



**Environmental  
Planning  
Commission**

**Agenda Number: 02  
Project Number: 1001754  
Case #: 16EPC-40039  
September 8, 2016**

**Staff Report**

|                          |   |
|--------------------------|---|
| <b>Agent</b>             | ARIA Studio Consultants, Inc.                             |
| <b>Applicant</b>         | Weingarten Realty Investors                               |
| <b>Request</b>           | <b>Site Development Plan for Building Permit</b>          |
| <b>Legal Description</b> | Tract A-1, North Town Plaza                               |
| <b>Location</b>          | Cubero Dr. NE between Wyoming Blvd. NE and Academy Rd. NE |
| <b>Size</b>              | 0.88 acre   |
| <b>Existing Zoning</b>   | SU-1 Shopping Center                                      |
| <b>Proposed Zoning</b>   | No Change   |

**Staff Recommendation**

**APPROVAL** of Case #16EPC-40039 based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 16.

**Staff Planner  
Michael Vos, AICP - Planner**

**Summary of Analysis**

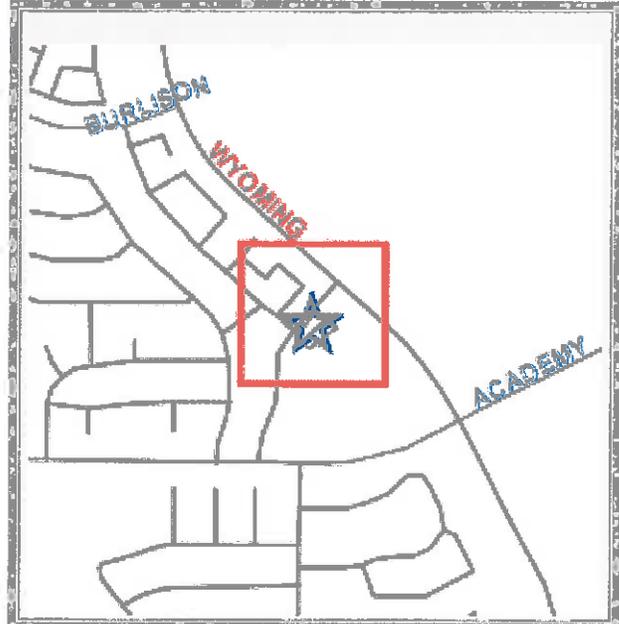
The request is a Site Development Plan for Building Permit in order to develop the final vacant parcel of the North Towne Plaza shopping center near the intersection of Wyoming Blvd. NE and Academy Rd. NE.

The applicant proposes to construct an approximately 6,150 square foot building for retail or restaurant uses.

The proposed project meets the requirements of the approved site development plan for subdivision and related design standards.

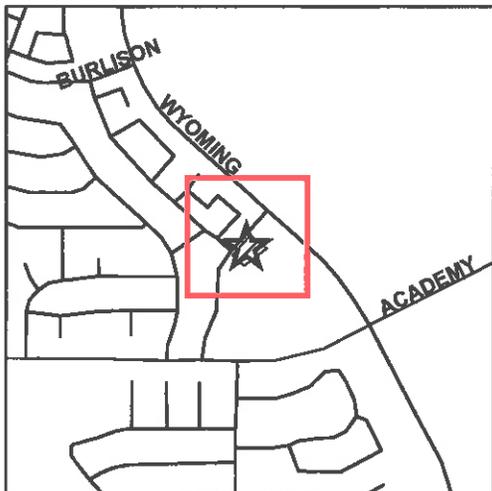
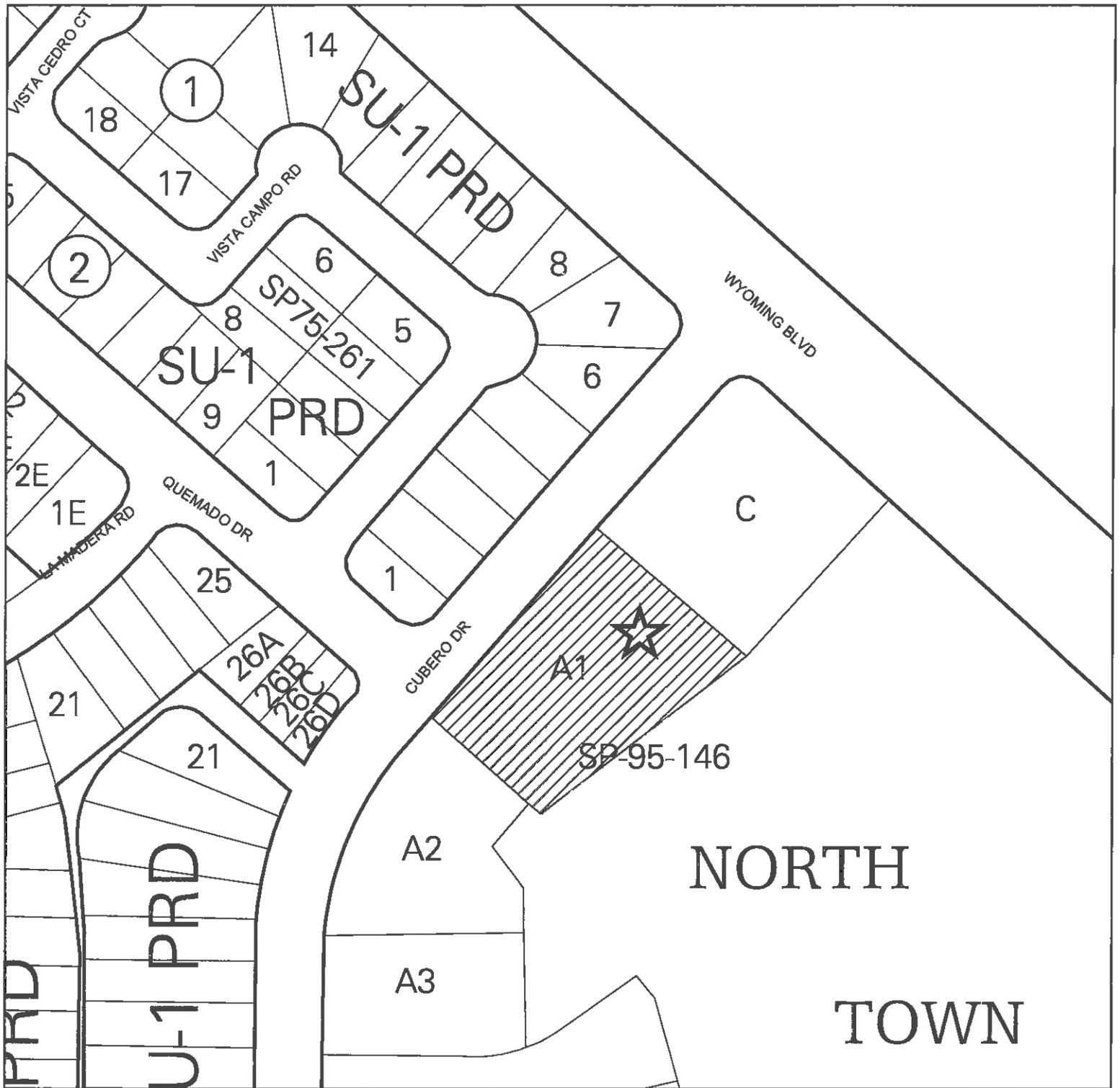
The Bear Canyon Neighborhood Association and District 4 Coalition of Neighborhood Associations were notified of this request. There is no known opposition to the request.

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



City Departments and other interested agencies reviewed this application from 08/01/2016 to 08/17/2016

Agency comments used in the preparation of this report begin on Page 18.



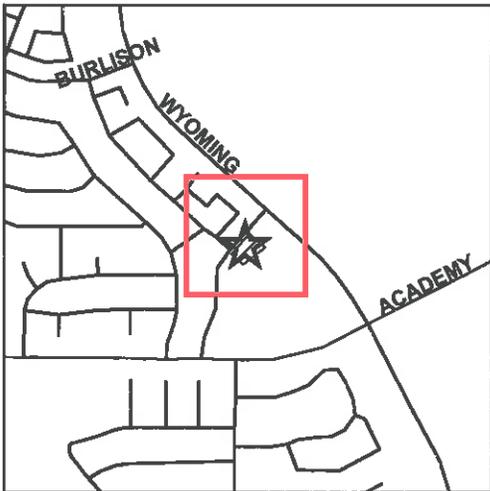
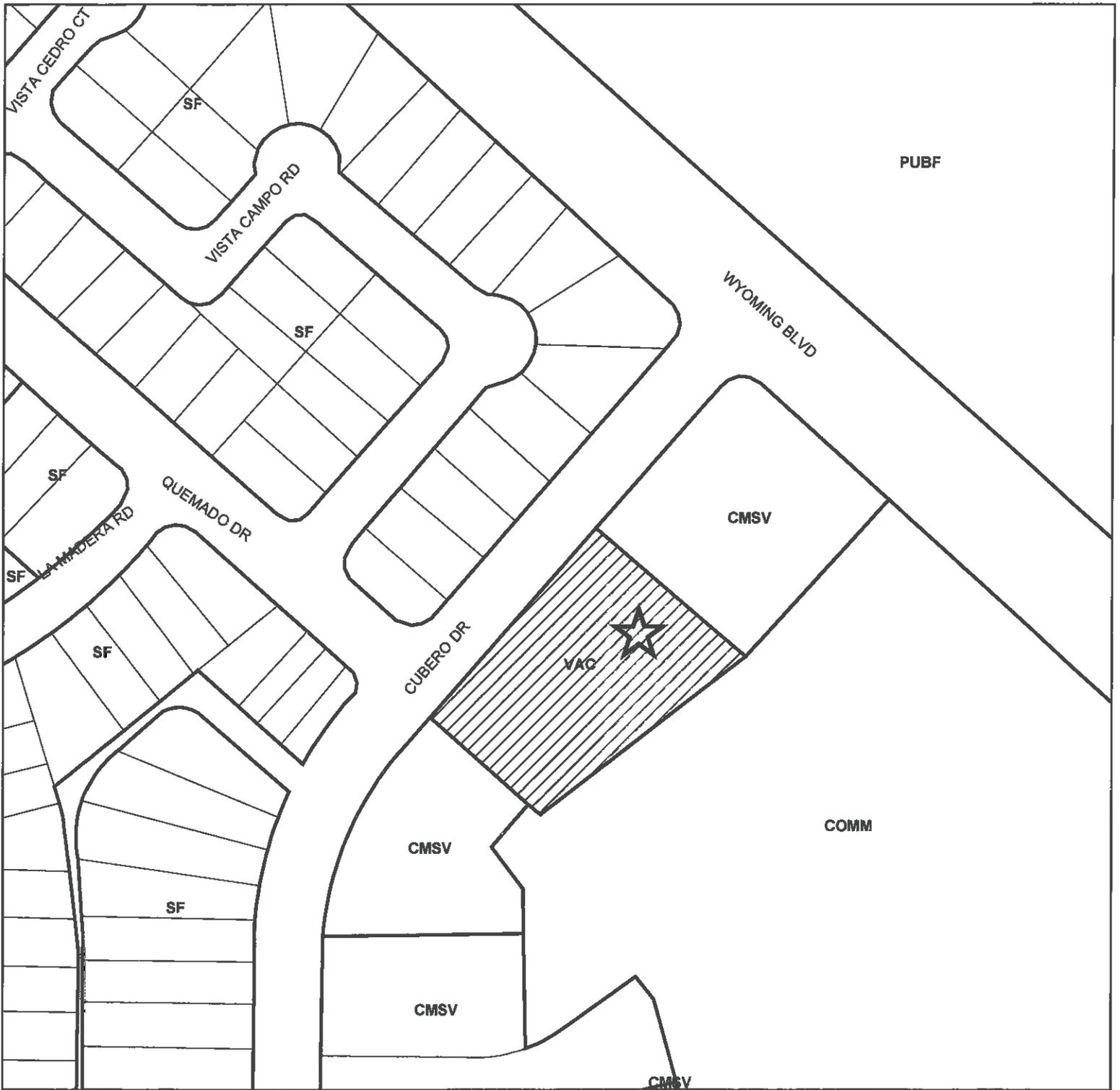
### ZONING MAP

Note: Grey shading indicates County.



1 inch = 130 feet

Project Number:  
1001754  
Hearing Date:  
09/08/2016  
Zone Map Page: E-19  
Additional Case Numbers:  
16EPC-40039



## LANDUSE MAP

Note: Grey shading indicates County.

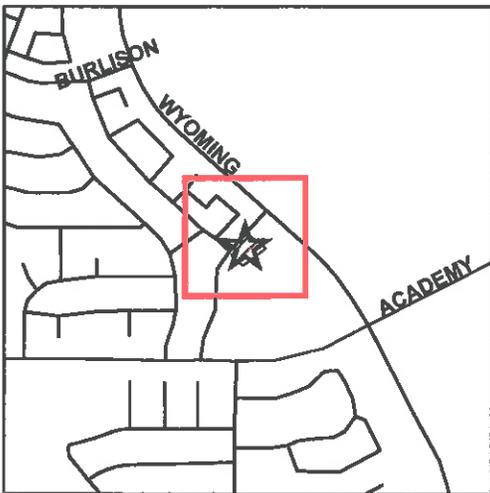
### KEY to Land Use Abbreviations

- 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



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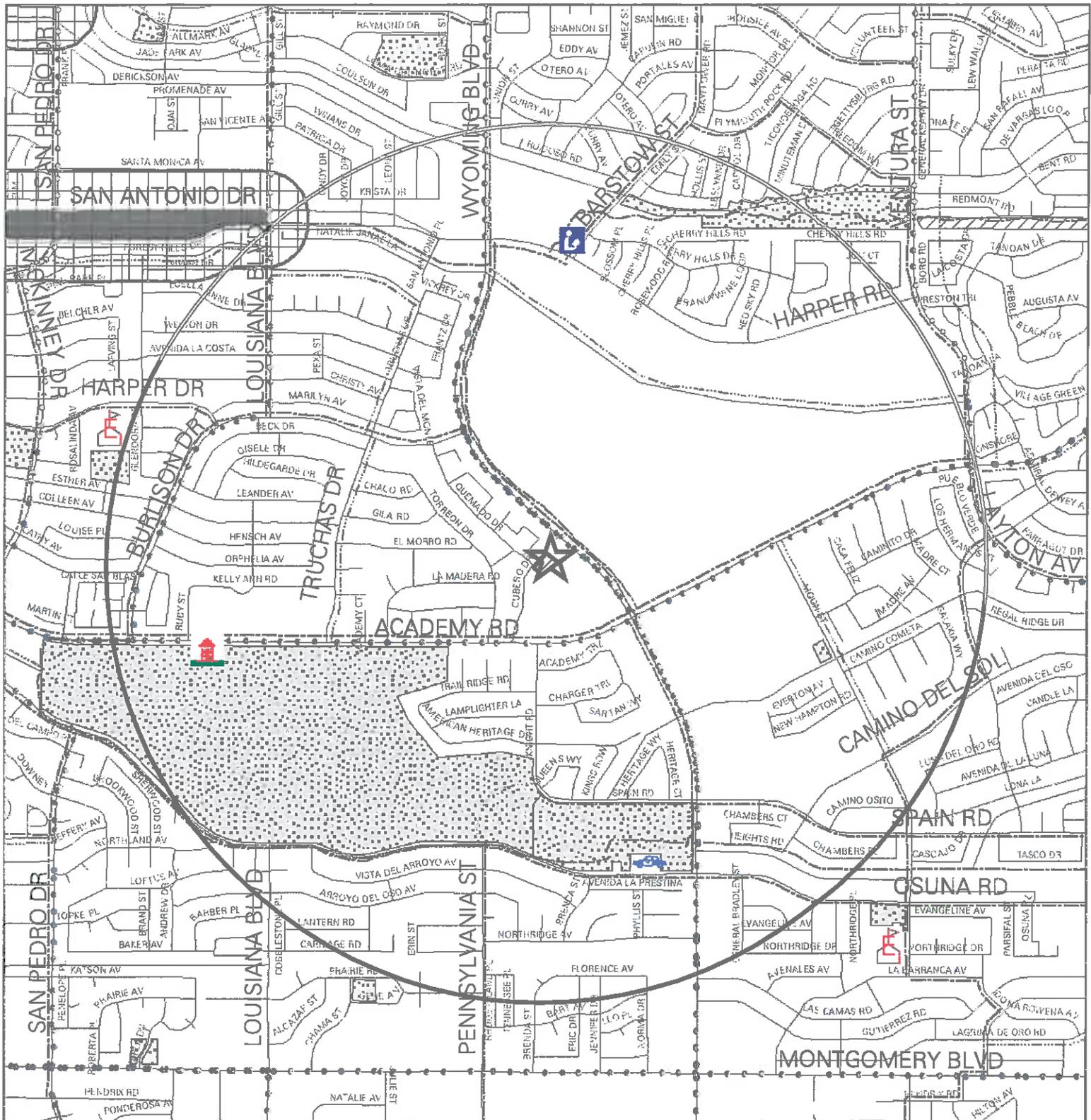
### HISTORY MAP

Note: Grey shading indicates County.



