25
IN5	2'X2' Nyloplast Road & Highway	38.50	0.38	0.2	4.25
IN6	2'X2' Nyloplast Road & Highway	36.50	0.38	0.2	4.25

PASEO DEL NORTE & VENTURA SITE BASIN PROPERTIES

Proposed Ultimate Development Conditions Basin Data Table

This table is based on the DPM Section 22.2, zone: 3

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)	V(100)$_{bsin}$ (CF)	V(100)$_{inlet}$ (CF)
BASIN A	9018	0.21	0.0%	0.0%	10.0%	90.0%	4.86	1.01	2.28	1063	2031
BASIN B	6779	0.16	0.0%	0.0%	10.0%	90.0%	4.86	0.78	2.25	1273	1527
BASIN C	16477	0.38	0.0%	5.0%	5.0%	90.0%	4.82	1.82	2.23	3068	3686
BASIN D	28130	0.65	0.0%	0.0%	5.0%	95.0%	4.94	3.19	2.31	5407	6520
BASIN E	23658	0.54	0.0%	0.0%	5.0%	95.0%	4.94	2.67	2.31	4526	5460
BASIN F	17709	0.41	0.0%	10.0%	10.0%	80.0%	4.62	1.88	2.11	3112	3703
BASIN G	82790	1.90	0.0%	5.0%	5.0%	90.0%	4.82	9.16	2.23	15416	18621
BASIN H	6222	0.14	0.0%	0.0%	0.0%	100.0%	5.02	0.72	2.36	1224	1483
BASIN I	62835	1.44	0.0%	5.0%	5.0%	90.0%	4.82	6.96	2.23	11700	14057
BASIN J	10260	0.24	0.0%	0.0%	95.0%	5.0%	3.53	0.83	1.34	1161	1172
BASIN K	1480	0.03	0.0%	25.0%	0.0%	75.0%	4.42	0.15	2.00	247	293

TO DET POND(sum BSNs H and I)
69057 1.59

Allowable Flow:
11.13 cfs to Palomar ave.
2.06 cfs to South discharge channel

Proposed Q to Palomar:
10.89 | 7.87

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4385
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

SCALE: 1"= 50'-0"
0' 25' 50' 150'

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

DRB SUBMITTAL

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

1/14/08

PROJECT TITLE: PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

PROJECT ENGINEER:

JOB NO.:

DRAWN BY: JG3

SHEET TITLE: DRAINAGE MANAGEMENT PLAN

DATE: 01.15.08

SCALE: AS NOTED

SHEET C2A OF

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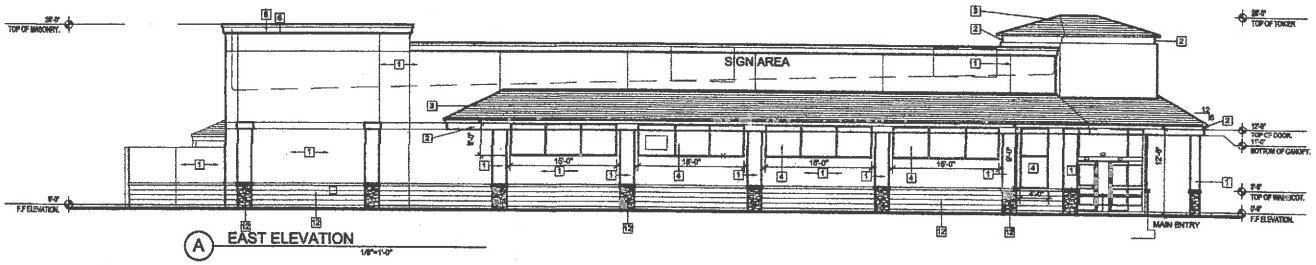
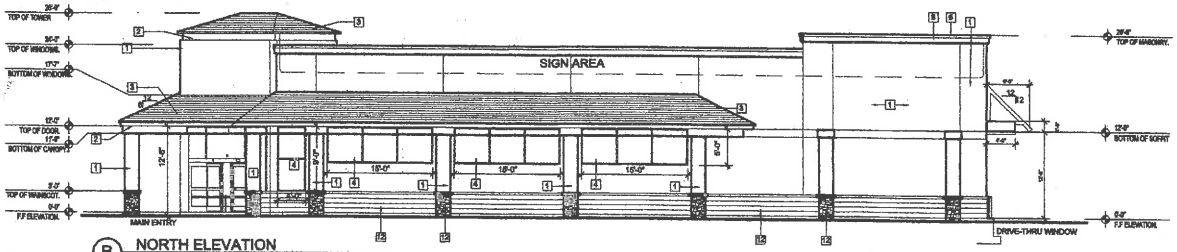
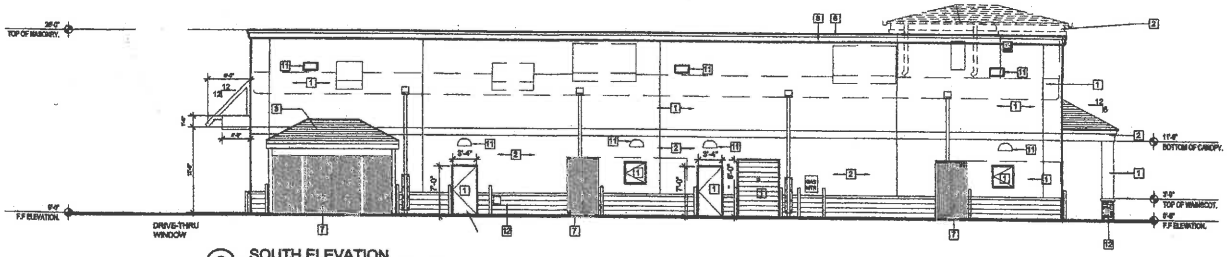
APPROVED DRB



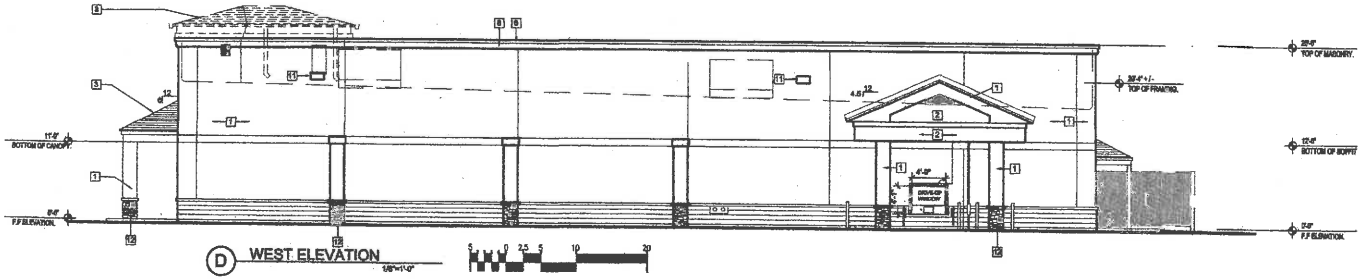
A EAST ELEVATION
1/8"=1'-0"



B NORTH ELEVATION
1/8"=1'-0"

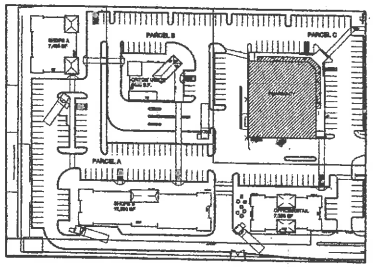


C SOUTH ELEVATION
1/8"=1'-0"



D WEST ELEVATION
1/8"=1'-0"

Keyed Color	Material Schedule	Common Name
1 STUCCO	BM 951 "BONE WHITE"	LIGHT BISQUE
2 STUCCO	BM HC-48 "BRADSTREET BISQUE"	WARM BROWN
3 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILS	LIGHT GRAY
4 GLASS	1" INSUL. LOW-E GLASS W/ CLEAR ANOD. FRAME	CLEAR
5 GLASS	1/4" CLEAR	CLEAR
6 PARAPET CAP	UNA-CLAD "ALMOND"	WARM BROWN
7 STORAGE GATES	BM HC-48 "BRADSTREET BISQUE"	WARM BROWN
8 CORNICE	BM HC-48 "BRADSTREET BISQUE"	WARM BROWN
9 NOT USED		
10 BLOCK CAP	INTEGRAL COLOR	WARM BROWN
11 LIGHT FIXTURE	DARK BRONZE	DARK BRONZE
12 CULTURED STONE VENEER	BROWN	BROWN



E KEY PLAN
NTS

NOTES:

SIGNS NOT TO EXCEED 8% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS A, CREDIT UNION AND PHARMACY.
SIGNS NOT TO EXCEED 4% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS B, AND OFFICS/RETAIL.
SIGNS TO CONSIST OF INDIVIDUAL, ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED, NO SIGN TO FACE RESIDENTIAL AREAS.

REV	DATE	BY	REVISION
A			
A			
A			
A	2.14.06	JB	DRB COMMENTS
A	12.14.07	JB	EPC CONDITIONS
A	11.01.07	JB	PLANNER COMMENTS

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PHONE (505) 884-9110 FAX (505) 837-9877

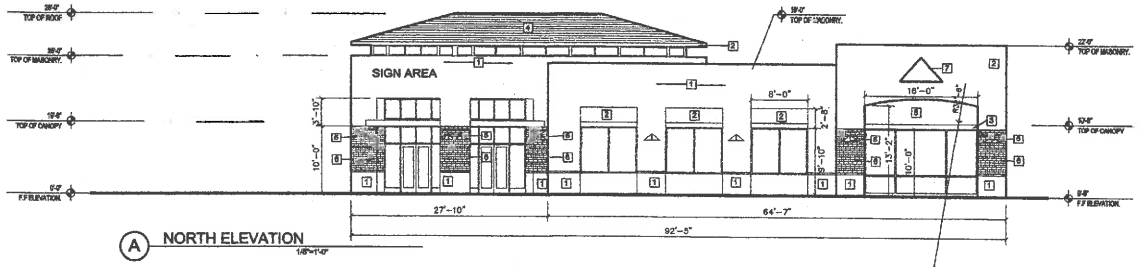
STATE OF NEW MEXICO
GEORGE R. RAINHART
No. 580
REGISTERED ARCHITECT

PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

JOB NO. 0777
DRAWN BY: MAH
PROJECT MANAGER JOHN STEVEN
SHEET TITLE ELEVATIONS PHARMACY

DATE: 6.22.07
SCALE: 1/8"=1'
sheet A3.1 of

A114-060 DRB



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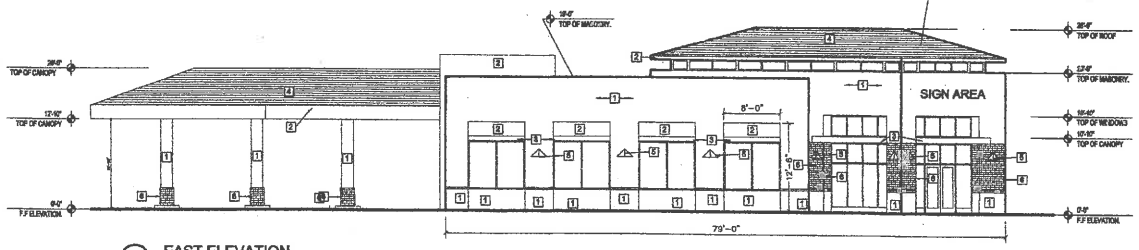
1/8"=1'-0"



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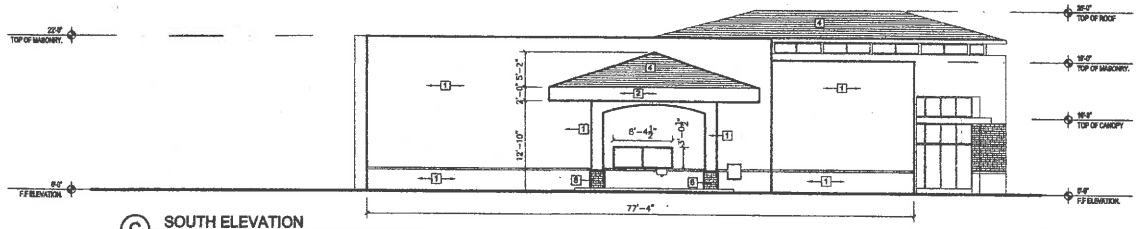

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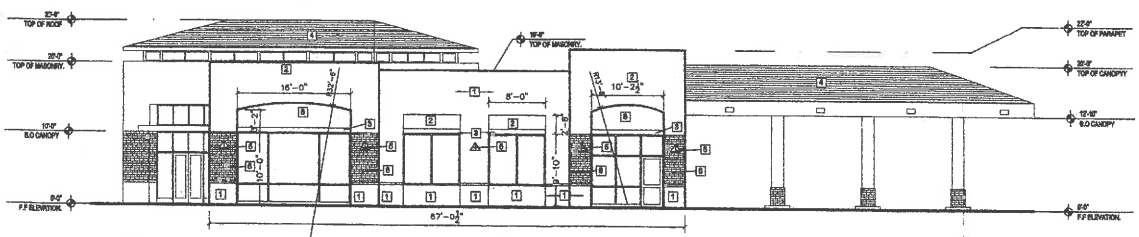

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1/8"=1'-0"

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2 STUCCO	MEDIUM DARK TAN SHERWIN WILLIAMS # 0040	MEDIUM DARK TAN
3 TURB STEEL CANOPY	DARK BRONZE	DARK BRONZE
4 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
5 LIGHT FIXTURE	BLACK	BLACK
6 CULTURED STONE VENEER	BROWN	BROWN
7 BANK LOGO	–	
8 STUCCO	SOLITUDE SW 6526	MEDIUM DARK GRAY

NOTES:

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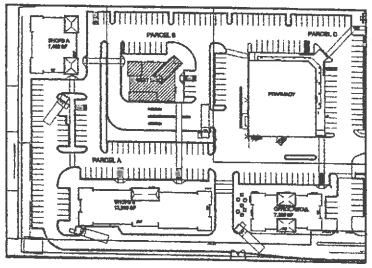
SIGNS NOT TO EXCEED 4% OF THE FACADE TO WHICH IT IS APPLIED FOR C-DOPS B, AND OFFICE/RETAIL.
SIGNS TO CONSIST OF INDIVIDUAL ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED, NO SIGN TO FACE RESIDENTIAL AREAS.



E KEY PLAN
NTS

REV	DATE	BY	REVISION
1			
2			
3			
4	12.20.07	JB	EPC CONDITIONS
5	11.1.07	JB	PLANNER COMMENTS

GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

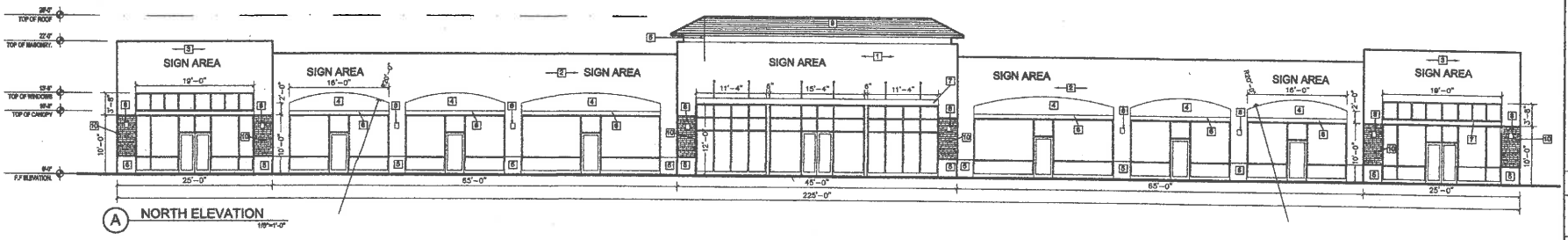
PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