1 inch = 130 feet

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## Public Facilities Map with One-Mile Buffer



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

Project Number: 1001754



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

|              | <b>Zoning</b>        | <b>Comprehensive Plan Area;<br/>Applicable Rank II &amp; III Plans</b> | <b>Land Use</b>          |
|--------------|----------------------|--|--------------------------|
| <b>Site</b>  | SU-1 Shopping Center | Established Urban<br>Academy Village Center                            | Vacant                   |
| <b>North</b> | SU-1 PRD             | Established Urban  | Single-family townhomes  |
| <b>South</b> | SU-1 Shopping Center | Established Urban<br>Academy Village Center                            | Commercial Retail/Office |
| <b>East</b>  | SU-1 Shopping Center | Established Urban<br>Academy Village Center                            | Commercial Retail/Office |
| <b>West</b>  | SU-1 PRD             | Established Urban  | Single-family townhomes  |

**II. INTRODUCTION**

***Proposal***

The request is for a Site Development Plan for Building Permit for an approximately 0.88 acre site described as Tract A-1, North Town Plaza (the “subject site”). The subject site is located on Cubero Dr. NE between Wyoming Blvd. NE and Academy Rd. NE.

The applicant proposes to develop an approximately 6,150 square foot retail building on the subject site by repurposing an existing ponding area. The development is designed to accommodate from 1 to 4 tenants for retail or restaurant use. A relocated ponding area to the southwest of the subject site is proposed to allow for this development project.

The subject site’s SU-1 Shopping Center zoning designation allows for permissive C-2 uses, including, but not limited to offices, retail, and restaurants with outdoor seating, with design standards as specified by a site development plan for subdivision that was approved by the Environmental Planning Commission in 1995. The entire North Towne Plaza, including the offices located to the southwest along Cubero, has the same SU-1 Shopping Center designation, and uses similar to what exist south of the subject site may fill the proposed new building.

***EPC Role***

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plan approval in SU-1 zones, pursuant to 14-16-2-22(A)(1) of the Zoning Code. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and

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make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

***Context***

The subject site is in the Established Urban Area and the Academy Village Community Activity Center of the Comprehensive Plan.

The subject site is located on the south side of Cubero Dr. and west of Wyoming Blvd. South of the subject site is the remainder of the North Towne Plaza shopping center including a Whole Foods grocery store and Taco Bell restaurant. Offices exist to the southwest along the south and east side of Cubero Dr.

On the north and west of the subject site across Cubero Dr. are single-family residential townhomes. Farther west are detached single-family houses. To the east across Wyoming Blvd. is vacant land that is part of Albuquerque Academy, and farther south across Academy Rd. are an apartment complex and additional single-family homes.

The subject site is currently undeveloped and utilized as a drainage ponding area. Development of the subject site will constitute complete build-out of all pad sites within the North Towne Plaza shopping center as currently subdivided.

***History***

Tracts A and B of Bear Canyon Village (North Towne Shopping Center), including the subject site, received Development Plan Approval on February 18, 1977 (Z-70-34) with a condition that “the uses allowed shall be those permissive in the C-2 zone.”

On March 16, 1995, the Environmental Planning Commission approved a site development plan for subdivision for Tract A with design standards added based on conditions of approval from the EPC. Tract A was subsequently subdivided into four new tracts, and Tract A-1 is the subject of this site development plan for building permit application.

***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 Wyoming Blvd. as a Regional Principal Arterial and Academy Rd. as a Minor Arterial. Cubero Dr., immediately adjacent to the subject site, is a local street.

The Comprehensive Plan designates Wyoming as an Enhanced Transit Corridor, which is intended to be designed or redesigned to improve transit and pedestrian opportunities with features similar to Major Transit Corridors that may include wide sidewalks and bike lanes. The goal of the Enhanced Transit Corridor is to provide transit service and develop land uses and intensities promoting the use of such transit service.

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***Trails/Bikeways***

The subject site is located on a local street. Bicycle lanes exist in close proximity to the subject site along Wyoming Blvd. and Academy Rd. A multi-use trail also exists on the east side of Wyoming running north from Academy Rd. to San Antonio Dr.

***Transit***

Bus Route 31 runs along Wyoming Blvd. with stops at Academy Rd. and Cubero Dr. Routes 93 and 98, the Academy and Wyoming Commuter routes, respectively run along Academy Rd. and Wyoming Blvd.

***Public Facilities/Community Services***

Fire Station 15 is located approximately 0.90 miles away from the subject site west on Academy Rd. and the John Carrillo Memorial Police Substation is located approximately 0.90 miles south on Wyoming Blvd. Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

**III. ANALYSIS**

**APPLICABLE ORDINANCES, PLANS AND POLICIES**

***Albuquerque Comprehensive Zoning Code***

The subject site is zoned SU-1 Shopping Center. The SU-1 zone “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.”

Development of SU-1 properties is governed by approved site development plans per section 14-16-2-22 SU-1 Special Use Zone. Prior approvals for the shopping center indicate allowed uses as those permissive in the C-2 zone. Examples of C-2 permissive uses include offices, banks, retail stores, and restaurants, which the proposed project aligns with. The 1995 EPC approved site development plan for subdivision instituted design standards for future development within the shopping center including development on the subject site.

***Albuquerque / Bernalillo County Comprehensive Plan***

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

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

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

*The request would add an additional retail building to the area, which is currently characterized by a wide range of urban land uses such as retail, banking, restaurants, apartments, and both attached and detached single-family residential. A variety of businesses could move into the new building once completed, and would contribute to an even greater potential range of urban land uses. Policy II.B.5.a is furthered by this request.*

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

*The request furtheres Policy II.B.5.d because it generally respects neighborhood values, is consistent with adjacent land uses, and is designed in accordance with a previously approved site development plan for subdivision. The maximum proposed height of the roof is 22 feet 4 inches, which is less than the 26 feet allowed by the design standards of the site development plan for subdivision. While developing a ponding area, the proposal includes a new ponding area to replace the existing one that is being developed, and the plan incorporates small ponds to catch runoff from the subject site. Street trees are being proposed along Cubero Dr. that will minimize visual impacts of the parking and building façade on the adjacent neighborhood. As of the writing of this report, there is no known neighborhood opposition to the project.*

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

*The request is to develop the final vacant parcel of a shopping center located in the established urban area and within a designated activity center of the Comprehensive Plan. The proposed building has been designed to have minimal effect on the surrounding parcels of land and ensure the integrity of the existing neighborhoods. The subject site will be serviced by existing urban facilities. Policy II.B.5.e is furthered by this request.*

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

*The proposed commercial development will bring additional employment opportunities and services that will complement adjacent residential areas by remaining within an existing commercial development. While access to the site is primarily from private drives connected to a residential roadway, vehicle traffic will not enter or pass through the neighborhood to get to the subject site. Lighting concerns are minimized by limitations on building signage to 15% of the building façade, as well as limitations on site lighting to 20-foot poles with sharp cut-off*

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*angle fixtures as required by the previously approved site development plan for subdivision. Policy II.B.5.i is furthered by this request.*

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

*Policy II.B.5.j is furthered by this request because this development is on existing commercially-zoned land within a shopping center located at the intersection of two arterial streets. Mass transit and bike lanes exist along the adjacent arterial streets providing multi-modal access to the subject site. The design of the subject site provides storefronts facing the adjacent street, and while the parking lot is located in front of the proposed storefronts, an ADA accessible pathway is provided from the public sidewalk into the site.*

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

*The request furtheres Policy II.B.5.l because the proposed elevations show both vertical and horizontal articulation with different height parapets and a variety of colors and materials. Stone accents at the base of the building and awnings above entryways help to visually reduce the mass of the building. The colors chosen generally fit with the surrounding structures and meet the standard of tans and browns as specified by the site development plan for subdivision with copper accents.*

The subject site is also located within the area designated as the Academy Village Community Activity Center by the Comprehensive Plan. The goal of activity centers is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities. Applicable policies for Activity Centers include:

Policy II.B.7.a: Existing and proposed Activity Centers are designated ... where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

*The request adds an additional building to a designated Community Activity Center. The site is very accessible to the automobile from arterial roadways and parking is primarily provided in an off-street lot as described in Comprehensive Plan Table 22: Policy a: Types of Activity Centers. The interior of the subject site is connected to the public sidewalk and has a wide*

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*pedestrian path in front of the proposed storefronts. Proposed uses of retail and restaurants are typical uses for Community Activity Centers in low-rise buildings. However, the request does not improve pedestrian connections within the Community Activity Center as a whole, and the proposed building location while having appropriate size, height, and massing does not separate the parking lot from the adjacent street. The request partially furthers Policy II.B.7.a.*

Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intense development.

*The request furthers Policy II.B.7.f by adding a new building that creates a buffer between the adjacent residential neighborhood and the very large parking lot that serves the larger retail building to the south of the subject site. The request does not include a drive-thru or other intense use that would be more appropriately sited farther from residential uses such as the nearby Starbucks or Taco Bell that are located along Wyoming Blvd. The proposal includes a wide landscape buffer with street trees along Cubero Dr. that reduces the visual impact of the shopping center.*

Policy II.B.9.d: Development projects within Community Activity Centers should contribute the following:

1. Related land uses that effectively encourage walking trips from one destination to another within the center, including shopping, schools, parks or plazas, employment, entertainment, and civic uses such as public libraries, recreation or senior centers, post office or fire station.
2. Pedestrian linkages among uses in the Activity Center and connecting to surrounding neighborhoods.
3. Buildings designed and arranged to reflect local architectural traditions, scale, height, massing and setbacks appropriate to the community served by the Activity Center and that support public transit and pedestrian activity.
4. Landscaping, street furniture, public art, colored or textured paving and other improvements to the public realm that reinforce the cultural, social and design traditions of the community served by the Activity Center.

*The request will add additional retail or restaurant uses to an existing shopping center where individuals can park and make multiple stops as part of a single vehicle trip. The building is a low-rise structure like the rest of the shopping center, and the design will fit in architecturally with the proposed articulation, colors, and materials. Wide pedestrian areas adjacent to the proposed building offer the potential for patio space for future tenants. The proposed landscaping adds to the pedestrian experience along the public sidewalk and breaks up the parking lot. While offering a pedestrian connection to the neighborhood, the shopping center as a whole has poor internal pedestrian connections, and the request is not improving those connections for the overall Activity Center. The request partially furthers Policy II.B.9.d.*

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***SITE DEVELOPMENT PLAN FOR SUBDIVISION***

The site development plan for subdivision for the North Towne Plaza (Project #1001754 / Z-95-25, originally approved in 1995) contains design standards that apply to the entire shopping center including the subject site. The design standards address the usual elements: site planning, parking, landscape, architecture, setbacks, screening, and signage.

Staff has reviewed the request using the design standards from the 1995 site development plan for subdivision and finds that the proposal complies with those standards. Specific standards will be addressed in the site development plan for building permit review below with some affirmed in the recommended conditions of approval.

***SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

The request is for a 1 to 4 tenant retail building on a 0.88 acre site. Staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan, Zoning Code, and approved site development plan for subdivision (SDPS) in accordance with Section 14-16-3-11 of the Zoning Code, which states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures."

***Site Plan Layout / Configuration***

The subject site, Tract A-1, is located on Cubero Dr. NE west of Wyoming Blvd. The site is generally rectangular with a fairly significant elevation change from north to south. The building is proposed toward the southeasterly corner of the site with a retaining wall behind it to account for the elevation difference. Main building entrances are located on the north side with secondary entrances on the east and west. Service entries are at the rear of the building on the south side. A sidewalk circles the entire building. The sidewalk has additional width at the northeast corner and west side of the proposed building that could be used for patio space by future tenants. The parking lot is located to the north of the proposed building between the building and Cubero Dr. with entrances on the east and west from private drives that connect Cubero to the rest of the shopping center. The dumpster is located at the southwest corner of the property facing away from the street and internally to the shopping center. This location, if approved by Solid Waste, complies with the SDPS requirement for screening and approved location. Solid waste provided comments, and asked for changes to meet their typical specs for size and materials, so staff has recommended a condition of approval that the refuse container be approved by Solid Waste prior to final sign-off on the site development plan for building permit.

The building is setback 75.9 feet from the north property line, 42 feet from the east property line, 16 feet from the south property line, and approximately 82 feet from the west property line. These setbacks comply with the zoning code as stipulated by the SDPS.

The proposed building is 6,150 square feet in size, which is less than the 10,000 square foot limitation imposed by the SDPS. The floor area ratio (FAR) of the request is approximately 0.16, which complies with the maximum FAR of 0.26 imposed by the SDPS.

### ***Vehicular Access, Circulation and Parking***

The site is accessed via two driveways located at the east and west ends of the parking lot and connecting to entrances for the shopping center. The two shopping center entrances both connect to Cubero Dr. to the north, as well as to the larger shopping center parking lot and access points onto Wyoming and Academy to the south.

Because the requested zoning is SU-1, off-street parking is determined by the EPC pursuant to Zoning Code §14-16-2-22, Special Use Zone. The SDPS approved by the EPC in 1995 states that "parking, including accessible spaces, shall be provided in accordance with... the Zoning Code." The code requirement for the proposed project is one space for every 200 square feet of retail or service use. With a 6,150 square foot building, the required parking total would be 31 spaces. If a restaurant were to move in the calculation would be different based on number of seats or permitted fire occupancy load. 31 spaces are provided on site, including the designated disabled spaces provided. Two designated disabled spaces are required with two provided.

Two motorcycle spaces are required and provided, and a bicycle rack is proposed for 7 bicycles even though only two such spaces are required by code and as called for by the SDPS.

A traffic impact study (TIS) was not required, and the SDPS indicates that a TIS may only be necessary if a different use or building larger than 10,000 square feet was proposed on the subject site, which is not the case.

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

The subject site is proposed to have a pedestrian connection to the public sidewalk along Cubero at the northeast corner of the site. Transit riders and pedestrians walking in from Wyoming Blvd. would access the site via this sidewalk connection at the northeast corner of the site. As designed, pedestrians from the neighborhood west along Cubero Dr. or north on Quemado Dr. would need to walk from the northwest corner along the frontage of the site to the northeast corner connection, or cut across the site in another manner to access the main entrances.

Long Range Planning made a comment regarding this, stating that a pedestrian walkway should exist on the west side of the property and make a connection to the building from the southwest corner of the subject site. The applicant has added a sidewalk connection from the building to the southwest corner where the dumpster is located; however, no sidewalk was proposed or added along the west side of the subject site. The agents responded to the comment by stating that they observed the northeast corner as the primary connection into the development and that adding a connection on the west side to the southwest corner would not be shorter or more convenient than what is proposed. Placing the sidewalk along the west side would also require the removal or significant reduction of stormwater quality ponds that are required for Hydrology. Full email responses from the agents can be found in the additional staff information section at the end of this report.

Other than providing a connection to the proposed building on the subject site, a sidewalk along the west side of the subject site may not provide much benefit to the overall shopping center as a whole because it would lead to the side and rear of the primary retail building and not any store

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entrances. A pedestrian connection into the rest of the shopping center may make more sense along the east side of the subject site; however, the applicant has only provided one into their site because of issues related to grade, as well as any sidewalk built would bring pedestrians to the middle of a large parking area with no other connections or crossings to the existing buildings or storefronts. The applicant and their agents believe what has been submitted is adequate, and the proposed interior sidewalks meet the minimum connection and width requirements established by the Zoning Code in §14-16-3-1(H); however, should the EPC believe any additions or changes should be required, a condition may be added to address those concerns.

### ***Walls/Fences***

A retaining wall with a railing along the top is proposed on the south side of the subject site, which allows the proper grading for the request. A small wall for electrical equipment and a screen wall for the trash enclosure are also proposed.

### ***Lighting and Security***

No parking lot lighting poles are shown on the plans, but if such lighting will be installed it shall have a maximum height of 20 feet with sharp cut-off angle fixtures as required by the SDPS. A condition of approval has been suggested by staff to ensure this. Accent light fixtures are proposed along the building facades with emergency lighting above the rear exit doors.

### ***Landscaping***

Landscaping is required by the zoning code in the amount of 15% of the net lot area (lot area less building footprints). The net lot area is 31,994 square feet, thus 4,792 square feet of landscaping is required. 7,305 square feet of landscaped area, or 23% net lot area is proposed with this project.

Parking lot trees are required at the rate of one tree for each ten spaces; three parking lot trees are required. Six are provided. The Zoning Code requires that no parking space be over 100 feet from a tree [14-16-3-10 (F)(1)(b)]. This requirement is also met. Six street trees are provided along Cubero Dr. in accordance with the Street Tree Ordinance.

The SDPS required the installation of landscaped end islands in the parking lot of the larger shopping center prior to development of the subject site. Those islands have been installed. The SDPS was also conditioned such that a 15-foot landscape buffer outside of the public right-of-way is provided along Cubero Dr. The applicant has amended their site development plan to meet this requirement.

### ***Grading, Drainage, Utility Plans***

Water generally flows from east to west across the subject site. Two stormwater quality ponding areas to address first flush requirements are located on the west side of the subject site. Storm drains will also redirect some flows of the larger shopping center currently draining to the subject site to a relocated ponding area to the southwest.

Water lines for domestic service and fire protection are proposed to connect to the existing line placed within Cubero Dr. Sanitary sewer lines are proposed to connect to the existing sanitary sewer line in the private drive at the west side of the subject site.

A fire hydrant and fire department connection are proposed at the northwest corner of the building.

### ***Architecture***

The architecture of the request is much like a typical retail building and will fit with the existing buildings in the shopping center, as required by the SDPS that states “the architectural design of all buildings shall be in harmony with the existing structures.” The proposed colors comply with the SDPS requirement for various tans and browns to coordinate with surrounding structures. Stone at the base of the building, as well as copper and bronze awning will accent the primary colors of the facades.

The buildings are single-story with a maximum roof height of 22 feet 4 inches with differing height parapets. The height complies with the SDPS restriction of a 26-foot maximum height.