JOB NO. 6917
DRAWN BY: NAH
PROJECT MANAGER: JOHN ESTERN

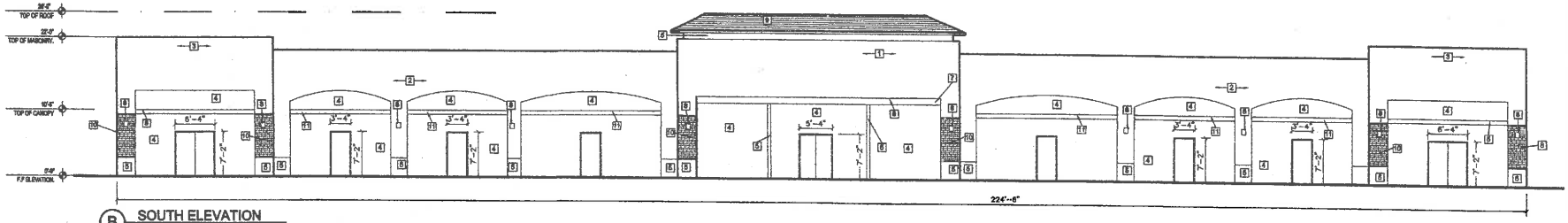
SHEET TITLE
ELEVATIONS BANK

DATE: 6.22.07
SCALE: 1/8"=1'
sheet A3.2

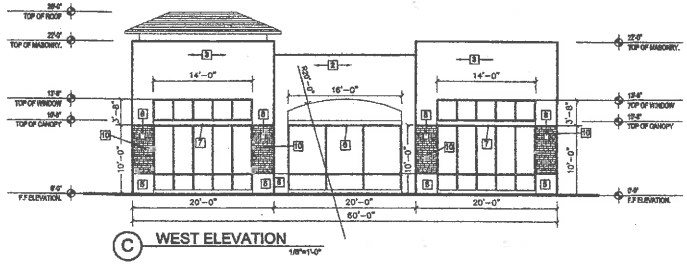
APPROVED DRB



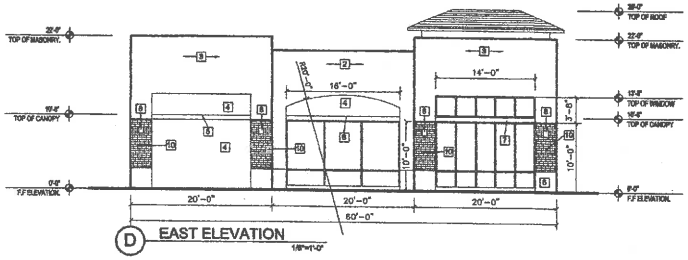
A NORTH ELEVATION
1/8"=1'-0"



B SOUTH ELEVATION
1/8"=1'-0"



C WEST ELEVATION
1/8"=1'-0"



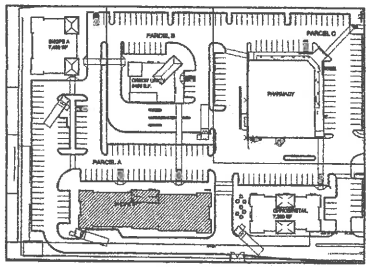
D EAST ELEVATION
1/8"=1'-0"

Keyed Color	Material Schedule	Common Name
1 STUCCO	MODERATE WHITE LRV 70% SW 9140	LIGHT CREAM
2 STUCCO	MESA TAN SW 2308	TAN
3 STUCCO	TATAMI TAN SW 6110	LIGHT BROWN
4 STUCCO	ICY SW 6234	LIGHT GRAY
5 STUCCO	COLLECTOR'S WHITE SW 1907 LRV 87%	WHITE
6 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7 TUBE STEEL CANOPY	COLLECTOR'S WHITE SW 1907 LRV 87%	WHITE
8 LIGHT FIXTURE	BLACK	BLACK
9 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
10 CULTURED STONE VENEER	BROWN	BROWN
11 STUCCO	BLACK SWAN SW 6279	BLACK

NOTES:

SIGNS NOT TO EXCEED 8% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS A, CREDIT UNION AND PHARMACY.
SIGNS NOT TO EXCEED 4% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS B, AND OFFICE/RETAIL.
SIGNS TO CONSIST OF INDIVIDUAL ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED, NO SIGN TO FACE RESIDENTIAL AREAS.

5 0 2.5 5 10 20



E KEY PLAN
NTS

REV	DATE	BY	REVISION
1			
2			
3			
4	12.20.07	JB	EPC CONDITIONS
5	11.01.07	JB	PLANNER COMMENTS

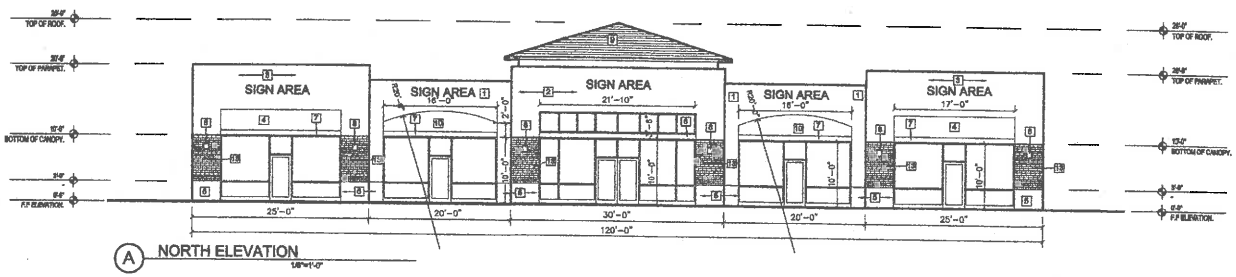
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

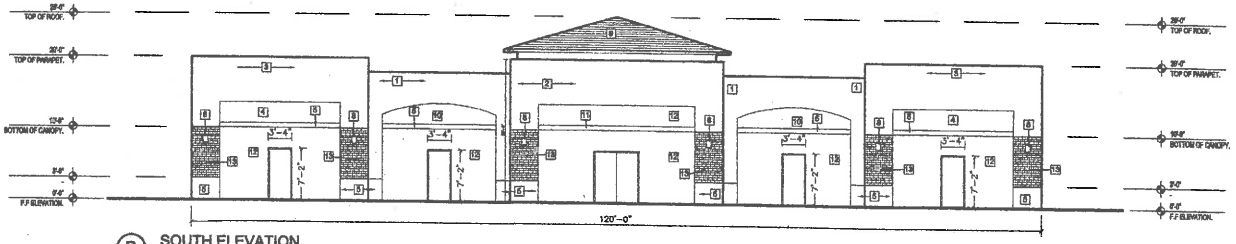
PROJECT MANAGER: JOE RITTER
JOB NO.: 677
DRAWN BY: NAK

SHEET TITLE
ELEVATIONS SHOPS -B

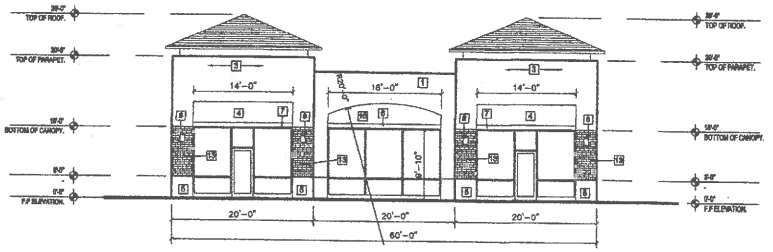
DATE: 6.22.07
SCALE: 1/8"=1'
sheet A3.3 of



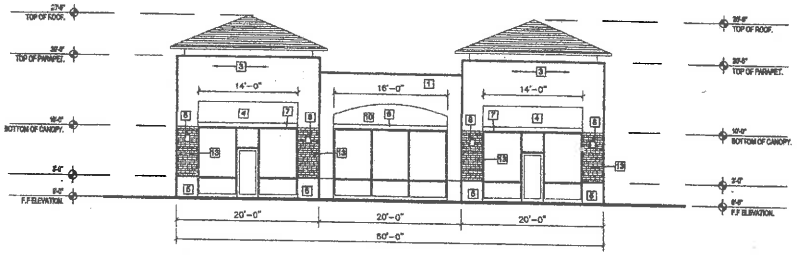
A NORTH ELEVATION
1/8"=1'-0"



B SOUTH ELEVATION
1/8"=1'-0"



C WEST ELEVATION
1/8"=1'-0"

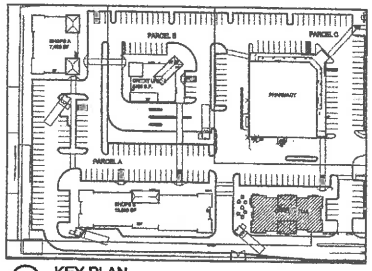


D EAST ELEVATION
1/8"=1'-0"

Keyed Color	Material Schedule	Common Name
1 STUCCO	NAPERY SW 6266	CREAM
2 STUCCO	TARAMI TAN SW 6116	LIGHT BROWN
3 STUCCO	LINCRTAIN GRAY SW 6234	GRAY
4 STUCCO	ICY SW 6234	LIGHT GRAY
5 STUCCO	COLLECTOR'S WHITE SW 1907 LRV 87%	WHITE
6 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7 TUBE STEEL CANOPY	COLLECTOR'S WHITE SW 1907 LRV 87%	WHITE
8 LIGHT FIXTURE	BLACK	BLACK
9 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
10 STUCCO	MISSA TAN SW 2809	TAN
11 STUCCO	BLACK SWAN SW 6278	BLACK
12 STUCCO	ICY SW 6234	LIGHT GRAY
13 CULTURBO STONE VENEER	BROWN	BROWN

NOTES:

SIGNS NOT TO EXCEED 6% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS A, CREDIT UNION AND PHARMACY.
SIGNS NOT TO EXCEED 8% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS B, AND OFFICE/RETAIL.
SIGNS TO CONSIST OF INDIVIDUAL, ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED. NO SIGN TO FACE RESIDENTIAL AREAS.



E KEY PLAN
NTS

2 8/31/2017; REVISE BUILDING ELEVATIONS FOR PARCEL A-2-B. REF. SHEET A5.1 AND A5.2 FOR REVISED BUILDING ELEVATIONS.

REV	DATE	BY	REVISION
2			
1			
0			
2	12.20.07	JB	EPC CONDITIONS
1	11.01.07	JB	PLANNER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

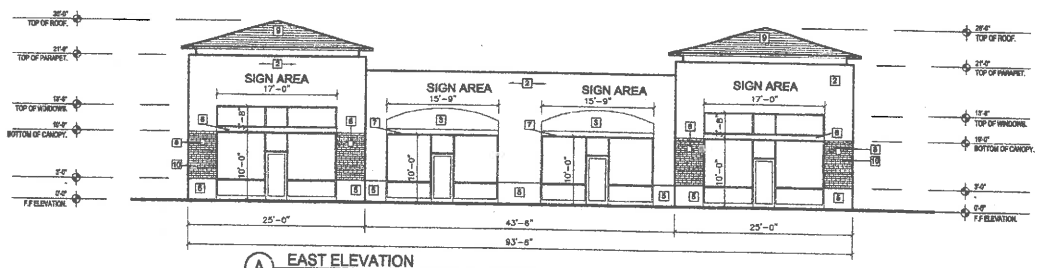
PROJECT TITLE: PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

JOB NO. 0712
DRAWN BY: NAH
PROJECT MANAGER: JON STERN
SHEET TITLE: ELEVATIONS OFFICE/RETAIL

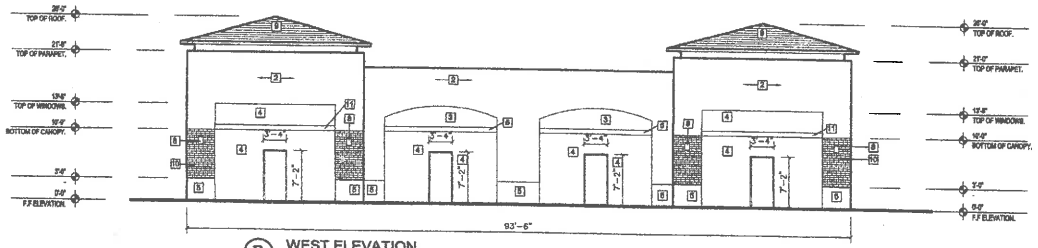
DATE: 6.22.07
SCALE: 1/8"=1'
sheet A3.4 of

APPROVED RAB

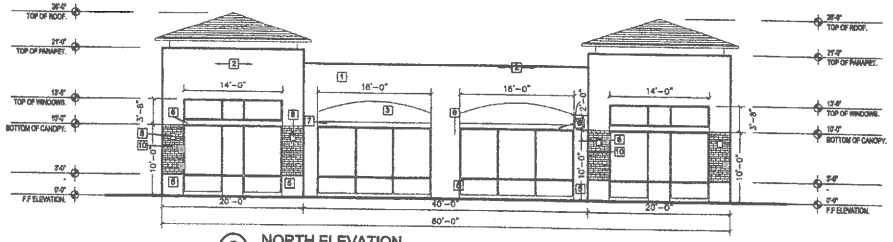
1 4/25/2017: REVISE BUILDING ELEVATIONS FOR PARCEL A-1. REF. SHEET A4 AND A4.1 FOR REVISED BUILDING ELEVATIONS.



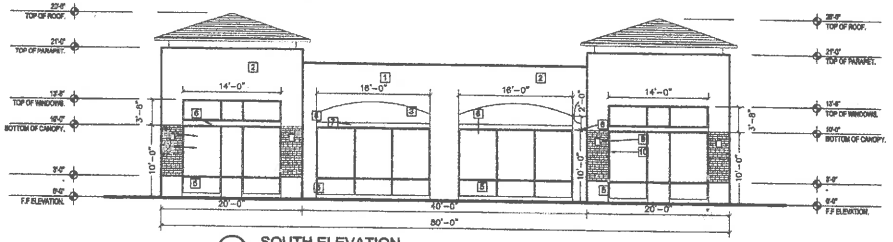
A EAST ELEVATION
1/8"=1'-0"



B WEST ELEVATION
1/8"=1'-0"



C NORTH ELEVATION
1/8"=1'-0"

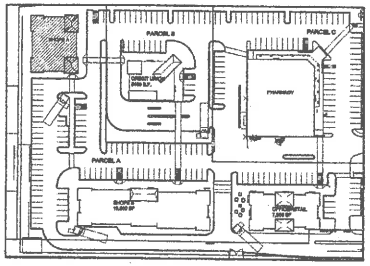


D SOUTH ELEVATION
1/8"=1'-0"

NOTES:

SIGNS NOT TO EXCEED 5% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS A, CREDIT UNION AND PHARMACY.
SIGNS NOT TO EXCEED 9% OF THE FACADE TO WHICH IT IS APPLIED FOR SHOPS B, AND OFFICE/RETAIL.
SIGNS TO CONSIST OF INDIVIDUAL ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED, NO SIGN TO FACE RESIDENTIAL AREAS.