### ***Signage***

Signage for this request is limited by the SDPS. Building-mounted signage is limited to 15% of the building facade, and no additional freestanding signs are permitted. Staff has suggested a condition to ensure that these restrictions are maintained and noted on the plans.

## ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

### ***Reviewing Agencies***

Commenting agencies reviewed this request from August 1, 2016 to August 17, 2016. Most comments have been addressed or will be ensured through the suggested conditions of approval and the Development Review Board process. As previously discussed, Long Range Planning comments were addressed by the applicant and not fully resolved. The site development plan as amended meets the minimum requirements of the Zoning Code and the previously approved site development plan for subdivision. It is up to the EPC to determine if additional changes to the site plan are necessary with regard to that comment, and additional conditions may be added addressing those changes if desired.

### ***Neighborhood/Public***

The Bear Canyon Neighborhood Association and District 4 Coalition of Neighborhood Associations were notified of this request, as well as property owners within 100 feet of the subject site. A facilitated meeting was not recommended or held. As of the writing of this report, no comments have been received regarding the request.

**V. CONCLUSION**

This request is for a site development plan for building permit for Tract A-1, North Town Plaza, an approximate 0.88 acre site located on Cubero Drive NE between Wyoming Boulevard NE and Academy Road NE. The site is zoned SU-1 Shopping Center and the proposed retail use is permitted in the zone.

The proposed project consists of one 6,150 square foot retail building. 31 parking spaces are proposed on-site along with two motorcycles spaces and seven bicycle spaces. The applicant is proposing to utilize two existing private drives for the shopping center at the east and west ends of the subject site that connect north to Cubero Dr. A refuse container within an enclosure is proposed at the southwest corner of the subject site internal to the shopping center. The site has adequate landscaping and generally meets the requirements of the Zoning Code and site development plan for subdivision. The site is located within the Established Urban Area and Academy Village Community Activity Center of the Comprehensive Plan.

Staff finds that the request for a site development plan for building permit furthers a preponderance of applicable goals and policies found in the Comprehensive Plan.

Representatives from the Bear Canyon Neighborhood Association and District 4 Coalition of Neighborhood Associations, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended nor held. There is no known opposition to this request.

Staff recommends approval based on the findings and subject to the conditions as listed in the staff report.

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***FINDINGS - (16EPC-40039) September 8, 2016 Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit for Tract A-1, North Town Plaza located on Cubero Drive NE and containing approximately 0.88 acres.
2. The subject site is zoned SU-1 Shopping Center and allows permissive C-2 uses per a February 18, 1977 development plan approval (Z-70-34). Additional development standards were applied to the site via a site development plan for subdivision approved by the EPC on March 16, 1995 (Z-95-25).
3. The applicant proposes to develop an approximately 6,150 square foot retail building for up to four tenants.
4. The requested retail or restaurant use is permissive in the C-2 zone.
5. The proposed site development plan for building permit meets all the conditions and requirements of the approved site development plan for subdivision.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan and is within the Academy Village Community Activity Center.
8. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
  - a. Policy II.B.5.a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

***The request would add an additional retail building to the area, which is currently characterized by a wide range of urban land uses such as retail, banking, restaurants, apartments, and both attached and detached single-family residential. A variety of businesses could move into the new building once completed, and would contribute to an even greater potential range of urban land uses. Policy II.B.5.a is furthered by this request.***

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

***The request furthers Policy II.B.5.d because it generally respects neighborhood values, is consistent with adjacent land uses, and is designed in accordance with a***

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*previously approved site development plan for subdivision. The maximum proposed height of the roof is 22 feet 4 inches, which is less than the 26 feet allowed by the design standards of the site development plan for subdivision. While developing a ponding area, the proposal includes a new ponding area to replace the existing one that is being developed, and the plan incorporates small ponds to catch runoff from the subject site. Street trees are being proposed along Cubero Dr. that will minimize visual impacts of the parking and building façade on the adjacent neighborhood. As of the writing of this report, there is no known neighborhood opposition to the project.*

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

*The request is to develop the final vacant parcel of a shopping center located in the established urban area and within a designated activity center of the Comprehensive Plan. The proposed building has been designed to have minimal effect on the surrounding parcels of land and ensure the integrity of the existing neighborhoods. The subject site will be serviced by existing urban facilities. Policy II.B.5.e is furthered by this request.*

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

*The proposed commercial development will bring additional employment opportunities and services that will complement adjacent residential areas by remaining within an existing commercial development. While access to the site is primarily from private drives connected to a residential roadway, vehicle traffic will not enter or pass through the neighborhood to get to the subject site. Lighting concerns are minimized by limitations on building signage to 15% of the building façade, as well as limitations on site lighting to 20-foot poles with sharp cut-off angle fixtures as required by the previously approved site development plan for subdivision. Policy II.B.5.i is furthered by this request.*

- e. Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

*Policy II.B.5.j is furthered by this request because this development is on existing commercially-zoned land within a shopping center located at the intersection of two arterial streets. Mass transit and bike lanes exist along the adjacent arterial streets providing multi-modal access to the subject site. The design of the subject site provides storefronts facing the adjacent street, and while the parking lot is located in front of the proposed storefronts, an ADA accessible pathway is provided from the public sidewalk into the site.*

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

*The request furthers Policy II.B.5.l because the proposed elevations show both vertical and horizontal articulation with different height parapets and a variety of colors and materials. Stone accents at the base of the building and awnings above entryways help to visually reduce the mass of the building. The colors chosen generally fit with the surrounding structures and meet the standard of tans and browns as specified by the site development plan for subdivision with copper accents.*

- g. Policy II.B.7.a: Existing and proposed Activity Centers are designated ... where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

*The request adds an additional building to a designated Community Activity Center. The site is very accessible to the automobile from arterial roadways and parking is primarily provided in an off-street lot as described in Comprehensive Plan Table 22: Policy a: Types of Activity Centers. The interior of the subject site is connected to the public sidewalk and has a wide pedestrian path in front of the proposed storefronts. Proposed uses of retail and restaurants are typical uses for Community Activity Centers in low-rise buildings. However, the request does not improve pedestrian connections within the Community Activity Center as a whole, and the proposed building location while having appropriate size, height, and massing does not separate the parking lot from the adjacent street. The request partially furthers Policy II.B.7.a.*

- h. Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intense development.

*The request furthers Policy II.B.7.f by adding a new building that creates a buffer between the adjacent residential neighborhood and the very large parking lot that*

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*serves the larger retail building to the south of the subject site. The request does not include a drive-thru or other intense use that would be more appropriately sited farther from residential uses such as the nearby Starbucks or Taco Bell that are located along Wyoming Blvd. The proposal includes a wide landscape buffer with street trees along Cubero Dr. that reduces the visual impact of the shopping center.*

- i. Policy II.B.9.d: Development projects within Community Activity Centers should contribute the following:
  - i. Related land uses that effectively encourage walking trips from one destination to another within the center, including shopping, schools, parks or plazas, employment, entertainment, and civic uses such as public libraries, recreation or senior centers, post office or fire station.
  - ii. Pedestrian linkages among uses in the Activity Center and connecting to surrounding neighborhoods.
  - iii. Buildings designed and arranged to reflect local architectural traditions, scale, height, massing and setbacks appropriate to the community served by the Activity Center and that support public transit and pedestrian activity.
  - iv. Landscaping, street furniture, public art, colored or textured paving and other improvements to the public realm that reinforce the cultural, social and design traditions of the community served by the Activity Center.

*The request will add additional retail or restaurant uses to an existing shopping center where individuals can park and make multiple stops as part of a single vehicle trip. The building is a low-rise structure like the rest of the shopping center, and the design will fit in architecturally with the proposed articulation, colors, and materials. Wide pedestrian areas adjacent to the proposed building offer the potential for patio space for future tenants. The proposed landscaping adds to the pedestrian experience along the public sidewalk and breaks up the parking lot. While offering a pedestrian connection to the neighborhood, the shopping center as a whole has poor internal pedestrian connections, and the request is not improving those connections for the overall Activity Center. The request partially furthers Policy II.B.9.d.*

9. Representatives of the Bear Canyon Neighborhood Association and District 4 Coalition of Neighborhood Associations, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended nor held. There is no known opposition to this request.

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***RECOMMENDATION - 16EPC-40039 – September 8, 2016 – Site Development Plan for Building Permit***

**APPROVAL of 16EPC-40039, a request for Site Development Plan for Building Permit for Tract A-1, North Town Plaza, based on the preceding Findings and subject to the following Conditions of Approval.**

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***CONDITIONS OF APPROVAL – 16-EPC-40039 – September 8, 2016 - Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. If parking lot lighting is installed, it shall be limited to 20 foot high poles with sharp cut-off angle fixtures to comply with the approved site development plan for subdivision. A note added to the plan will confirm this.
4. Notes should be added to the plan stating that building-mounted signage is limited to 15% of the building façade, and no freestanding signs are allowed as conditioned by the approved site development plan for subdivision.
5. The proposed solid waste enclosure shall meet the minimum specifications of, and its location approved by, the Solid Waste Department – Refuse Division.
6. Conditions of Approval from Transportation Development:
  - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
  - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
  - c. Identify all existing access easements and rights of way width dimensions.
  - d. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

- 
- e. Please dimension motorcycle parking spaces.
  - f. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
  - g. Add a note "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
7. Conditions of Approval from Public Service Company of New Mexico:
- a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
  - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:  
  
Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697
  - c. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
8. 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.

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**Michael Vos, AICP  
Planner**



**Notice of Decision cc list:**

ARIA Studio Consultants, Inc. PO Box 1515, Cedar Crest, NM 87008  
Weingarten Realty Investors, 2600 Citadel Plaza Drive, Suite 300, Houston, TX 77008  
Dave Ring, 5901 Wyoming Blvd. NE, Suite J-300, Albuquerque, NM 87109  
Lawrence O'Brien, 7424 Chaco NE, Albuquerque, NM 87109  
Michael Pridham, 6413 Northland Ave. NE, Albuquerque, NM 87109  
Tony Huffman, 9712 Sand Verbena Trail NE, Albuquerque, NM 87122

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### **PLANNING DEPARTMENT**

#### **Zoning Enforcement**

No Comments Received

#### **Office of Neighborhood Coordination**

**Bear Canyon NA (R)**

**District 4 Coalition of NA's**

**Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 7/27/16 – sem**

**Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 7/27/16 - dlc**

#### **Long Range Planning**

- *For both drive aisles, show a pedestrian crossing of the drive aisle as either striped and/or of a material other than asphalt.*
- *From the southwest edge of the site, a pedestrian path from the sidewalk and the drive aisle crossing to the front door would benefit customers coming from the adjacent neighborhood.*

#### **Metropolitan Redevelopment Agency**

### **CITY ENGINEER**

#### **Transportation Development**

##### **Transportation Development Conditions:**

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

The following comments need to be addressed prior to DRB:

1. Identify all existing access easements and rights of way width dimensions.
2. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
3. Please dimension motorcycle parking spaces.
4. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
5. Add a note "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

**Hydrology Development**

For DRB:

- The storm drain appears to cross several tracts, so it will need to have a storm drain easement with beneficiaries and maintenance listed.
- If it is a restaurant, the trash enclosure area should be connected directly to the SAS.
- The roof drains should not spill directly onto sidewalks, particularly along the ADA path.
- The site plan should at least state how the first flush volume will be managed.
- Applicant made submittal for DRB, additional specific comments may be provided through that review

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

Reviewed, but there are no comments

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

1. A serviceability statement was issued for the site location on July 19, 2016. In order to receive an availability statement a new request with an accompanying, approved, Fire 1 Plan from the City fire marshal's office will need to be submitted.
  - a. Serviceability statement #160614 was issued with an estimated fire flow of 1,500 gpm. The fire one plan will be the official document which will provide the required fire flow for the availability statement.
  - b. An availability request form can be filled out by following the link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

Reviewed, no comments

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

See city spec's for minimum standards on solid waste enclosure. Specs on plan do not meet minimum standards.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

***ALBUQUERQUE PUBLIC SCHOOLS***

***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***NMDOT***

NMDOT has no comments.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

**Conditions for Approval for Project #1001754 Site Development Plan for Building Permit (Retail Development at Cubero NE and Wyoming NE) 16EPC-40039**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

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

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](http://www.pnm.com) for specifications.



Looking east across the subject site from the west access drive to the shopping center.

Looking north from the main shopping center parking lot at the south side of the subject site.





Looking south from the adjacent public sidewalk along Cubero Dr. NE.

West across the subject site from the east access drive to the shopping center.



## HISTORY

PLANNING DEPARTMENT  
ALBUQUERQUE, NM 87103

# OFFICIAL NOTICE

Date February 23, 1977

## NOTIFICATION OF DECISION

State Bellanah Land Co.  
P.O. Box 3325  
Albuquerque, New Mexico 87110

File: Z-70-34  
Location: Development Plan Approval for Tracts  
A & B, Bear Canyon Villane (North  
Towne Shopping Center)

Attention: Joe Shipley and Larry Stroup

At their meeting of February 18, 1977, the Environmental Planning Commission approved the above mentioned development plan, subject to the following conditions:

1. The uses allowed shall be those permissive in the C-2 zone.
2. Submittal of a revised plan to include a more effective pedestrian amenity aspect, especially connecting the two centers of activity, redesign of the auto circulation arrangement in accordance with the Traffic Engineer's requirements, a reduction in the number of satellite buildings at the periphery of the site, and an increase in landscaping area in the parking lots.

(Cont'd on Page 2)

If you wish to appeal this decision, you may do so by 3-7-77 in the manner described below.  
A filing fee of \$25 is required.

A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application to the Planning Department within 15 days after the date of the staff'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. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.

B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council may decline to hear the appeal if it finds that all City plans, policies, and ordinances have been properly followed. If it decides that all City plans, policies, and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if another person files an appeal. If there is no appeal you can receive building permits 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).

Sincerely,  
*Bea Gutierrez*  
Bea Gutierrez  
EPC Secretary

cc: Jack Eastham, 7929 Academy Trail, N.E. 87109  
Ruth Holme, 7905 Academy Trail, N.E. 87109

Letter of  
Advice

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

Date: March 17, 1995

**OFFICIAL NOTIFICATION OF DECISION**

Weingarten Realty  
P.O. Box 924133  
Houston, TX: 77292-4133

FILE: Z-95-25  
LEGAL DESCRIPTION: Tract A, North Towne Plaza  
Subdivision, zoned SU-1 for a Shopping Center, located  
at the northwest corner of Wyoming Boulevard, NE and  
Academy Road, NE, containing approximately 15 acres  
(E-19). DAVE CARLSON, STAFF PLANNER

On March 16, 1995 the Environmental Planning Commission voted to approve Z-95-25, your request for site development plan for subdivision, based on the following Findings and subject to the following Conditions:

Findings:

1. The site development plan for subdivision with minor additions dealing with design, signage, landscaping and site lighting can meet the applicable plans and policies.
2. With adequate design guidelines future plan approval may be delegated to the Development Review Board.

Conditions:

1. Colors of the pad structures shall be specified on the plan. The primary building colors shall coordinate with the colors and materials of the Bank of America building. Building mounted signage facing the primary shopping center parking lot shall be consistent with the sign areas on the existing center, approximately 15%. Building mounted signage for the office pads shall be restricted to un-lighted signs with a maximum size of 15% of the building facade.
2. The existing utility easements on the proposed tracts should be moved out of the perimeter landscaped areas. The landscaped area along Cuervo should be a minimum of 15 feet wide outside of the right-of-way. The area in the right-of-way adjacent to the new development should also be landscaped. The parking areas should be screened by shrubbery and street trees shall be planted in accordance with the street tree ordinance.
3. No additional freestanding signs are permitted. Site lighting is limited to 20 foot high poles with sharp cut-off angle fixtures.
4. Installation and landscaping of end-islands along the western edge of the parking lot is required prior to the development of Tract A-1, the final phase of retail development.
5. A note shall be added to the site plan which states: "The site plan's FAR ratio excludes basement storage areas which are not used for office purposes."

**FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 4TH FLOOR, CITY/COUNTY BUILDING.**

**IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 31, 1995, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 7-14-45.B.2.c of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by

# NORTH TOWNE PLAZA

## SHOPPING CENTER

ALBUQUERQUE, NEW MEXICO

### SITE PLAN

FOR

### PROPOSED SUBDIVISION

January 26, 1995

#### INDEX OF SHEETS

|               |                                     |
|---------------|-------------------------------------|
| SHEET 1 OF 5: | COVER SHEET                         |
| SHEET 2 OF 5: | C 1 - SITE PLAN                     |
| SHEET 3 OF 5: | L 1 - CONCEPTUAL LANDSCAPING PLAN   |
| SHEET 4 OF 5: | EL 1 - EXISTING BUILDING ELEVATIONS |
| SHEET 5 OF 5: | C 2 - CONCEPTUAL UTILITY PLAN       |

NOTE: SEE DRAINAGE REPORT FOR GRADING PLAN



#### SITE DEVELOPMENT CRITERIA FOR TRACTS A-1, A-2 AND A-3

ALL CHANGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE. NO ADDITIONAL PROTRUDING SIGNS ARE PERMITTED.  
BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING CODE.

ALL SITE LIGHTING SHALL BE DESIGNED WITH SHARP CUTOFF FIXTURES WITH A MAXIMUM POLE HEIGHT OF 40 FEET.

TRAFFIC SIGNALS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 104 OF THE ZONING CODE.

ALL REFUSE CONTAINERS SHALL BE SCREENED AND LOCATED IN POSITIONS APPROVED BY THE SOLID WASTE DIVISION.

THE ARCHITECTURAL DESIGN OF ALL BUILDINGS SHALL BE IN HARMONY WITH THE EXISTING STRUCTURES (SEE SHEET EL 1).

TRACT A-1 IS LIMITED TO A MAXIMUM OF 10,000 SQUARE FEET OF SHOPPING CENTER USES.

TRAFFIC SIGNALS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 104 OF THE ZONING CODE.

ANY CHANGE IN THE ABOVE PROPOSED USES OR MAXIMUM SQUARE FOOTAGES MAY NECESSITATE THE PREPARATION OF A TRAFFIC IMPACT STUDY TO DETERMINE POSSIBLE OFFSITE TRANSPORTATION IMPROVEMENTS.

10. THE PROPOSED SIGNAGE, TRADE NAMES, AND LOGOS SHALL BE REVIEWED BY THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS AND SHALL BE IN ACCORDANCE WITH THE ZONING CODE.

11. Signage & Lighting:  
Building mounted signage facing the primary shopping center parking lot shall be consistent with the sign areas on the existing center, approximately 15%.  
Building mounted signage for the office pole shall be restricted to un-lighted signs with a maximum size of 15% of the building facade.  
No additional freestanding signs are permitted. Site lighting is limited to 20 foot high poles with sharp cut-off arm's fixtures.

12. Landscaping  
Installation of end-islands along the western edge of the parking lot is required prior to the development of the final phase of retail development.



VICINITY MAP E-19-Z & P-19-Z  
NO SCALE

#### LEGEND

CASE NO. Z-95-25 / DRB-95-153

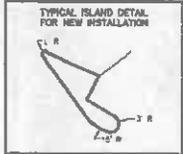
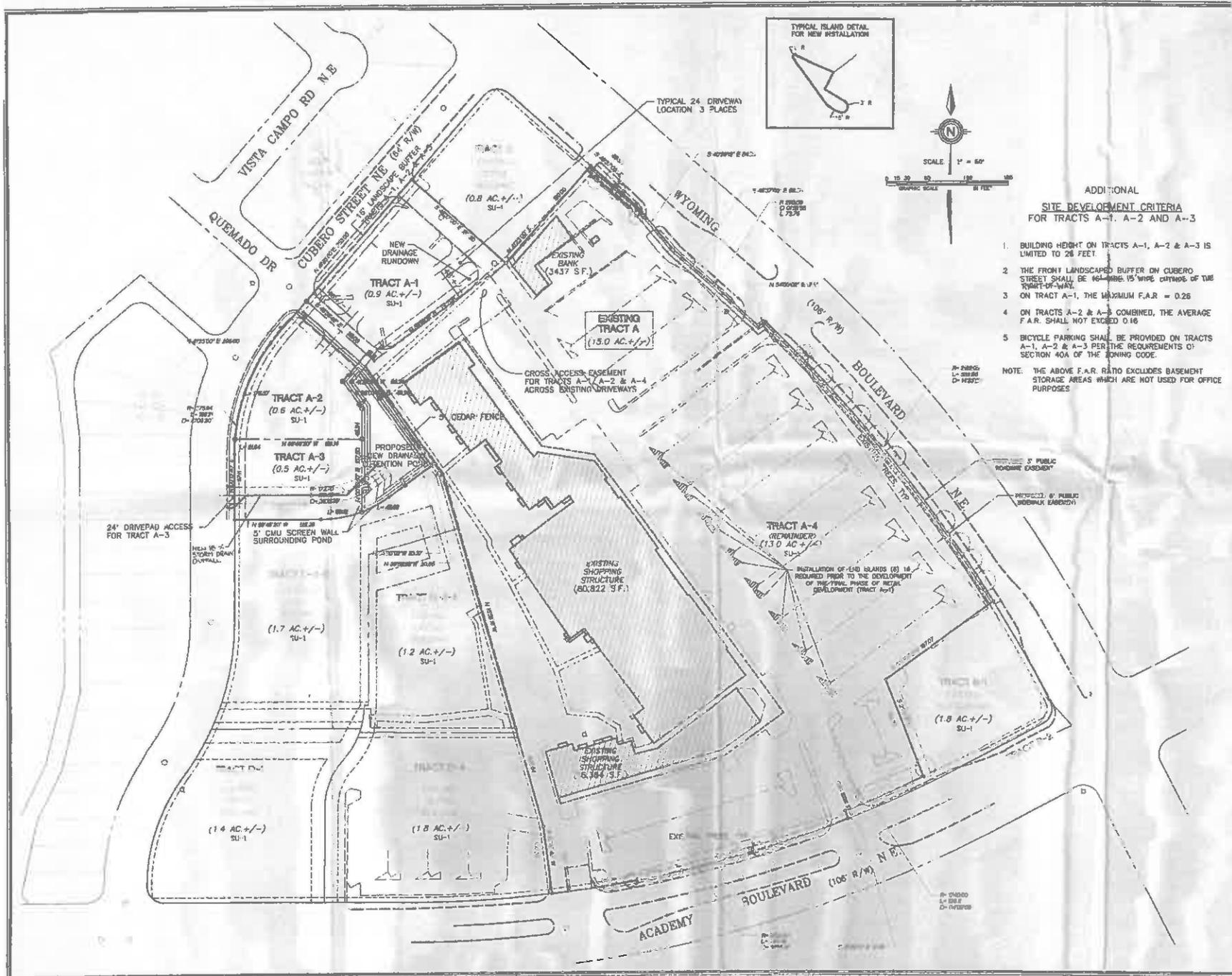
I HEREBY CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SITE SPECIFIC SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES APPROVED BY THE ENVIRONMENTAL AND LAND COMMISSION ON MAR 16, 1995.

|                           |                       |               |
|---------------------------|-----------------------|---------------|
| TRANSPORTATION DEPARTMENT | <i>Robert W. Kane</i> | DATE: 6-29-95 |
| TRAFFIC DEVELOPMENT       | <i>Robert W. Kane</i> | DATE: 5-16-95 |
| PARKS & GENERAL SERVICES  | <i>Blasquez</i>       | DATE: 5-14-95 |
| CITY ENGINEER             | <i>Paul Clark</i>     | DATE: 6-27-95 |
| CITY CHAIRMAN             | <i>Paul Clark</i>     | DATE: 6-27-95 |

# COVER

SHEET 1 OF 5

Z.95-25 / DRB-95-153



SCALE 1" = 50'  
 GRAPHIC SCALE  
 0 10 20 30 40 50  
 IN FEET

**ADDITIONAL  
 SITE DEVELOPMENT CRITERIA  
 FOR TRACTS A-1, A-2 AND A-3**

1. BUILDING HEIGHT ON TRACTS A-1, A-2 & A-3 IS LIMITED TO 28 FEET.
2. THE FRONT LANDSCAPED BUFFER ON CUBERO STREET SHALL BE 60'-MIN. 15' WIDE (TYPE OF THE RIGHT-OF-WAY).
3. ON TRACT A-1, THE MAXIMUM F.A.R. = 0.26
4. ON TRACTS A-2 & A-3 COMBINED, THE AVERAGE F.A.R. SHALL NOT EXCEED 0.16
5. BICYCLE PARKING SHALL BE PROVIDED ON TRACTS A-1, A-2 & A-3 PER THE REQUIREMENTS OF SECTION 40A OF THE ZONING CODE.

NOTE: THE ABOVE F.A.R. RATIO EXCLUDES BASEMENT STORAGE AREAS WHICH ARE NOT USED FOR OFFICE PURPOSES

BY: [Signature]  
 DATE: 02-02-95

**LEGAL DESCRIPTION:**  
 TRACT A OF NORTH TOWNE PLAZA AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACTS A AND B, BEAR CANYON VILLAGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 19, 1978 IN MAP BOOK C16 PAGE 26.

**ADDRESS:**  
 NORTH WEST CORNER OF ACADEMY AND WYOMING

**PARKING SUMMARY (EXISTING BUILDINGS):**

A) BUILDING AREAS (PER A.L.T.A. SURVEY):

|  |                                     |
|--|-------------------------------------|
| 1) BANK PAD SITE   | 3457 S.F. GROSS                     |
| STROP COMMERCIAL   | 80,822 + 10,364 = 91,186 S.F. GROSS |
| 2) PER SITE INSPECTION, TOTAL SITE USE IS 100% OFFICE/RETAIL AND RESTAURANT. |                                     |
| 3) MEASURED TOTAL AREA IN S.F. = 100,823                                     |                                     |

B) PARKING CALCULATIONS:

|                    |       |        |           |             |
|--------------------|-------|--------|-----------|-------------|
| 1) EXISTING SPACES | NORTH | CENTER | SOUTHWEST | TOTAL       |
| FS                 | = 108 | 380    | 115       | = 603       |
| MS                 | = 9   |        |           |             |
| COMPACT            | = 8   |        |           |             |
|                    |       |        |           | TOTAL = 618 |

2) REQUIRED PER ZONING CODE:

- RETAIL GROSS X 60% = 45,734 NET LEASABLE @ 1 PER 200 = 229 SPACES
- OFFICE AND BANK GROSS X 60% = 44,827 NET LEASABLE @ 1 PER 200 = 225 SPACES
- RESTAURANT SEATS = 331 (PART OF RETAIL S.F.) @ 1 PER 4 SEATS = 83 SPACES

TOTAL REQUIRED = 534

**PROPOSED SUBDIVISION:**  
 The intent of the plan is to create 3 pad site lots (Tracts A-1, A-2 and A-3) and leave the existing center on the remainder (Tract A-4)

**LEGEND:**

- EXISTING FINISH
- - - EXISTING EASEMENT
- PROPOSED SUBDIVISION LINE (EXISTING TRACT A)
- PROPOSED TRACT BOUNDARY LINE (PROPOSED TRACTS A-1, A-2, A-3)

**NORTH TOWNE SHOPPING CENTER  
 PROPOSED SUBDIVISION  
 ALBUQUERQUE, NEW MEXICO**

CSC JOB NO.: 227-02-026 DATE: 02-02-95

**SITE PLAN**

DRAWING NO.: **C 1**  
 SHEET 2 OF 5

## ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the SU-1 (Special Use Zone). Refer to Section 14-16-2-17 of the Comprehensive Zoning Code for specifics regarding the C-2 (Community Commercial Zone).

## APPLICATION INFORMATION



Supplemental Form (SF)

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

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 2<sup>nd</sup> 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): Daniel Puzak / Debra West ARIA Studio Consultants Inc PHONE: 505-506-2314  
505-453-5813

ADDRESS: PO Box 1515, Cedar Crest, NM 87008 FAX: \_\_\_\_\_

CITY: Cedar Crest STATE NM ZIP 87008 E-MAIL: daniel@ariascinc.com

APPLICANT: Weingarten Realty PHONE: \_\_\_\_\_

ADDRESS: 2600 Citadel Plaza Drive, Suite 300 FAX: \_\_\_\_\_

CITY: Houston STATE TX ZIP 77008 E-MAIL: shenson@weingarten.com

Proprietary interest in site: \_\_\_\_\_ List all owners: Scott Henson

**DESCRIPTION OF REQUEST:** Site development of unimproved lot to include 6150 sf retail shell space, parking, landscaping, and removal and relocation of existing ponding area.

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

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

Lot or Tract No. A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: North Town Plaza

Existing Zoning: SU-1 Proposed zoning: no change MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): E-19 UPC Code: 101906234309740407

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_V\_S, etc.): \_\_\_\_\_

1001754 DRB-95-153

**CASE INFORMATION:**

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

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.8749

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd

Between: Cubero Drive and Academy Road

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

SIGNATURE Debra West DATE 7/27/16

(Print Name) Debra West Applicant  Agent

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

|   |   |  |   |  |
|---|---|--|---|--|
| <p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>116EPC 4003A</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>September 8, 2016</u></p> <p><u>7-28-16</u></p> <p>Staff signature &amp; Date <u>[Signature]</u></p> | <p>Action</p> <p><u>SBP</u></p> <p><u>ADY</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$510.00</u></p> | <p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p><u>\$385.00</u></p> <p><u>\$75.00</u></p> <p><u>\$50.00</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> |
|---|---|--|---|--|

Project # 1001754

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)

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

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

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

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

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

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

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

Debra West  
 Applicant name (print)  
 Debra West  
 Applicant signature / date



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

Application case numbers  
 16EPC - 40039

Form revised November 2010

Planner signature / date  
 Project #: 1001754

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Debra West / AIZIA DATE OF REQUEST: 7/28/16 ZONE ATLAS PAGE(S): E-19

CURRENT:  
ZONING SU-1  
PARCEL SIZE (AC/SQ. FT.) ~~1.24~~  
REQUESTED CITY ACTION(S): .87 ac

LEGAL DESCRIPTION:  
LOT OR TRACT # A-1 BLOCK # \_\_\_\_\_  
SUBDIVISION NAME North Tower Plaza

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

SITE DEVELOPMENT PLAN:  
SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT  ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

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

GENERAL DESCRIPTION OF ACTION:  
# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: 6150 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 7/28/16

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

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

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

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

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

[Signature]  
TRAFFIC ENGINEER

7/28/16  
DATE

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

TIS -SUBMITTED    /   /     
-FINALIZED    /   /   

TRAFFIC ENGINEER

DATE

# WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

4440 N. 36th Street Suite 200 Phoenix, AZ 85018

July 27, 2016

Aria Studio Consultants, Inc.  
P.O.Box 937  
Edgewood, NM 87015  
Attn: Daniel Puzak, AIA

RE: North Towne Plaza Shopping Center, Albuquerque NM – Authorization Letter

Dear Mr. Puzak:

Please find this letter of authorization allowing Aria Studio Consultants, Inc., Daniel Puzak, and Debra West to act on behalf of Weingarten Realty in all matters relating to the planning and building submittals and permitting for our new project at North Towne Plaza Shopping Center located at the corner of Wyoming Blvd. and Academy Blvd. in Albuquerque, New Mexico.

Sincerely,

WEINGARTEN REALTY  
an Arizona limited liability company

By: Weingarten Realty Investors  
a Texas corporation,  
Its Managing Member



Scott Henson  
Regional Director of Construction



July 27, 2016

Environmental Planning Commission  
City of Albuquerque

RE: EPC Hearing for Site Development at North Town Plaza

On behalf of Weingarten Realty, our team at ARIA Studio Consultants, Inc. is pleased to announce the development of the site at the north ponding area of Tract A-1 of the North Town Plaza at 5901 Wyoming Blvd NE. The site is part of the shopping center bound by Cubero Drive, Academy Road, and Wyoming Blvd and is zoned Special Use 1 (SU-1).

With this site development, we are proposing a 6150 square foot retail building which can accommodate 1 or up to 4 retail spaces or restaurant use. The project also includes relocation of the existing ponding area to another location just to the southwest on the property which is part of North Town Plaza. A complete parking, refuse area, and landscaping of the site will be incorporated as well.

We feel our project is compatible with the special use shopping center of the area and will improve upon the unimproved lot and drainage of the location. The architecture of the building, landscaping, and parking will enhance the locality and will provide a draw to area merchants.

Thank you for your consideration of our improvements in this neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Debra West", written over a light blue horizontal line.

Debra West  
Designer  
ARIA Studio Consultants, Inc  
505.453.5813  
debra@ariascinc.com

Aria Studio Consultants, Inc.  
PO Box 1515  
Cedar Crest, NM 87008

T 505.506.2314  
F 505.407.2370

daniel@ariascinc.com

www.ariaarchitecture.com

ADDITIONAL STAFF INFORMATION

## Vos, Michael J.

---

**From:** Daniel Puzak, AIA <Daniel@ariascinc.com>  
**Sent:** Thursday, August 25, 2016 3:26 PM  
**To:** Vos, Michael J.; 'Jeffrey Wooten'  
**Cc:** 'Scott Henson'; 'Debra West'  
**Subject:** RE: North Town Plaza Public Notice Sign

Michael,  
The flat roof portion is 22'-4". Let me know if you need anything else.  
Thanks,

Daniel Puzak, AIA  
Aria Studio Consultants, Inc.

PO Box 1515 | Cedar Crest, New Mexico 87008 Phone (505) 506-2314 Fax (505) 407-2370 [www.ariaarchitecture.com](http://www.ariaarchitecture.com)

-----Original Message-----

**From:** Vos, Michael J. [<mailto:mvos@cabq.gov>]  
**Sent:** Thursday, August 25, 2016 9:34 AM  
**To:** Jeffrey Wooten <[jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)>  
**Cc:** 'Scott Henson' <[SHenson@Weingarten.com](mailto:SHenson@Weingarten.com)>; 'Debra West' <[debra@ariascinc.com](mailto:debra@ariascinc.com)>; 'Daniel Puzak, AIA' <[Daniel@ariascinc.com](mailto:Daniel@ariascinc.com)>  
**Subject:** RE: North Town Plaza Public Notice Sign

Good morning,

Thanks for the updates. I have one question regarding building height: what is the height/elevation of the roof itself? The elevations have the parapets marked, but the definition of building height is to the coping of a flat roof. Based on the parapet heights, and the building being a single-story there doesn't appear to be any issue, but I would like to know for the record what the height is. Maximum height per the site plan for subdivision is 26 feet.

Once all pre-EPC changes are made to the plans, we would like 10 hard copies for commissioners and the file.