Keyed Color	Material Schedule	Common Name
1 STUCCO	NAPBERY SW 6585	CREAM
2 STUCCO	MIRIA TAN SW 2808	TAN
3 STUCCO	RAPTURE BLUE	SKY BLUE
4 STUCCO	ICY SW 6824	LIGHT GRAY
5 STUCCO	COLLECTOR'S WHITE SW 1907 LRV 87%	WHITE
6 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7 TUBE STEEL CANOPY	COLLECTOR'S WHITE SW 1907 LRV 87%	WHITE
8 LIGHT FIXTURE	BLACK	BLACK
9 TILE ROOF	LIGHT GRAY FLAT CONCRETE TILE	LIGHT GRAY
10 CULTURED STONE VENEER	BROWN	BROWN
11 STUCCO	BLACK SWAN SW 6279	BLACK



E KEY PLAN
NTS

REV	DATE	BY	REVISION
4			
3			
2			
1	12.20.07	JS	EDC CONDITIONS
0	11.01.07	JS	PLANNER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

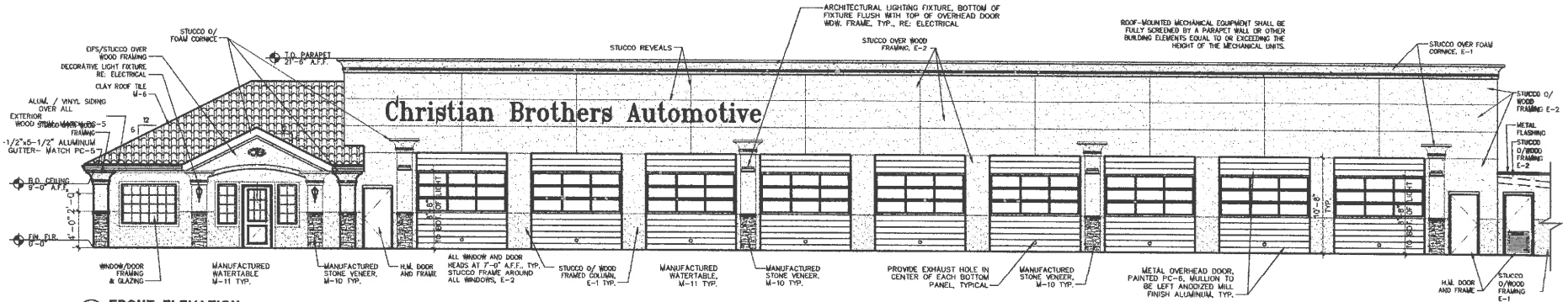
STATE OF NEW MEXICO
GEORGE R. RAINHART
No. 580
REGISTERED ARCHITECT

PROJECT TITLE: PASEO DEL NORTE & VENTURA
PASEO DEL NORTE AND VENTURA
ALBUQUERQUE, NM

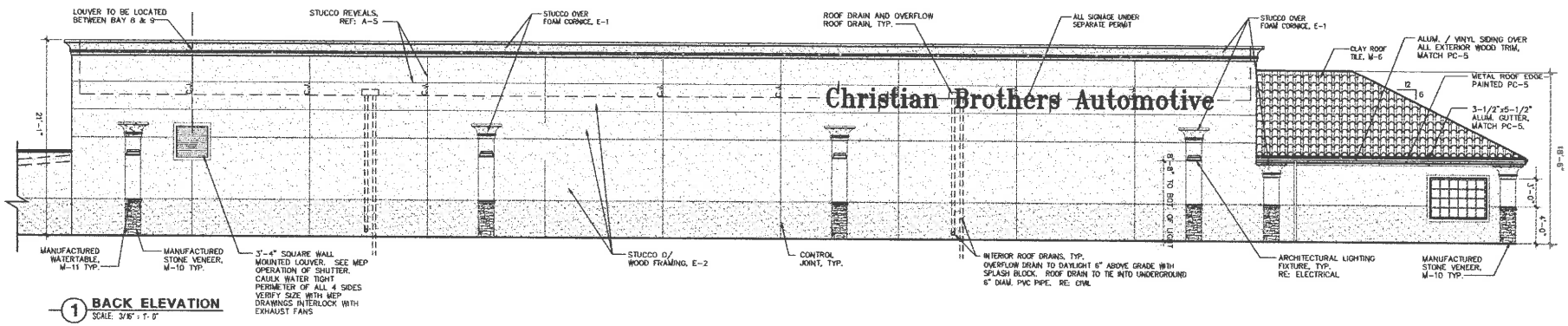
DRAWN BY: MAH
JOB NO. 6/7
PROJECT MANAGER: JOE STORM
SHEET TITLE: ELEVATIONS SHOPS-A

DATE: 6.22.07
SCALE: 1/8"=1'
sheet: A3.5
of:

APPROVED DRB



2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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

M-5	BRICK VENEER	COLOR BROWN (TO MATCH B-3) - USE WHITE COLORED MORTAR		
M-6	CLAY TILE ROOF	BOSAL CLAY TILE ROOFING 2-PIECE MISSION - RUSTIC CARMEL		
M-8	BRICK VENEER	COLOR WHITE (TO MATCH B-3 - USE WHITE COLORED MORTAR		
M-10	MANUFACTURED STONE VENEER	BOSAL STONE - CLA TURF3 STONE VENEER INDUSTRIAL LEDGESTONE COLOR: CANYON		
M-11	MANUF. WATERTABLE/SILL/CAPSTONE	BOSAL STONE - CLA TURF3 STONE ARCHITECTURAL STONES TRIM WATERTABLE/SILL/CAPSTONE COLOR: MOCCA		
B-1	STUCCO	SANDPEBBLE FINISH, COLOR: #456 OYSTER SHELL	PC-5	PAINT - EXTERIOR TRIM, FASCIA, GUTTERS AND SOFFIT
E-2	STUCCO	SANDPEBBLE FINISH, COLOR: #318 MONASTARY BROWN	PC-6	PAINT - EXTERIOR MAN DOORS AND GARAGE DOORS

TYPICAL NOTES FOR ALL ELEVATIONS

1. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCO, INC. BLOCK.
2. ALL ROOFS TO BE CLAY TILE WITH CONTINUOUS RIDGE VENTS INDICATED ON DRAWINGS. COLOR M-6.
3. ALL CORNICES TO BE STUCCO COVERED FOAM.
4. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.
5. ALL DRAIN NOZZLES ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.

STEWART - REINDERSMA ARCHITECTURE, PLLC
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
P: 480.515.5123
www.s-a-360.com

Christian Brothers Automotive
8001 Ventura St. NE
Albuquerque, NM 87109

Christian Brothers Automotive

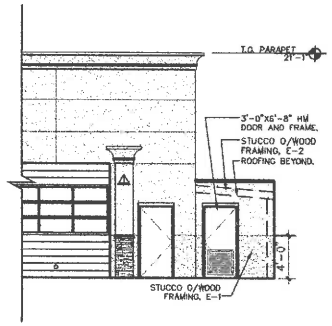
STATE OF NEW MEXICO
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED ARCHITECT

03/30/17
Date

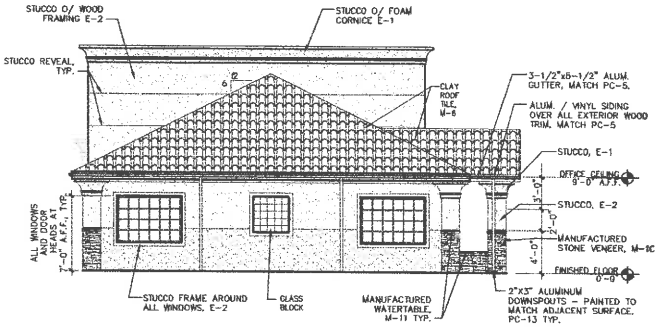
Revisions
03/30/17 - EPC Submittal

Project No. 17-003
Drawn By:
Date: 03/30/17
Sheet Title:
EXTERIOR ELEVATIONS

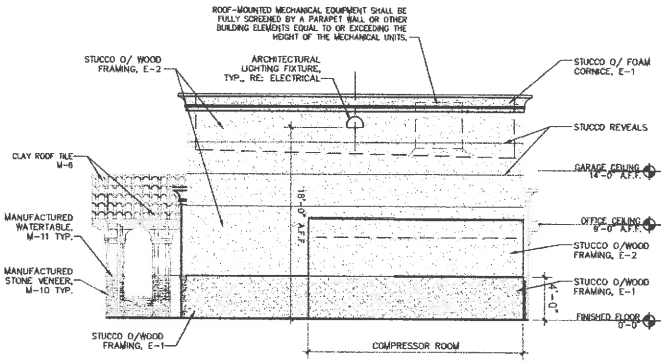
Drawing No.
A-4
9LHN-CBAC-1215-01



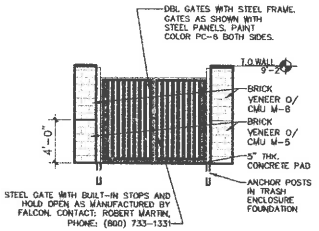
4 FRONT ELEVATION - COMPRESSOR ROOM
SCALE: 3/16" : 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 3/16" : 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 3/16" : 1'-0"



1 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" : 1'-0"

M-5	BRICK VENEER	COLOR: BROWN (TO MATCH E-2) - USE WHITE COLORED MORTAR		
M-6	CLAY TILE ROOF	BOWAL CLAY TILE ROOFING 2-PIECE MISSION - RUSTIC CARAMEL		
M-8	BRICK VENEER	COLOR: WHITE (TO MATCH E-2) - USE WHITE COLORED MORTAR		
M-10	MANUFACTURED STONE VENEER	BOWAL STONE - CLA TURED STONE VENEER (ACCEPTABLE EQUIVALENT) COLOR: CARAMEL		
M-11	MANUF. WATERTABLE/SILL/CAPSTONE	BOWAL STONE - CLA TURED STONE ARCHITECTURAL STONE TRIM WATERTABLE/SILL/CAPSTONE, COLOR: MOCHA		
E-1	STUCCO	SANDPEBBLE FINISH, COLOR: #456 OYSTER SHELL	PC-5	PAINT - EXTERIOR TRIM, FASCIA, GUTTERS AND SOFFIT
E-2	STUCCO	SANDPEBBLE FINISH, COLOR: #38 MONASTARY BROWN	PC-6	PAINT - EXTERIOR MAIN DOORS AND GARAGE DOORS

TYPICAL NOTES FOR ALL ELEVATIONS

1. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCO, INC. BLOCK.
2. ALL ROOFS TO BE CLAY TILE WITH CONTINUOUS RIDGE VENTS INDICATED ON DRAWINGS. COLOR M-6.
3. ALL CORNICES TO BE STUCCO COVERED FOAM.
4. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.
5. ALL DRAIN NOZZLES ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.

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8001 Ventura St. NE
Albuquerque, NM 87109

Christian Brothers Automotive

STATE OF NEW MEXICO
PRELIMINARY NOT FOR CONSTRUCTION
MICHAEL R. REINDERMA
LICENSED ARCHITECT
CERT. 7335617

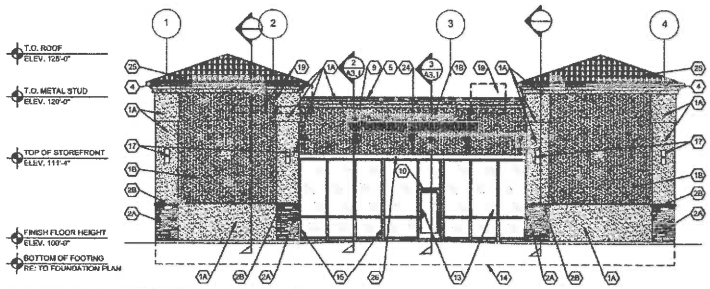
03/30/17
Date

Revisions
03/30/17 - EPC Submittal

Project No. 17-003
Drawn By:
Date: 03/30/17
Sheet Title:
EXTERIOR ELEVATIONS

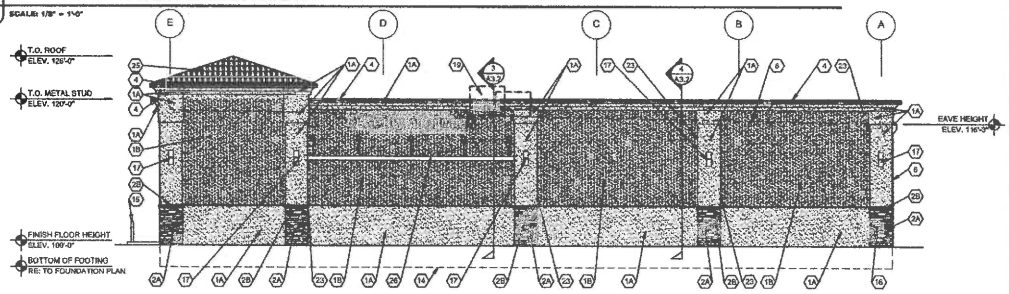
Drawing No.
A-4.1

SUHN-CBAC-1216-01



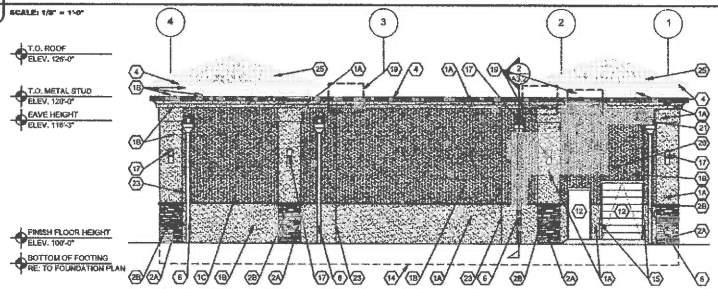
1 EAST EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"



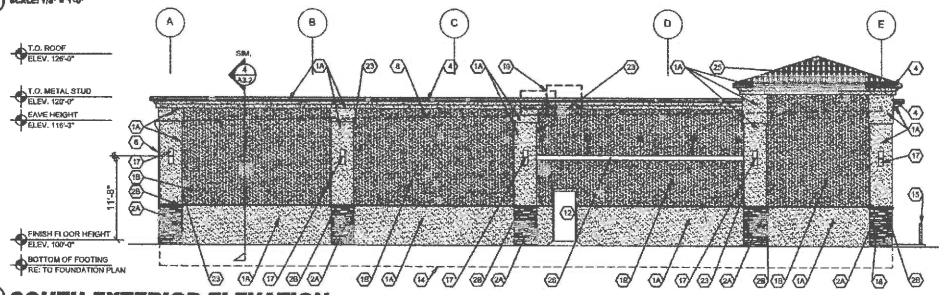
2 NORTH EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXTERIOR CEMENT PLASTER WALL COVERING (STUCCO)
KEY NOTE NO. 1A:
MFG: DRYVIT SPECIFIED, EQUAL BY STO OR BASF (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDPEBBLE
COLOR: DRYVIT "456 OYSTER SHELL"

KEY NOTE NO. 1B:
MFG: DRYVIT SPECIFIED, EQUAL BY STO OR BASF (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDPEBBLE
COLOR: DRYVIT "391 MONASTERY BROWN"

UNIT MASONRY
KEY NOTE NO. 2A:
TYPE: CULTURED STONE VENEER
MFG: BORAL STONE
COURSING: DRYSTACK LEDGE STONE
COLOR: CARMEL

KEY NOTE NO. 2B:
TYPE: CULTURED STONE WATERTABLE SILL
MFG: BORAL STONE
SIZE: 2 1/2" X 3" X 18"
COURSING: RUNNING BOND
COLOR: MOCHA

KEY NOTE NO. 2S:
TYPE: CLAY TILE ROOFING
MFG: BORAL CLAY TILE ROOFING
COURSING: 2- PIECE MISSION
COLOR: RUSTIC CARMEL

FLASHING AND SHEET METAL
KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
NOT USED

KEY NOTE NO. 6:
TYPE: GUTTER AND DOWNSPOUTS
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 28:
TYPE: EXTRUDED ALUMINUM WALL MOUNTED CANOPIES
MFG: ARCHITECTURAL SHADE PRODUCTS(OR EQUAL TO)
FINISH: PREFINISHED FACTORY PRIMED AND PAINTED
COLOR: ANTIQUE BRONZE