Thanks,  
Michael

-----Original Message-----

**From:** Jeffrey Wooten [<mailto:jeffwooten.pe@gmail.com>]  
**Sent:** Wednesday, August 24, 2016 5:37 PM  
**To:** Vos, Michael J.  
**Cc:** 'Scott Henson'; 'Debra West'; 'Daniel Puzak, AIA'  
**Subject:** RE: North Town Plaza Public Notice Sign

Michael,

Attached is the revised site plan addressing the 15' landscape setback comment. Please let me know if you need us to submit hard copies and how many.

Thanks!

Jeffrey T. Wooten, PE, LEED AP  
Wooten Engineering  
1005 21st Street SE, Suite A5  
Rio Rancho, NM 87124  
Ofc/Cell 505-980-3560  
Email: [jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)

-----Original Message-----

From: Daniel Puzak, AIA [<mailto:Daniel@ariascinc.com>]  
Sent: Wednesday, August 24, 2016 4:15 PM  
To: 'Vos, Michael J.' <[mvos@cabq.gov](mailto:mvos@cabq.gov)>  
Cc: 'Jeff Wooten' <[jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)>; 'Scott Henson' <[SHenson@Weingarten.com](mailto:SHenson@Weingarten.com)>; 'Debra West' <[debra@ariascinc.com](mailto:debra@ariascinc.com)>  
Subject: North Town Plaza Public Notice Sign

Michael,

I just wanted to let you know we posted the sign today on the site. Not sure if you need documentation on this but I attached a photo.

Thanks,

Daniel Puzak, AIA  
Aria Studio Consultants, Inc.

PO Box 1515 | Cedar Crest, New Mexico 87008 Phone (505) 506-2314 Fax (505) 407-2370 [www.ariaarchitecture.com](http://www.ariaarchitecture.com)

**Vos, Michael J.**

---

**From:** Jeffrey Wooten <jeffwooten.pe@gmail.com>  
**Sent:** Wednesday, August 24, 2016 5:42 PM  
**To:** Vos, Michael J.  
**Cc:** 'Debra West'; 'Daniel Puzak, AIA'  
**Subject:** RE: Proposed North Towne Plaza Site Plan for Building Permit

Michael,

I would also like to add that 'Placing a 6' wide sidewalk along the west side of the property would require us to remove or greatly reduce the stormwater quality ponds in these areas which are required by the Hydrology Department.'

Thanks,

**Jeffrey T. Wooten, PE, LEED AP**

**Wooten Engineering**

1005 21<sup>st</sup> Street SE, Suite A5

Rio Rancho, NM 87124

Ofc/Cell 505-980-3560

Email: [jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)

**From:** Daniel Puzak, AIA [mailto:Daniel@ariascinc.com]  
**Sent:** Wednesday, August 24, 2016 4:25 PM  
**To:** 'Vos, Michael J.' <mvos@cabq.gov>; 'Jeffrey Wooten' <jeffwooten.pe@gmail.com>  
**Cc:** 'Debra West' <debra@ariascinc.com>  
**Subject:** RE: Proposed North Towne Plaza Site Plan for Building Permit

Michael,

As per our meeting this week this is a follow up to our response to the comment *"From the southwest edge of the site, a pedestrian path from the sidewalk and the drive aisle crossing to the front door would benefit customers coming from the adjacent neighborhood."* – As we developed the site plan we looked at various paths to the main entries of the new building. The main circulation through the site is through the NE corner of the property. The current pedestrian connection we show does match up with what we observed as the primary connection ways through the development. The distance would not be any shorter or more convenient if we have an additional sidewalk connection at the SW corner. This would also be a much steeper sidewalk coming this direction due to the grade changes on the site. Please don't hesitate to contact us with any additional questions on this.

Thanks,



Daniel Puzak, AIA  
Aria Studio Consultants, Inc.

PO Box 1515 | Cedar Crest, New Mexico 87008  
Phone (505) 506-2314 Fax (505) 407-2370  
[www.ariaarchitecture.com](http://www.ariaarchitecture.com)

**From:** Vos, Michael J. [mailto:mvos@cabq.gov]  
**Sent:** Friday, August 19, 2016 2:20 PM

**To:** Jeffrey Wooten <[jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)>; 'Daniel Puzak, AIA' <[Daniel@ariascinc.com](mailto:Daniel@ariascinc.com)>  
**Subject:** RE: Proposed North Towne Plaza Site Plan for Building Permit

Daniel and Jeff,

I have requested the small conference room on the 3<sup>rd</sup> Floor of Plaza del Sol, but if that isn't available we'll find a space to meet. Look forward to meeting at that time.

Thanks,

**Michael J. Vos, AICP**

Planner – Development Facilitator

Urban Design & Development Division

City of Albuquerque Planning Department

Office 505.924.3933

Cell 505.263.5519

[mvos@cabq.gov](mailto:mvos@cabq.gov)

---

**From:** Jeffrey Wooten [<mailto:jeffwooten.pe@gmail.com>]

**Sent:** Thursday, August 18, 2016 3:03 PM

**To:** 'Daniel Puzak, AIA'; Vos, Michael J.

**Subject:** RE: Proposed North Towne Plaza Site Plan for Building Permit

I will be there Daniel.

Thanks!

**Jeffrey T. Wooten, PE, LEED AP**

**Wooten Engineering**

1005 21<sup>st</sup> Street SE, Suite A5

Rio Rancho, NM 87124

Ofc/Cell 505-980-3560

Email: [jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)

**From:** Daniel Puzak, AIA [<mailto:Daniel@ariascinc.com>]

**Sent:** Thursday, August 18, 2016 11:46 AM

**To:** 'Vos, Michael J.' <[mvos@cabq.gov](mailto:mvos@cabq.gov)>

**Cc:** 'Jeff Wooten' <[jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)>

**Subject:** RE: Proposed North Towne Plaza Site Plan for Building Permit

Thanks Michael,

Let's plan on 10:30 Tuesday.



Daniel Puzak, AIA  
Aria Studio Consultants, Inc.

PO Box 1515 | Cedar Crest, New Mexico 87008

Phone (505) 506-2314 Fax (505) 407-2370

[www.ariaarchitecture.com](http://www.ariaarchitecture.com)

**From:** Vos, Michael J. [<mailto:mvos@cabq.gov>]  
**Sent:** Thursday, August 18, 2016 11:29 AM  
**To:** Daniel Puzak, AIA <[Daniel@ariascinc.com](mailto:Daniel@ariascinc.com)>  
**Cc:** 'Jeff Wooten' <[jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)>  
**Subject:** RE: Proposed North Towne Plaza Site Plan for Building Permit

Daniel,  
Yes, I can be available for a meeting any time after 10am next week Tuesday the 23<sup>rd</sup>.

Additionally, for consideration in that time, here are the other agency comments I have received:

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

#### ***Office of Neighborhood Coordination***

#### ***Bear Canyon NA (R)***

#### ***District 4 Coalition of NA's***

***Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 7/27/16 – sem***

***Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 7/27/16 - dlc***

#### ***Long Range Planning***

#### ***Project# 1001754***

16EPC-40039 Site Development Plan for Building Permit

#### ***Comments***

- For both drive aisles, show a pedestrian crossing of the drive aisle as either striped and/or of a material other than asphalt.
- From the southwest edge of the site, a pedestrian path from the sidewalk and the drive aisle crossing to the front door would benefit customers coming from the adjacent neighborhood.

#### ***Metropolitan Redevelopment Agency***

### ***CITY ENGINEER***

#### ***Transportation Development***

#### ***Transportation Development Conditions:***

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

The following comments need to be addressed prior to DRB:

1. Identify all existing access easements and rights of way width dimensions.
2. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
3. Please dimension motorcycle parking spaces.
4. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

5. Add a note "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

**Hydrology Development**

For DRB:

- The storm drain appears to cross several tracts, so it will need to have a storm drain easement with beneficiaries and maintenance listed.
- If it is a restaurant, the trash enclosure area should be connected directly to the SAS.
- The roof drains should not spill directly onto sidewalks, particularly along the ADA path.
- The site plan should at least state how the first flush volume will be managed.
- Applicant made submittal for DRB, additional specific comments may be provided through that review

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

1. A serviceability statement was issued for the site location on July 19, 2016. In order to receive an availability statement a new request with an accompanying, approved, Fire 1 Plan from the City fire marshal's office will need to be submitted.
  - a. Serviceability statement #160614 was issued with an estimated fire flow of 1,500 gpm. The fire one plan will be the official document which will provide the required fire flow for the availability statement.
  - b. An availability request form can be filled out by following the link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

Reviewed, no comments

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

See city spec's for minimum standards on solid waste enclosure. Specs on plan do not meet minimum standards.

*FIRE DEPARTMENT/Planning*

*TRANSIT DEPARTMENT*

## **COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

**ALBUQUERQUE PUBLIC SCHOOLS**

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**NMDOT**

NMDOT has no comments.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

**Conditions for Approval for Project #1001754 Site Development Plan for Building Permit (Retail Development at Cubero NE and Wyoming NE) 16EPC-40039**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

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

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](http://www.pnm.com) for specifications.

The biggest thing still appears to be the buffer requirement along Cubero that I sent in my comments yesterday. I am wondering since this project is going to EPC, whether or not they can approve of a narrower buffer, or if that would also require an amendment to the site plan for subdivision that had it as a condition of approval. I will try to find an answer and we can discuss on Tuesday.

Thanks,  
Michael

---

**From:** Daniel Puzak, AIA [<mailto:Daniel@ariascinc.com>]

**Sent:** Thursday, August 18, 2016 11:21 AM

**To:** Vos, Michael J.

**Cc:** 'Jeff Wooten'

**Subject:** RE: Proposed North Towne Plaza Site Plan for Building Permit

Michael,  
Do you have some time on the 23<sup>rd</sup> to meet with us?  
Thanks,



Daniel Puzak, AIA  
Aria Studio Consultants, Inc.

PO Box 1515 | Cedar Crest, New Mexico 87008  
Phone (505) 506-2314 Fax (505) 407-2370  
[www.ariaarchitecture.com](http://www.ariaarchitecture.com)

**From:** Vos, Michael J. [<mailto:mvos@cabq.gov>]  
**Sent:** Wednesday, August 17, 2016 5:16 PM  
**To:** [daniel@ariascinc.com](mailto:daniel@ariascinc.com)  
**Subject:** Proposed North Towne Plaza Site Plan for Building Permit

Good afternoon,

Apologies for the delay in getting in touch with you regarding your application. I am the staff planner assigned to review the case and write the staff report for the site plan for building permit at North Towne Plaza.

I will have a full set of agency comments to send to you tomorrow, but I wanted to send along my initial comments to you now. See below:

1. Please confirm whether or not there is lighting proposed for in the parking lot. If so, the approved site plan for subdivision for the whole North Towne Plaza limits pole heights to 20 feet with sharp angle cut-off fixtures.
2. Informational comment regarding signage that may turn into a condition of approval: no more freestanding signs are allowed per the approved site plan for subdivision, and building mounted signs facing outward are limited to 15% with no illumination.
3. The approved site plan for subdivision indicates development of this tract, Tract A-1, will be required to provide a 15' landscape buffer located outside of the Cubero right-of-way. The site plan is showing 9.8' now, so is it possible to increase this buffer width?

Please let me know if you have any questions.

Thanks,

**Michael J. Vos, AICP**

Planner – Development Facilitator

Urban Design & Development Division

City of Albuquerque Planning Department

Office 505.924.3933

Cell 505.263.5519

[mvos@cabq.gov](mailto:mvos@cabq.gov)

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Hearing Date:** Thursday, Sept. 8, 2016      **1001754**

**Zone Atlas Page:** E-19-Z

**Notification Radius:** Neighborhood Associations  
**100ft plus r.o.w**

**Cross Reference and Location:** Wyoming between Cubero & Academy Road

**Applicant:** Weingarten Realty  
2600 Citadel Plaza Drive, Suite 300  
Houston, TX 770088

**Agent:** ARIA Studio Consultants Inc.  
Daniel Puzak/Debra West  
P.O. Box 1515  
Cedar Crest, NM 87008

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed:** 8-17-16

**Signature:** 



1001754 *de par Michel Desj*



**Legend**

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

**Notes**

164 feet includes 100 foot buffer

1:2,457

0.1 0 0.03 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
8/2/2016 © City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://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**

RUSSELL CHARLES C JR & LISSA B  
PO BOX 90967  
ALBUQUERQUE NM 87199

MOORE ANNA L  
5923 QUEMADO DR NE  
ALBUQUERQUE NM 87109

JP INVESTMENTS LLC  
7420 CHACO RD NE  
ALBUQUERQUE NM 87109

BREWER JOYCE H  
6012 VISTA CAMPO NE  
ALBUQUERQUE NM 87109

SNOW ROBERT THOMAS & JACQUELYN  
13601 CANADA DEL OSO PL NE  
ALBUQUERQUE NM 87111

SCHUMACHER ROBERT E & JACQUELINE  
J TRUST  
6012 PAPER FLOWER PL NE  
ALBUQUERQUE NM 87111

BURKE WILLIS W & CAROLINE M  
8515 AZTEC RD NE  
ALBUQUERQUE NM 87111

STRUB NATALIE R  
5921 QUEMADO DR NE  
ALBUQUERQUE NM 87109

HAM DEBORAH  
8728 PALOMAR AVE NE  
ALBUQUERQUE NM 87109

PEIXOTTO DAVID E  
45 FELDSPAR RD  
JEMEZ SPRINGS NM 87025

GILBERT RAYMOND H III & BARBARA BEST TRUSTEES  
GILBERT REVOCABLE TRUST  
10035 LOS CANSADOS RD NW  
ALBUQUERQUE NM 87114-1919

MERITAGE ENTERPRISES LLC  
5925 WYOMING BLVD NE  
ALBUQUERQUE NM 87109

KROENING BERTHA D  
6004 VISTA CAMPO RD NE  
ALBUQUERQUE NM 87109

WRI NORTH TOWNE LLC % WEINGARTEN REALTY  
INVESTORS  
PO BOX 924133  
HOUSTON TX 77292-4133

CUBERO OFFICE PARTNERSHIP  
5920 CUBERO DR NE  
ALBUQUERQUE NM 87109-3867

WEINGARTEN REALTY INVESTORS  
PO BOX 924133  
HOUSTON TX 77292-4133



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

July 27, 2016

Debra West  
ARIA Studio Consultants  
PO Box 1515  
Cedar Crest, NM 87008  
Phone: 453-5813

Dear Debra:

Thank you for your inquiry of **July 27, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACT A-4 OF NORTH TOWN PLAZA, PLAT BOOK 95C, FOLIO 234 LOCATED ON 5901 WYOMING BLVD NE BETWEEN CUBERO DRIVE NE AND ACADEMY ROAD NE** zone map E-19.

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

**BEAR CANYON N.A. (BCN) "R"**

\***Dave Ring** 5901 Wyoming Blvd. NE, Ste. J-300/87109  
Lawrence O'Brien 7424 Chaco NE/87109

**DISTRICT 4 COALITION OF N.A.'S**

\***Michael Pridham**, 6413 Northland Ave. NE/87109  
Tony Huffman, 9712 Sand Verbena Trl. NE/87122

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at [saramancini@cabq.gov](mailto:saramancini@cabq.gov).

Sincerely,

*Sara Mancini*

Sara Mancini

Council Neighborhood Services Manager for the  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO  
BOTH CONTACTS OF EACH  
NA/HOA FOR THIS  
PLANNING SUBMITTAL.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Dalaina at 924-3902 Sara at 768-3105 or via an e-mail message at [onc@cabq.gov](mailto:onc@cabq.gov) or [saramancini@cabq.gov](mailto:saramancini@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 07/27/16 Time Entered: 4:10 p.m. Rep. Initials: sem



STUDIO CONSULTANTS, INC

July 27, 2016

Bear Canyon NA (BCN) "R"  
Dave Ring  
5901 Wyoming Blvd NE, Ste J-300  
Albuquerque, NM 87109

Dear Mr Ring:

On behalf of Weingarten Realty, our team at ARIA Studio Consultants, Inc. is pleased to announce the development of the site at the north ponding area of Tract A-1 of the North Town Plaza at 5901 Wyoming Blvd NE. The site is part of the shopping center bound by Cubero Drive, Academy Road, and Wyoming Blvd and is zoned Special Use 1 (SU-1).

With this site development, we are proposing a 6150 square foot retail building which can accommodate 1 or up to 4 retail spaces or restaurant use. The project also includes relocation of the existing ponding area to another location just to the southwest on the property which is part of North Town Plaza. A complete parking and landscaping of the site will be incorporated as well.

We will be attending a design review at the Environmental Planning Commission. The hearing is scheduled for September 8, 2016. Thank you for your consideration of our improvements in your neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Debra West", written over a light blue horizontal line.

Debra West  
Designer  
ARIA Studio Consultants, Inc  
505.453.5813  
debra@ariascinc.com

Aria Studio Consultants, Inc.  
PO Box 1515  
Cedar Crest, NM 87008

T 505.506.2314  
F 505.407.2370

daniel@ariascinc.com

www.ariaarchitecture.com



July 27, 2016

District 4 Coalition of NA's  
Michael Pridlam  
6413 Northland Ave NE  
Albuquerque, NM 87109

Dear Mr Pridlam;

On behalf of Weingarten Realty, our team at ARIA Studio Consultants, Inc. is pleased to announce the development of the site at the north ponding area of Tract A-1 of the North Town Plaza at 5901 Wyoming Blvd NE. The site is part of the shopping center bound by Cubero Drive, Academy Road, and Wyoming Blvd and is zoned Special Use 1 (SU-1).

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A handwritten signature in black ink, appearing to read "Debra West", is written over a faint, illegible typed name.