DOORS AND WINDOWS
KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2, 3, AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "LATTE" SW6106 (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL) (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING
KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIME AND PAINT
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

GENERAL NOTES

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
C. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
D. REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
E. REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
F. REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

1A. EXTERIOR CEMENT PLASTER WALL COVERING (STUCCO).
1C. EXTERIOR CEMENT PLASTER WALL COVERING (STUCCO).
2A. FACE APPLIED STONE. REFER TO PLANS, SECTIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
2B. WATERTABLE SILL CAPSTONE. REFER TO PLANS, SECTIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
3. PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
4. PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)
5. (NOT USED)
6. PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM.
7. (NOT USED).
8. LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.
9. SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
10. BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
11. (NOT USED).
12. EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
13. EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
14. APPROXIMATE LINE OF FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
15. STEEL BOLLARDS. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
16. HOSE BIB. REFER TO PLUMBING DRAWINGS.
17. LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
18. (NOT USED).
19. MECHANICAL ROOF TOP UNIT. REFER TO MECHANICAL DRAWINGS.
20. MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED.
21. PLUMBING ROOF VENT. REFER TO PLUMBING DRAWINGS AND DETAIL 1/A8.1.
22. CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.
23. EFIS CONTROL JOINT. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. COLOR TO MATCH ADJACENT MASONRY.
24. RUSTICATION JOINT. REFER TO DETAIL 6/A3.2.
25. CLAY TILE ROOF. REFER TO PLANS, SECTIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
26. WALL MOUNTED CANOPY

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ARCHITECT OF RECORD
ADAM KREBER
ARCHITECT LICENSE NUMBER
00847

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
PASSEO DEL NORTE & VENTURA ST.
ALBUQUERQUE, NM

EXTERIOR ELEVATIONS

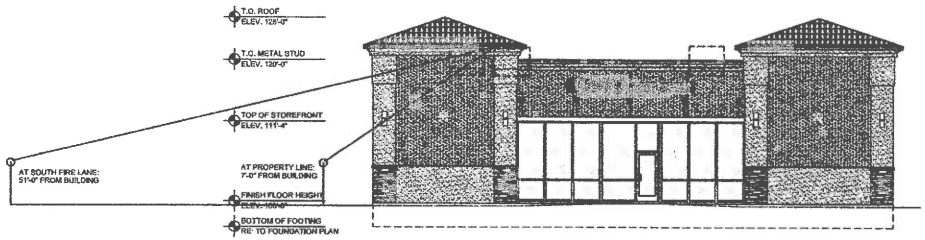
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY	CHECKED BY
CH	KR

DATE
REVISION

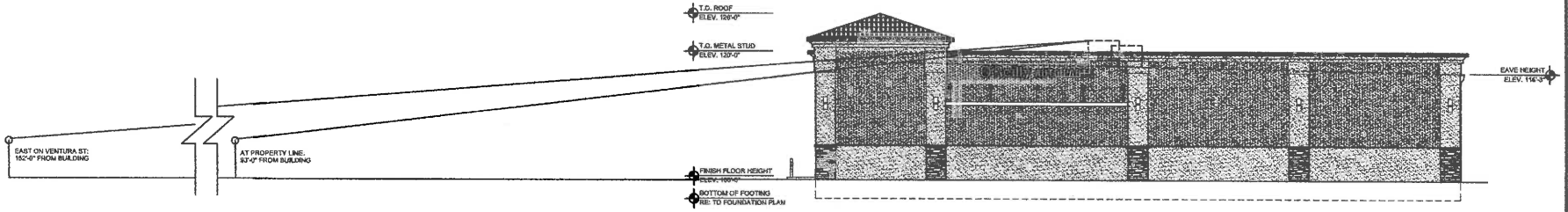
PROJECT NUMBER: 17164 - ABQ

SHEET NUMBER: A5.1



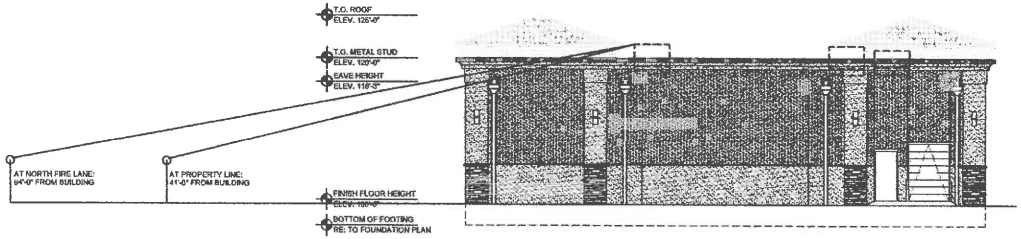
1 EAST EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"



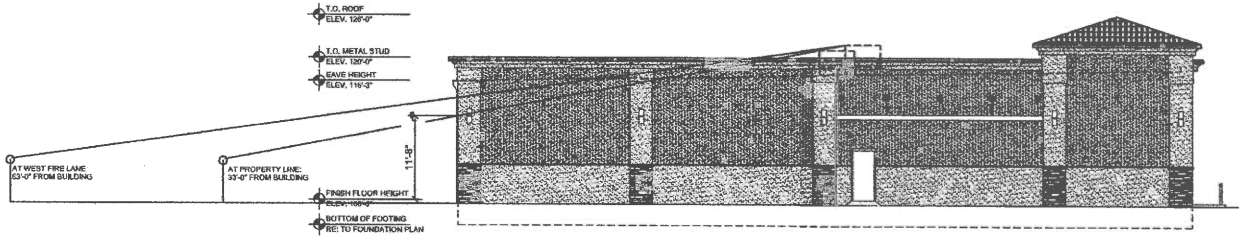
2 NORTH EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION OR PERMIT

ARCHITECT OF RECORD
ADAM KRUEGER
REGISTERED LICENSE NUMBER
008437

DIRECT OWNER AND SEAL ARE RESPONSIBLE FOR ALL SHOP DWG, SPECIFICATIONS OR DRAWINGS NOT INCLUDED.

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
PASSEO DEL NORTE & VENTURA ST.
ALBUQUERQUE, NM

EXTERIOR ELEVATION STUDY

O'Reilly AUTO PARTS
CORPORATE OFFICES
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SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

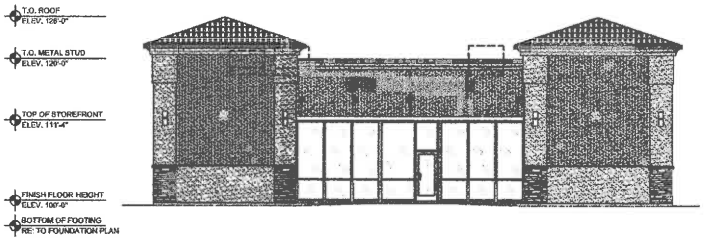
DRAWN BY	CHECKED BY
CH	KR

DATE

REVISION

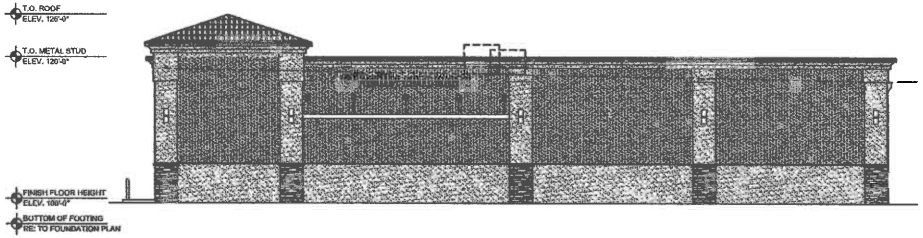
PROJECT NUMBER
17164 - ABQ

SHEET NUMBER
A5.3



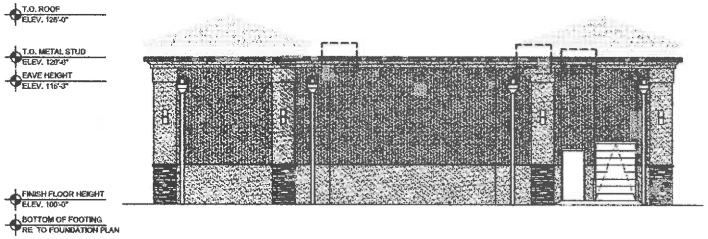
1 FRONT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