Debra West  
Designer  
ARIA Studio Consultants, Inc  
505.453.5813  
debra@ariascinc.com

Aria Studio Consultants, Inc.  
PO Box 1515  
Cedar Crest, NM 87008

T 505.506.2314  
F 505.407.2370

daniel@ariascinc.com

www.ariaarchitecture.com

=====

ACADEMY STATION APC 1  
6255 SAN ANTONIO NE  
ALBUQUERQUE, NM 87109-9998

07/27/2016

08:15:19 PM

=====

| Product Description | Sales Receipt Sale Qty | Unit Price | Final Price |
|---------------------|------------------------|------------|-------------|
|---------------------|------------------------|------------|-------------|

|                            |  |  |        |
|----------------------------|--|--|--------|
| ALBUQUERQUE, NM 87109-3838 |  |  | \$ .47 |
| Zone-0                     |  |  |        |

First-Class Mail® Letter  
%% USPS Certified Mail™:  
9507 1000 1849 8209 0003 35  
0 lb. 0.40 oz.

\* Expected Delivery Day Saturday,  
July 30.

|                 |  |  |        |
|-----------------|--|--|--------|
| Certified Mail™ |  |  | \$3.30 |
|                 |  |  | =====  |

|                |  |  |        |
|----------------|--|--|--------|
| Issue Postage: |  |  | \$3.77 |
|----------------|--|--|--------|

|                            |  |  |        |
|----------------------------|--|--|--------|
| ALBUQUERQUE, NM 87109-2785 |  |  | \$ .47 |
| Zone-0                     |  |  |        |

First-Class Mail® Letter  
%% USPS Certified Mail™:  
9507 1000 1849 8209 0003 42  
0 lb. 0.40 oz.

\* Expected Delivery Day Saturday,  
July 30.

|                 |  |  |        |
|-----------------|--|--|--------|
| Certified Mail™ |  |  | \$3.30 |
|                 |  |  | =====  |

|                |  |  |        |
|----------------|--|--|--------|
| Issue Postage: |  |  | \$3.77 |
|----------------|--|--|--------|

|        |  |  |        |
|--------|--|--|--------|
| Total: |  |  | =====  |
|        |  |  | \$7.54 |

Paid by: VISA \$7.54

Account #: XXXXXXXXXXXXX0194  
Approval #: 066547  
Transaction #: 406  
23-901810069-99

SSK Transaction #: 59  
USPS® #: 340128-9552

%% Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit USPS.com USPS Tracking or call 1-800-222-1811, or use this self-service kiosk (or any self-service kiosk at other Postal locations).

Thanks.  
It's a pleasure to serve you.

ALL SALES FINAL ON STAMPS AND POSTAGE.  
REFUNDS FOR GUARANTEED SERVICES ONLY.

## SITE PLAN REDUCTIONS



**SITE INFORMATION**

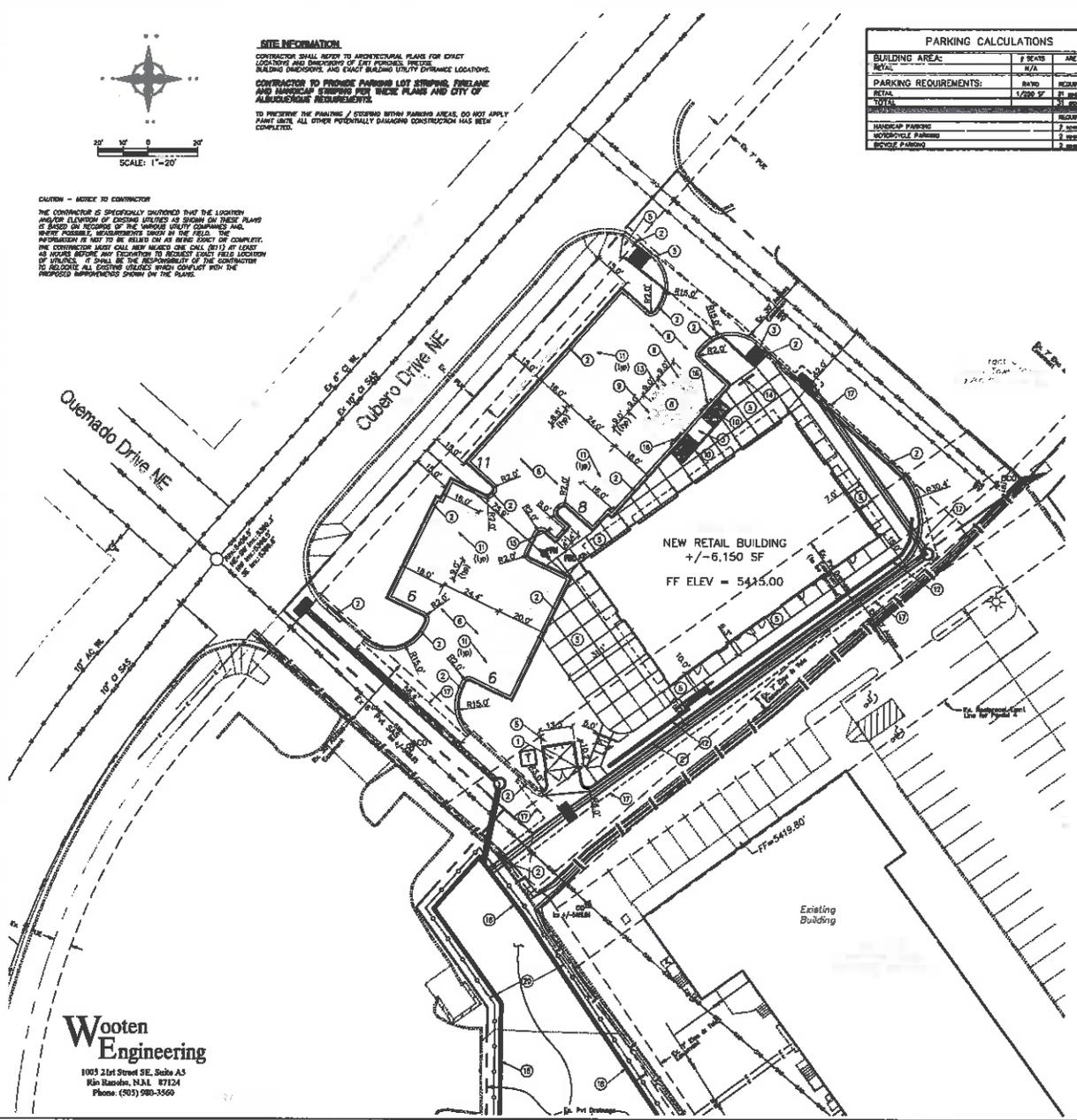
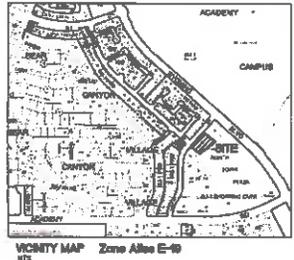
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXISTING UTILITIES. CONTRACTOR TO PROVIDE PARALLEL LOT STRIPING, FIRELANE AND MANHOLE STRIPING FOR THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

TO PREVENT THE PAVING / CURING FROM FLOODING AREAS, DO NOT APPLY FINE AGG. ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY ADVISED 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, INVESTIGATIONS MADE 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 VERIFY EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

| PARKING CALCULATIONS  |          |                    |              |
|-----------------------|----------|--------------------|--------------|
| BUILDING AREA:        | # SEATS  | AREA (SQUARE FEET) | REQUIREMENTS |
| RETAIL                | 1000     | 10000              | 10 SPACES    |
| PARKING REQUIREMENTS: | 1000     | 10000              | 10 SPACES    |
| RETAIL                | 1000     | 10000              | 10 SPACES    |
| TOTAL                 | 1000     | 10000              | 10 SPACES    |
| MOBILE PARKING        | 2 SPACES | 2 SPACES           | 2 SPACES     |
| MOTORCYCLE PARKING    | 2 SPACES | 2 SPACES           | 2 SPACES     |
| BIKE PARKING          | 2 SPACES | 2 SPACES           | 2 SPACES     |



**REQUIRED NOTES**

- TRASH ENCLOSURE PER CDA STDS. REF. ARCHITECTURAL DETAILS, SHEET AS401.
- INSTALL CURB/GUTTER (8" HIGH) PER ARCHITECTURAL DETAILS SHEET AS401.
- INSTALL CURB RAMP WITH TRUNCATED DOMES PER DETAIL ON SHEET C401, MIN 4" W/C.
- NOT USED.
- INSTALL CONCRETE SIDEWALK PER DETAIL ON SHEET C401.
- ASPHALT PAVEMENT, SEE PAVING DETAILS ON SHEET C401.
- PROPOSED SITE LIGHTING, REFERENCE MEP PLANS.
- 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.
- PAINTED WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL H/C SIGNAGE PER DETAIL ON DETAIL SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-303-AC NMSA 1979. VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PROPOSED RETAINING WALL PER STRUCTURAL PLANS. INSTALL RAILING PER ARCHITECTURAL DETAILS. STEP RAILING AS NEEDED.
- PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER ARCHITECTURAL DETAILS SHEET AS401. FIVE (5) SPACES PER RACK.
- MOTORCYCLE PARKING. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER CITY OF ALBUQUERQUE CODE.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL SHEET C104.
- SAW-CUT (FULL DEPTH), REMOVE, AND REPLACE EXISTING ASPHALT PAVEMENT TO MATCH EXISTING SECTION.
- PROPOSED RETAINING WALL WITH FALL PROTECTION RAILING TO BE DESIGNED AND PERMITTED BY OTHERS. REF SHEET C202 FOR POND GRADING PLAN.
- 8" PVC STORM DRAIN. REF SHEET C201 GRADING PLAN.
- INSTALL WOOD FENCE TO MATCH EXISTING. REFERENCE SHEET C202 FOR ADDITIONAL FENCING AND GATE.

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

This plan is submitted with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ and for the following and conditions in the Official Notification of Decision are satisfied in an irrevocable and final manner. ( ) YES ( ) NO If you, then a set of approved site plan with a note order is required for any construction within Public Right-of-Way or for construction of public improvements.

**FOR SITE DEVELOPMENT PLAN SHEET 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 |
| URS Chairperson, Planning Department         | _____ | Date |

\* Environmental Health, if necessary

**ARIA**

STUDIO CONSULTANTS, INC  
 PO BOX 1515  
 CEDAR CREST, NM 87008  
 DANIEL@ARIASCINC.COM  
 (505) 506-2314

**NORTH TOWNE PLAZA TRACT A-1, NEW BUILDING**  
 5901 WYOMING, NE ALBUQUERQUE, NM 87108

**WENIGARTEN REALTY**  
 2800 Central Express Drive  
 Suite 300  
 Henderson, Texas 77048  
 817-888-8080

Professional Engineer Seal: State of New Mexico, No. 15000, Exp. 12/31/2018, Daniel Arias.

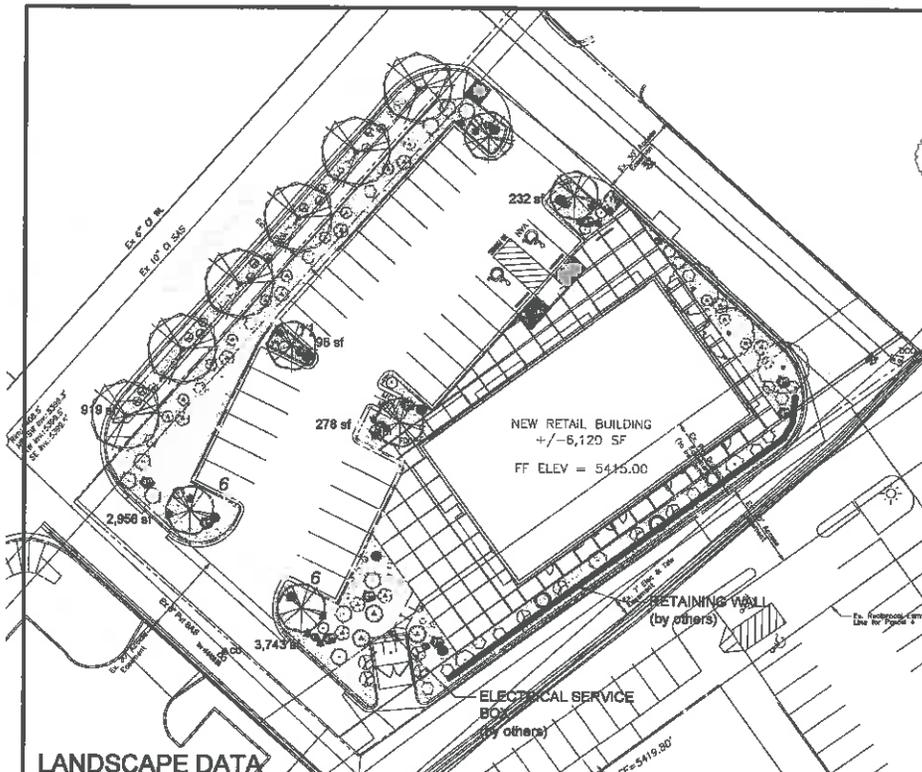
8/24/2016  
 Architect/Engineer

| MARK         | DATE       | DESCRIPTION |
|--------------|------------|-------------|
| REVISIONS    | DRS        |             |
| ISSUE        | DRS        |             |
| PROJECT NO   | 2014026    |             |
| CAD DWG FILE |            |             |
| DRAWN BY     | JTW        |             |
| CHECKED BY   | JTW        |             |
| DATE         | 07/22/2016 |             |

**SITE PLAN FOR BUILDING PERMIT**

C101 of 7

**Wooten Engineering**  
 1003 21st Street SE, Suite A5  
 Rio Rancho, N.M. 87124  
 Phone: (505) 580-3500



**PLANT SCHEDULE NEW BASE**

| DECIDUOUS TREES  | QTY | BOTANICAL NAME / COMMON NAME                                  | SIZE   | WATER    | COVERAGE |
|------------------|-----|---|--------|----------|----------|
|                  | 6   | Fraxinus americana 'Autumn Purple' / Autumn Purple Ash        | 2" B&B | Medium   | 50 300   |
|                  | 3   | Prunus cerasifera / Flowering Plum                            | 2" B&B | Medium   | 50 150   |
|                  | 6   | Tilia cordata / Littleleaf Linden                             | 2" B&B | Medium + | 50 300   |
| DECIDUOUS SHRUBS | QTY | BOTANICAL NAME / COMMON NAME                                  | SIZE   | WATER    | COVERAGE |
|                  | 9   | Ceanothus glaucus / Yellow Bird of Paradise                   | 5 gal  | RW       | 60 540   |
|                  | 6   | Chamaebatia millefolium 'Fembuath' / Fembuath                 | 5 gal  | Low+     | 40 320   |
|                  | 3   | Hibiscus syriacus / Rose Of Sharon                            | 5 gal  | Medium   | 40 120   |
|                  | 7   | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac             | 5 gal  | Low+     | 50 350   |
|                  | 6   | Rosa x 'Knockout' TM / Rose                                   | 5 gal  | Medium   | 25 200   |
| DESERT ACCENTS   | QTY | BOTANICAL NAME / COMMON NAME                                  | SIZE   | WATER    | COVERAGE |
|                  | 10  | Dasyliroa texanum / Texas Sotol                               | 5 gal  | RW       | 30 300   |
|                  | 14  | Hesperaloe parviflora / Red Yucca                             | 5 gal  | Low+     | 30 420   |
|                  | 3   | Neolina microcarpa / Beargrass                                | 5 gal  | RW       | 50 150   |
| EVERGREEN SHRUBS | QTY | BOTANICAL NAME / COMMON NAME                                  | SIZE   | WATER    | COVERAGE |
|                  | 19  | Fatsia paradoxa / Apache Plume                                | 5 gal  | Low      | 50 950   |
|                  | 2   | Pinus mugo / Mugo Pine  | 5 gal  | Medium   | 40 80    |
|                  | 15  | Rhaphirolepis indica / Indian Hawthorn                        | 5 gal  | Medium   | 45 675   |
| FLOWERING PLANTS | QTY | BOTANICAL NAME / COMMON NAME                                  | SIZE   | WATER    | COVERAGE |
|                  | 14  | Euphorbia rigida / Yellow Spurge                              | 1 gal  | Low      | 35 490   |
| GRASSES          | QTY | BOTANICAL NAME / COMMON NAME                                  | SIZE   | WATER    | COVERAGE |
|                  | 25  | Calamagrostis x exultans 'Karl Foerster' / Feather Reed Grass | 1 gal  | Medium   | 15 375   |

**LANDSCAPE DATA**

|  |        |
|--|--------|
| GROSS LOT AREA                             | 38,056 |
| LESS BUILDING(S)                           | 6,112  |
| NET LOT AREA                               | 31,944 |
| REQUIRED LANDSCAPE<br>15% OF NET LOT AREA  | 4,792  |
| PROPOSED LANDSCAPE<br>WITHIN PROPERTY LINE | 7,305  |
| PERCENT OF NET LOT AREA                    | 23%    |

|   |                |
|---|----------------|
| HIGH WATER USE TURF<br>NONE PROPOSED  |                |
| REQUIRED LANDSCAPE COVERAGE<br>75% LIVE VEGETATIVE MATERIAL<br>(7,305 SF x 75%) | 5,478 SF MIN.  |
| PROVIDED LANDSCAPE COVERAGE   | 5,720 SF (76%) |
| REQUIRED STREET TREES   | 6              |
| PROVIDED AT 30' O.C. SPACING STREET   | 6              |
| REQUIRED PARKING LOT TREES  | 3              |
| PROVIDED AT 1 PER 10 SPACES (30 SPACES/10)                                      | 6              |

**NOTE**

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 8-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH MINIMUM OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 8-1-1.

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

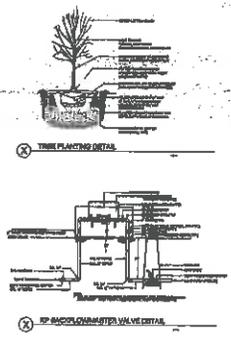
TREES ALONG STREET TO BE LOCATED 80 AS NOT TO BLOCK SIGNAGE.

**IRRIGATION NOTE**

DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/4 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH

**MATERIALS LEGEND**

- 7/8" MOUNTAIN AIR BROWN GRAVEL (over filter fabric)
- 2"-4" BLUE SAIS COBBLE (over filter fabric)



**growing better Up Heads**  
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www.headuplandscapes.com  
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505.898.8815  
505.898.2155 (fax)  
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(505) 508-2314

**NORTH TOWNE PLAZA TRACT A-1, NEW BUILDING**  
5901 WYOMING, NE ALBUQUERQUE, NM 87109



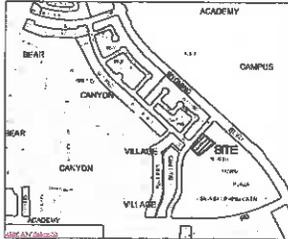
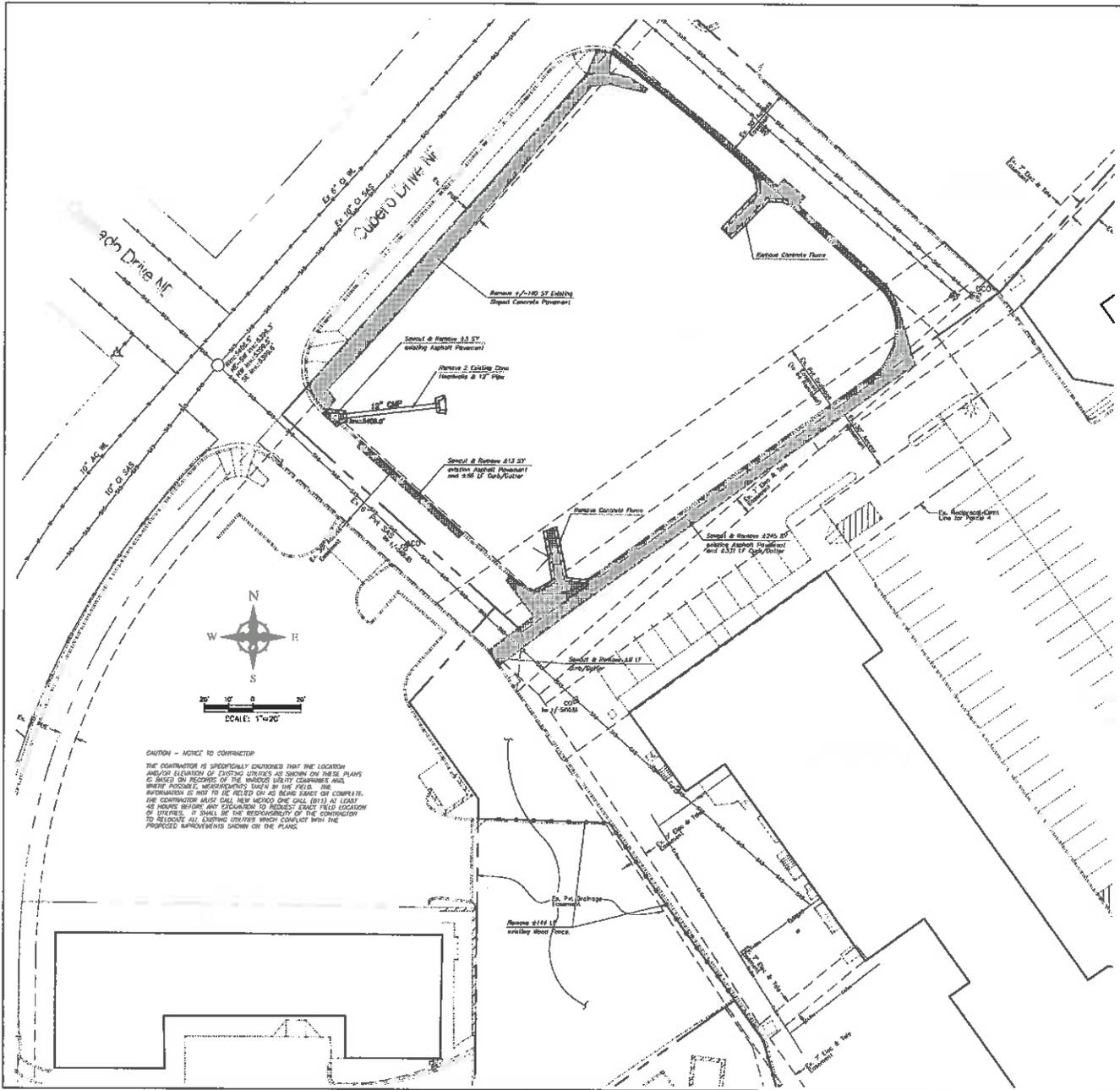
Architect/Engineer

REVISIONS

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ISSUE: URS  
PROJECT NO: 4590  
CAD DWG FILE  
DRAWN BY:  
CHECKED BY:  
DATE: 07/22/10

Sheet Title:  
**LANDSCAPE PLAN**  
Sheet Number:  
**LS-01**



- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED ON THE BEGINNING ANY WORK NEAR CITY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONTRACTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE REFERRED STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2000 EDITION, REV. 8.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE CITY CALL FOR LOCATION OF EXISTING UTILITIES. (ON ONE CALL - 811)
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONDUITS, TUBES & CONDUIT ENDS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMAL AMOUNT OF DELAY.
  5. RAZING/COMPACTOR SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**ARLA**

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**WENGARTEN REALTY**  
 3000 Central Plaza Drive  
 Suite 300  
 Houston, Texas 77008  
 813-859-8090

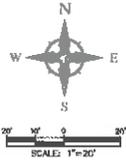
Architect/Engineer

| MARK             | DATE       | DESCRIPTION |
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| <b>REVISIONS</b> |            |             |
| ISSUE            | UNR        |             |
| PROJECT NO       | 2014026    |             |
| CAD DWG FILE     |            |             |
| DRAWN BY         | JTW        |             |
| CHECKED BY       | JTW        |             |
| DATE             | 07/22/2016 |             |

**SITE DEMOLITION PLAN**

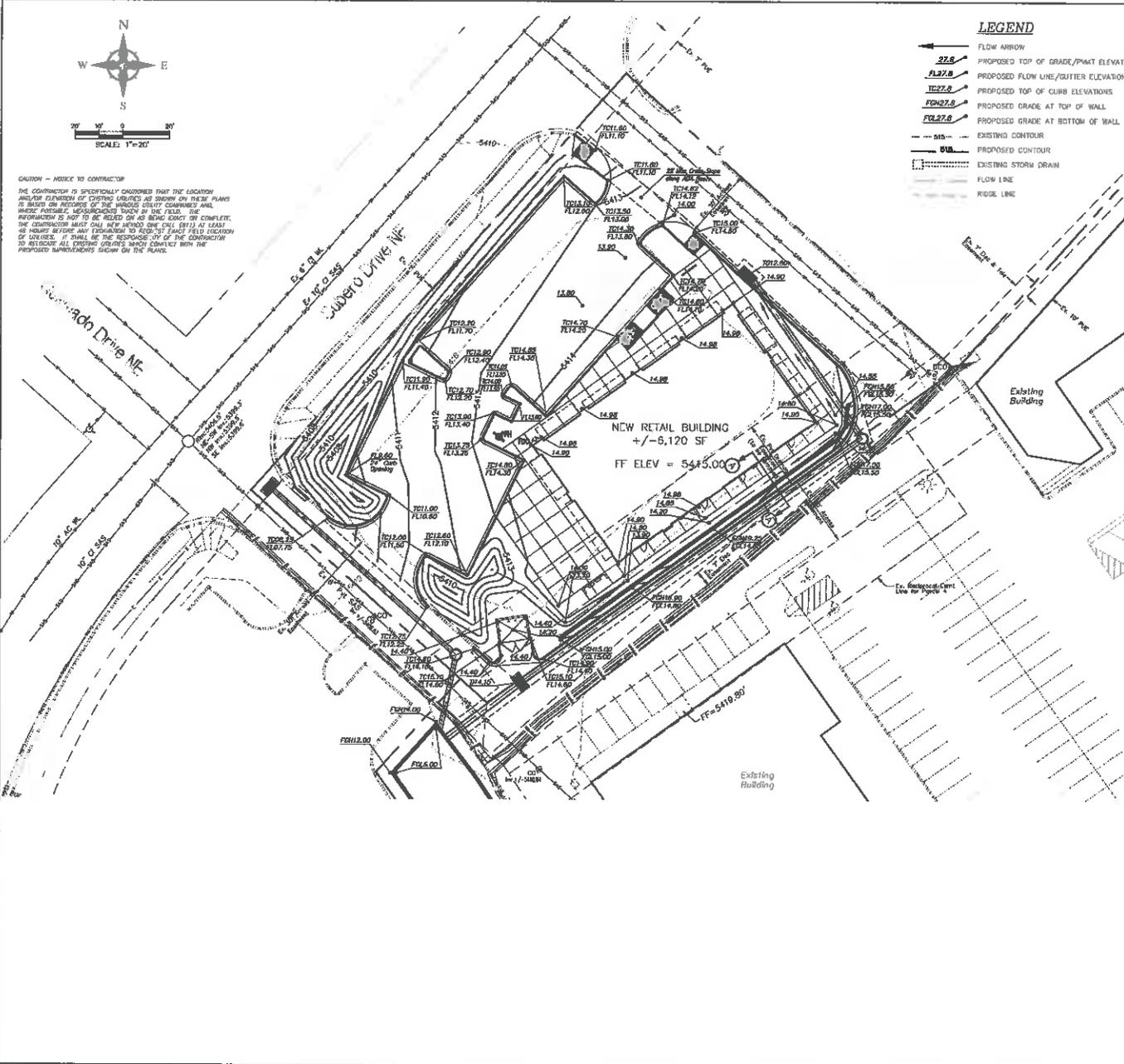
C102 of 7

**Wooten  
 Engineering**  
 1005 S 1st Street SE, Suite A5  
 8th Floor, N.M., 87124  
 Phone: (505) 489-3560



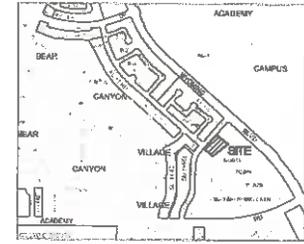
**CAUTION - REFERENCE TO CONTRACTORS**

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 JURISDICTION AFFECTED JURISDICTIONS AND THESE RECORDS, MEASUREMENTS TAKEN ON THE FIELD. THE CONTRACTOR IS NOT TO BE HELD RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



**LEGEND**

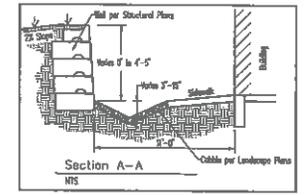
- FLOW ARROW
- 27.6 — PROPOSED TOP OF GRADE/PAINT ELEVATIONS
- 14.7.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- 10.7.8 — PROPOSED TOP OF CURB ELEVATIONS
- 10.7.8 — PROPOSED GRADE AT TOP OF WALL
- 10.7.8 — PROPOSED GRADE AT BOTTOM OF WALL
- 545 — EXISTING CONTOUR
- 545 — PROPOSED CONTOUR
- 545 — EXISTING STORM DRAIN
- 545 — FLOW LINE
- 545 — RIDGE LINE



FIRM MAP 3600100430  
 For Firm Map 3600100430, dated September 25, 2008, the site is not located in the Zone I Floodplain and determined to be within the 0.2% Annual Floodplain area with depths of less than 1 foot.

**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 EARTH AND PROPOSED CONTOUR MEASUREMENTS SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PERMIT INSTALLATION AS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "TECHNICAL SPECIFICATIONS" 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 (CDA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT REMOVE ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL CRODERS FROM THE SITE INTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONTINUOUSLY MONITORING BURNS ON SET POINTS AT THE PROPERTY LINES AND RETICING THE SOIL TO PROTECT IT FROM BEING ERODED.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND OVERFLOW MATERIAL AND/OR A BURNING SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN CONFORMANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE DESIGNER. THE COSTS INCURRED IN OBTAINING A DISPOSAL OR BURNING SITE AND FUEL TO BE USED SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +0.00 FROM PLAN ELEVATIONS. THE ELEVATION SHALL BE +2.0' FROM BUILDING FINISH FLOOR ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SUBJECT TO FINISHMENT ELEVATIONS IN THE PAVING AREA AND SHALL BE ADJUSTED FOR SETTLEMENT, RECLAIM, 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 OWNER 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.



**ARIA**

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**NORTH TOWNE PLAZA TRACT A-1, NEW BUILDING**  
 5901 WYOMING, NE ALBUQUERQUE, NM 87109

**WENGEREN REALTY**  
 2000 Cloud Flow Drive  
 Suite 307  
 Houston, Texas 77008  
 281-666-6090

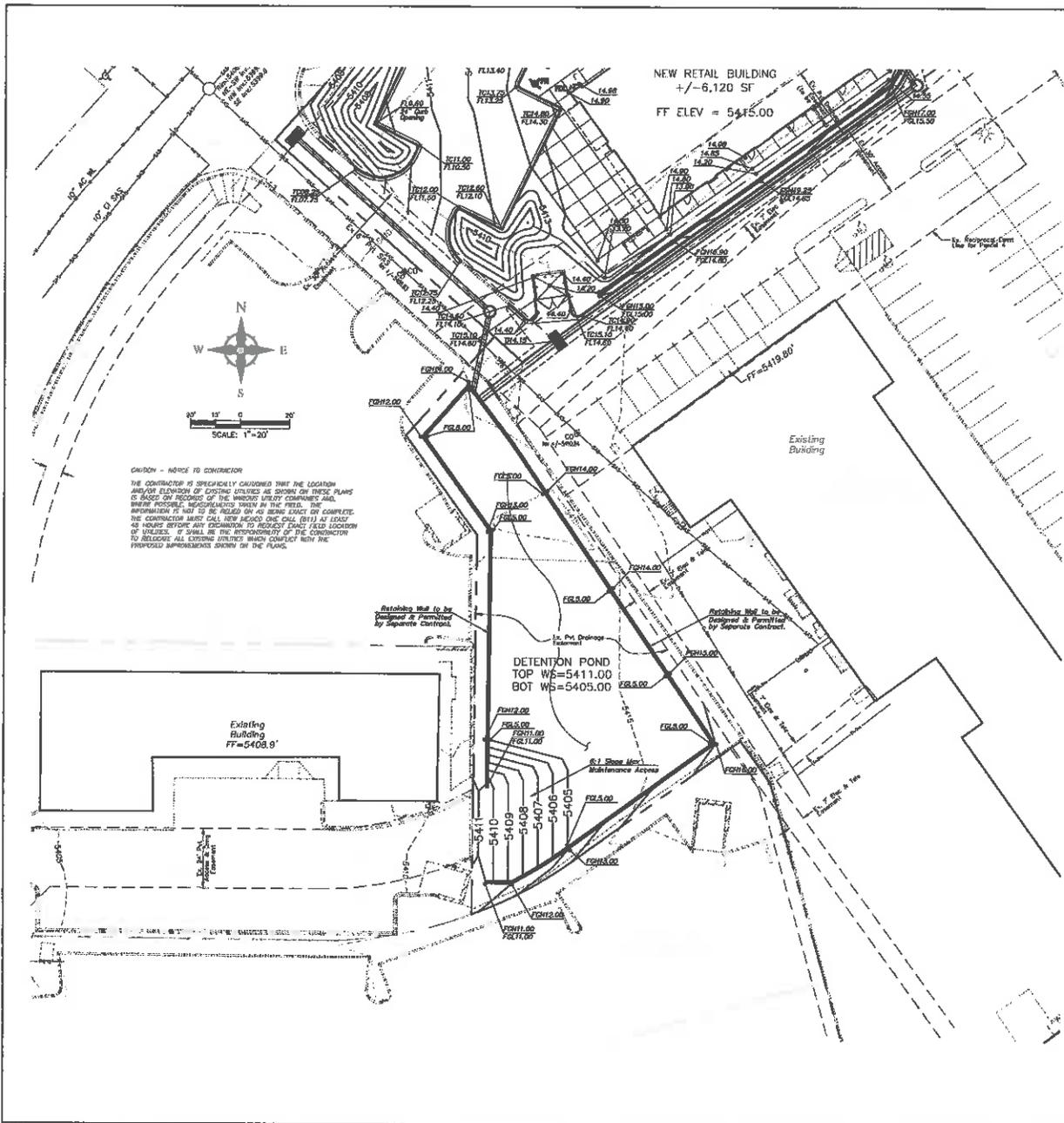
Professional Engineer Seal for Daniel M. Arias, State of New Mexico, No. 21917, dated 7/22/2016. Title: Architect/Engineer.

| MARK         | DATE       | DESCRIPTION |
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| REVISIONS    |            |             |
| ISSUE        | DRB        |             |
| PROJECT NO   | 2014026    |             |
| CAD DWG FILE |            |             |
| DRAWN BY     | JTW        |             |
| CHECKED BY   | JTW        |             |
| DATE         | 07/22/2016 |             |

**SITE GRADING PLAN**

**Wooten Engineering**  
 1065 21st Street SE, Suite A5  
 Rio Rancho, N.M. 87124  
 Phone: (505) 980-3540

C201 of 7



**LEGEND**

- FLOW ARROW
- F27.8 PROPOSED TOP OF GRADE/P/WT ELEVATIONS
- F127.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- T27.8 PROPOSED TOP OF CURB ELEVATIONS
- E18 EXISTING CONTOUR
- E18 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 EXCAVATION, CONSTRUCTION, SITE PREPARATION, AND FILLMENT SHALL BE ACCORDING TO THE DETAILS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TECHNICAL INVESTIGATION AS PROVIDED BY THE PROJECT OR OTHER. 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, FINAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EXISTING SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL EROSION FROM THE SITE INTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHALL BE ACHIEVED BY CONSTRUCTING EROSION CONTROL MEASURES AT THE PROPERTY LINES AND INSIDE THE SITE TO PROTECT IT FROM EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BROWNE SITE CONTAINING ACCEPTABLE P/L MATERIAL SHALL BE DETERMINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSERVATOR. ALL COSTS INCURRED BY OBTAINING A DISPOSAL OR BROWNE USE AND TRAIL OF FILL SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.00' FROM PLAN ELEVATIONS. PAV ELEVATION SHALL BE +/- 0.00' FROM SUBGRADE PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF FINISH/ELEVATIONS IN THE PAVING AREA AND MUST BE ADJUSTED FOR PARADEIS, BERMANS, 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 SHIPPED DOCUMENTS (IF NECESSARY) AND SHALL ADHERE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO "CROSS WALK" DOCUMENTS.