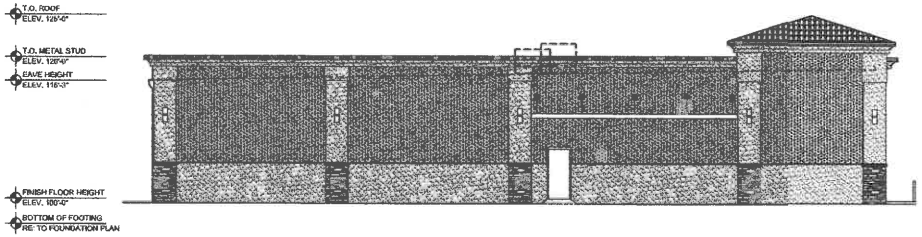
2 RIGHT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"

BUILDING SIGN SCHEDULE

FRONT EXTERIOR ELEVATION:
TYPE: OR 24" / 18" AP LINEAR
DETAIL: REFER TO S/SG2.1

RIGHT EXTERIOR ELEVATION:
TYPE: NO SIGN
DETAIL:

LEFT EXTERIOR ELEVATION:
TYPE: NO SIGN
DETAIL:

REAR EXTERIOR ELEVATION:
TYPE: NO SIGN
DETAIL:

GENERAL NOTES

(A) CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.

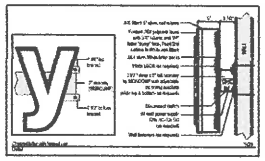
(B) BUILDING PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS. CONTRACTOR TO PROVIDE BACKING AND ROUGHIN ELECTRICAL AS REQUIRED FOR INSTALLATION. REFER TO A2.1 FOR EXTERIOR BUILDING FINISH.

(C) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY OWNER OR OTHERS (N.I.C.).

"O'Reilly Auto Parts" channel letter with formed polycarb caps and 2" letter "bumps". Black 5" aluminum coil returns. 2nd surface Black and White paint. WHITE LED Illumination. Letters to be on 5" tall by 3/4" deep SIGNCOMP raceways. Paint raceways to : OAP RED

5 FRONT WALL SIGN ELEVATION

SG2.1 SCALE: 1/4" = 1'-0"



Formed Cloud Logo with "AP" Formed Caps & Channel Returns

Part# 24/18-L-Cld.Logo&Chlrs-WFC

6 FRONT WALL SIGN DETAILS

SG1.1 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION OR PERMIT

APPROVED BY: ADAM KRIEGER
ARCHITECT LICENSE NUMBER: 005471

SUBMITS UNDER THE SEAL AND SIGNATURE, RESPONSIBILITY FOR ALL SIGN PLANS, SPECIFICATIONS OR ATTACHMENTS ARE DISCLAIMED.

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
PASSEO DEL NORTE & VENTURA ST.
ALBUQUERQUE, NM

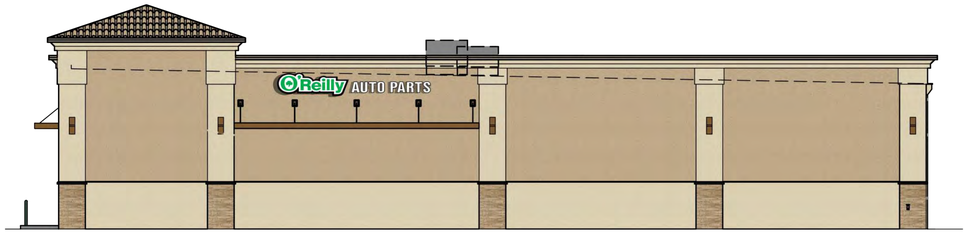
BUILDING EXTERIOR SIGNAGE

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY: CH
CHECKED BY: KR
DATE:
REVISION:
PROJECT NUMBER: 17164 - ABQ
SHEET NUMBER: SG2.1

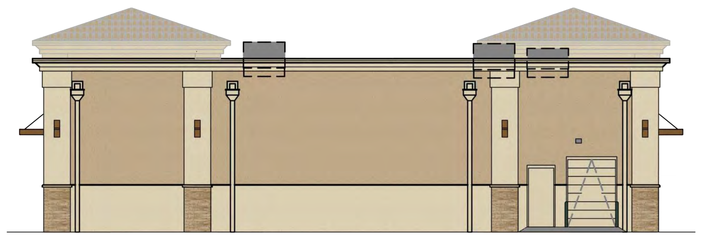
1 EAST EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"

4 SOUTH EXTERIOR ELEVATION

A5.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXTERIOR CEMENT PLASTER WALL COVERING (STUCCO)
KEY NOTE NO. 1A:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR BASF (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDPEBBLE
COLOR: DRYVIT "456 OYSTER SHELL"

KEY NOTE NO. 1B:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR BASF (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDPEBBLE
COLOR: DRYVIT "381 MONASTERY BROWN"

UNIT MASONRY
KEY NOTE NO. 2A:
TYPE: CULTURED STONE VENEER
MFG: BORAL STONE
COURSING: DRYSTACK LEDGE STONE
COLOR: CARMEL

KEY NOTE NO. 2B:
TYPE: CULTURED STONE WATERTABLE SILL
MFG: BORAL STONE
SIZE: 2 1/2" X 3" X 18"
COURSING: RUNNING BOND
COLOR: MOCHA

KEY NOTE NO. 25:
TYPE: CLAY TILE ROOFING
MFG: BORAL CLAY TILE ROOFING
COURSING: 2- PIECE MISSION
COLOR: RUSTIC CARMEL

FLASHING AND SHEET METAL
KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
NOT USED

KEY NOTE NO. 6:
TYPE: GUTTER AND DOWNSPOUTS
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 26:
TYPE:EXTRUDED ALUMINUM WALL MOUNTED CANOPIES
MFG: ARCHITECTURAL SHADE PRODUCTS(OR EQUAL TO)
FINISH: PREFINISHED FACTORY PRIMED AND PAINTED
COLOR: ANTIQUE BRONZE

DOORS AND WINDOWS
KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2, 3, AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING
KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIME AND PAINT
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

GENERAL NOTES

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
C. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
D. REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
E. REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
F. REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

1B. EXTERIOR CEMENT PLASTER WALL COVERING (STUCCO).
1C. EXTERIOR CEMENT PLASTER WALL COVERING (STUCCO).
2A. FACE APPLIED STONE. REFER TO PLANS, SECTIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
2B. WATERTABLE SILL CAPSTONE. REFER TO PLANS, SECTIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
3. PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
4. PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)
5. (NOT USED)
6. PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM.
7. (NOT USED).
8. LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.
9. SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
10. BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
11. (NOT USED).
12. EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
13. EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
14. APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.
15. STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
16. HOSE BIB, REFER TO PLUMBING DRAWINGS.
17. LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
18. (NOT USED).
19. MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.
20. MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED.
21. PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 1/A6.1.
22. CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.
23. EFIS CONTROL JOINT. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. COLOR TO MATCH ADJACENT MASONRY.
24. RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.
25. CLAY TILE ROOF, REFER TO PLANS, SECTIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
26. WALL MOUNTED CANOPY

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ARCHITECT OF RECORD
ADAM KREHER
ARCHITECT LICENSE NUMBER
005471
SHEETS BEARING THIS SEAL ARE AUTHENTICATED, RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
PASSEO DEL NORTE & VENTURA ST.
ALBUQUERQUE, NM

EXTERIOR ELEVATIONS

O'Reilly AUTO PARTS
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DRAWN BY:	CHECKED BY:
CH	KR

DATE:

REVISION:

PROJECT NUMBER: 17164 - ABQ

SHEET NUMBER
A5.2

ADDITIONAL STAFF INFORMATION