**ARIA**

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 5901 WYOMING, NE ALBUQUERQUE, NM 87109

**WENGGARTEN REALTY**  
 2800 Chiswick Plaza Drive  
 Suite 300  
 Houston, Texas 77008  
 813-968-8090

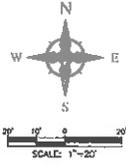
7/22/2016  
 Architect/Engineer

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| REVISIONS    |            |             |
| ISSUE        | DRB        |             |
| PROJECT NO   | 2014026    |             |
| CAD DWG FILE |            |             |
| DRAWN BY     | JTW        |             |
| CHECKED BY   | JTW        |             |
| DATE         | 07/22/2016 |             |

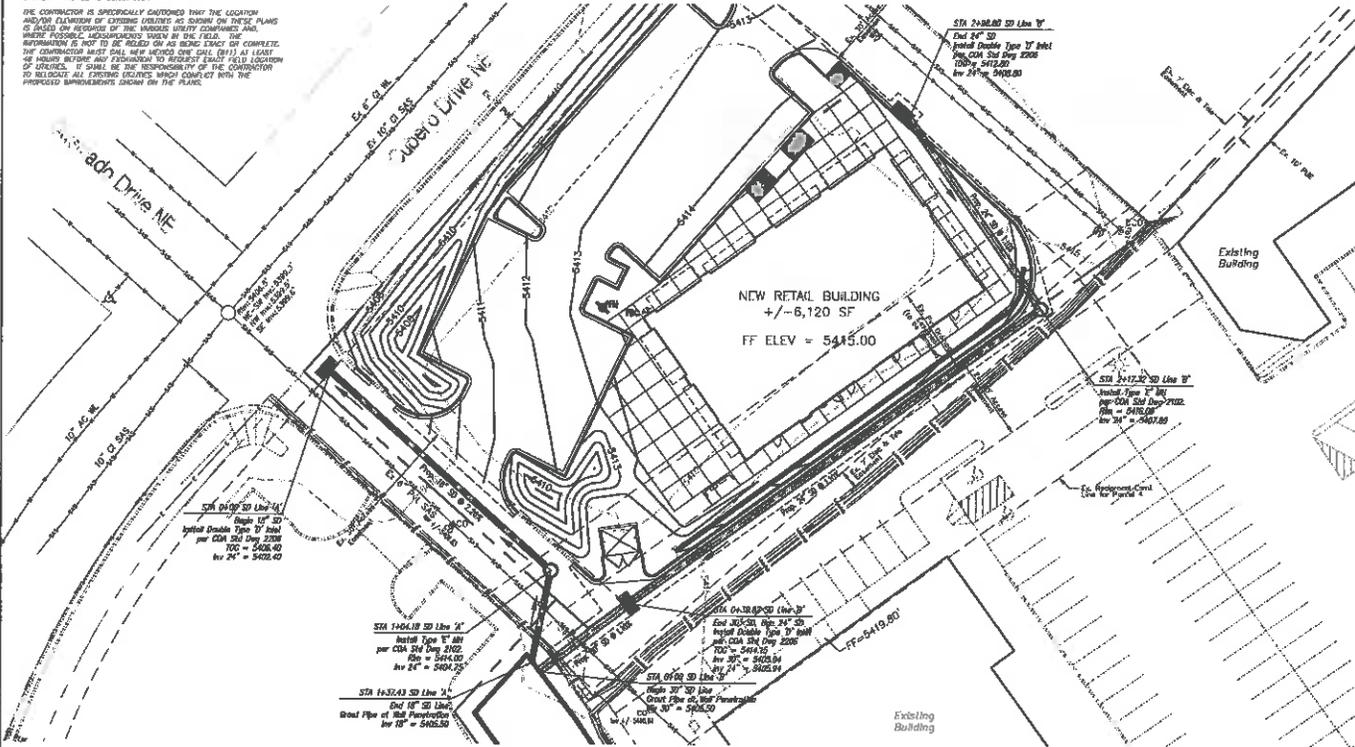
**POND GRADING PLAN**

**Wooten Engineering**  
 1065 21st Street SE, Suite A5  
 Rio Rancho, N.M. 87124  
 Phone: (505) 980-3560

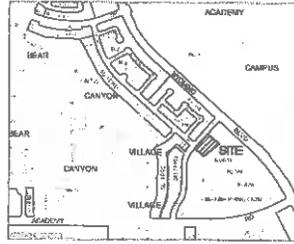
**C202 of 7**



**CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DIMENSION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE MAJOR UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING TRUE OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO ASSIST IN THE 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.



**Wooten Engineering**  
 1005 21st Street SE, Suite A5  
 Rio Rancho, N.M. 87124  
 Phone: (505) 980-3540

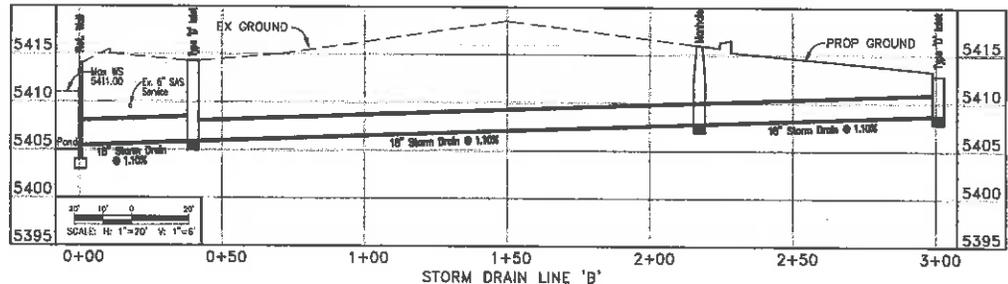
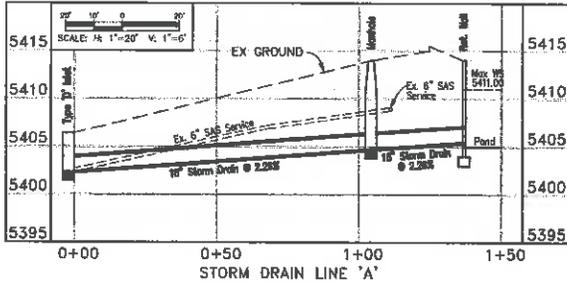


**VICINITY MAP** Zone Atlas E-B  
 Legal Description: Tract 1-A, Block 1, Belmont Place



**FIRM MAP 3800COM030**  
 For FIRM Map 3800COM030, dated September 26, 2008, the site is not located in the "Zone V Floodplain" and therefore is in the white area of the Special Annual Floodplain map with depths of less than 1 foot.

- GRADING NOTES**
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IS ACCORDANT WITH THE DETAILS SHOWN ON THIS PLAN.
  - THE COST FOR PROPOSED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
  - ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TECHNOLOGICAL AND DESIGN AS REQUIRED BY THE AGENCIES OR OTHERS. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT'S MOST RECENT SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (CURRENT EDITION).
  - GRAVEL CLOSER SHALL NOT EXCEED 3" HORIZONTAL TO 1" VERTICAL UNLESS SHOWN OTHERWISE.
  - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
  - THE CONTRACTOR IS TO GUARANTEE THAT NO SOIL ERODES FROM THE SITE OR ADJACENT PROPERTY OR PUBLIC HIGHWAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS OR SILT FENCE AT THE PROPERTY LINES AND MAINTAINING THE SITE TO PROTECT IT FROM SOIL EROSION.
  - A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNDESIRABLE MATERIAL AND/OR A BURNING SITE, CONFORMING TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE AGENCIES, ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BURNING SITE AND PAID TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
  - PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAID ELEVATION SHALL BE +/- 0.05' FROM FINISHED PLAN ELEVATION.
  - ALL PROPOSED CONTROLS AND SPREY ELEVATIONS WILL EXCEED TOP OF FINISH ELEVATIONS IN SLEP PAVING AREA AND MUST BE ADJUSTED FOR PAVEMENT, REPAIRS, AND SLABS.
  - VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION OF APPLICABLE PRIORITY PRIOR TO BEGINNING CONSTRUCTION.
  - THE CONTRACTOR SHALL PROVIDE THE SURVEY 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 FRESH WATER DISCHARGE.



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**WENGEREN REALTY**  
 2600 Cleveland Plaza Drive  
 Suite 200  
 Houston, Texas 77006  
 813-908-6080



Architect/Engineer

| MARK         | DATE       | DESCRIPTION |
|--------------|------------|-------------|
| REVISIONS    |            |             |
| ISSUE        | DRB        |             |
| PROJECT NO   | 2014026    |             |
| CAD DWG FILE |            |             |
| DRAWN BY     | JTW        |             |
| CHECKED BY   | JTW        |             |
| DATE         | 07/22/2016 |             |

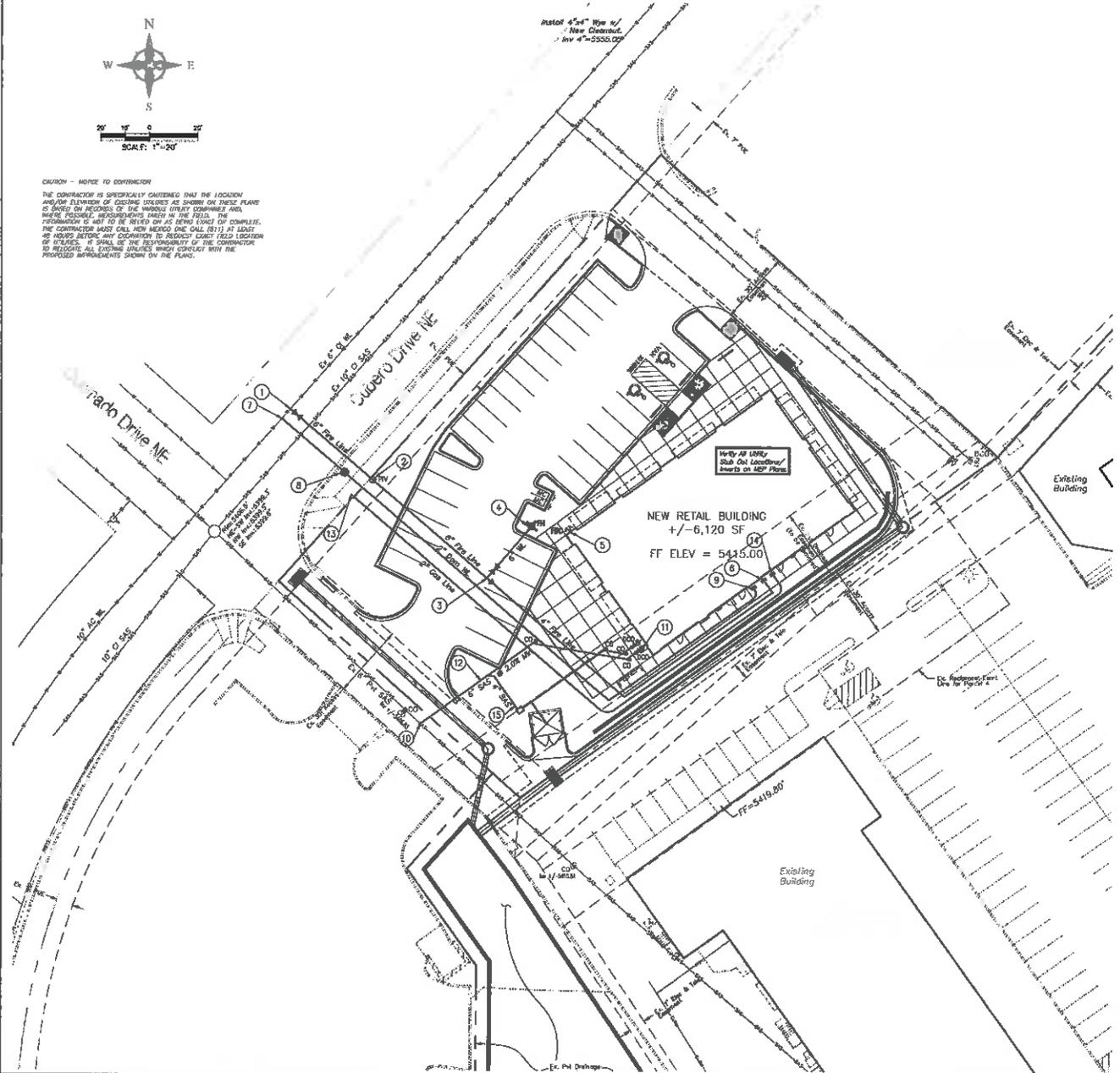
**STORM DRAIN PLAN**



**CAUTION - NOTICE TO CONTRACTOR**

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

Notes 4-24" N/A w/  
New Contour  
REV 4"-5550.00



**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO RECONSTRUCT UTILITIES AS SHOWN ON THIS PLAN INCLUDING: REPAIRING, RELOCATING, SUPPORTING, CLEANOUT PANS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND CONNECTIONS. ANY WORK NOT ACCEPTED BY THE PROJECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROTECT COORDINATION SHALL BE REWORKED AND CORRECTED INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERMAINS AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTIONS.
3. ALL WORK DETAILING ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE SPECIFIED OR PROVIDED BY SPECIAL OR OTHERWISE IN ACCORDANCE WITH THE UTILITY PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAINTING, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. BENCH GRADING OF SITE (S&S) SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING UTILITIES AND ALL NECESSARY FITTINGS TO THEM OF BUILDING.
7. ALL UTILITY LINES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES IF REQUIRED SHALL USE PIPE MATERIALS UNDERNEATHS LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER WATER, FIRE LINE, AND OTHER HOOKUP FEES FOR INSTALLATIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR UTILITY EXPENSES CHARGES, FEES AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY AMOUNTS AND LOCATIONS OF EXISTING WATER/PAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION BY THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

**UTILITY KEYED NOTES**

1. INSTALL 6" W" BE AND 6" W" VALVE. REPAIR PARALLEL TO MEET OR EXCEED EXISTING SECTION.
2. INSTALL 6" PRESSURE REDUCTION VALVE.
3. INSTALL 6" W" TIE, 6" VALVE, AND 6" W" REDUCER.
4. INSTALL 6" FIRE HYDRANT.
5. INSTALL MANHOLE SHALL LOCATED PER MEP PLANS.
6. CONNECT 6" FIRE LINE TO EXISTING FROM BUILDING PER MEP PLANS. THE REAR AND BACKFLOW PREVENTER TO BE LOCATED IN THE REAR ROOM.
7. INSTALL 6" TAPPING SADDLE AND SERVICE PER ARCHINA SIDE. REPAIR PARALLEL TO MEET OR EXCEED EXISTING SECTION.
8. INSTALL 6" WATER METER PER ARCHINA SIDE. BACKFLOW PREVENTER PER ARCHINA SIDE TO BE INSTALLED IN BUILDING PER MEP PLANS.
9. CONNECT 6" DOMESTIC WATER LINE TO STREET PER MEP PLANS. BACKFLOW PREVENTER TO BE INSTALLED IN BUILDING.
10. INSTALL NEW 6" S&S SERVICE CONNECTION PER ARCHINA SIDE.
11. INSTALL DOUBLE CLEAN-OUT PER MEP PLANS. CONNECT 6" S&S SERVICE TO 6" S&S STUB-OUT PER MEP PLANS. MIN AT BUILDING = 4'-0" MIN.
12. REFER TO S&S GRADING PLAN FOR LOCATION OF WATER PARSINGING POINTS. EXISTING GAS LINE HAS EXISTING COVER BENEATH POINTS.
13. COORDINATE NEW GAS SERVICE TO EXISTING WITH NEW GAS COMPANY. REFERENCE MEP PLANS FOR GAS LOADING REQUIREMENTS.
14. INSTALL NEW GAS METER AND CONNECT TO BUILDING GAS SERVICE PER MEP PLANS.
15. INSTALL 6" GAS SERVICE, CHECKE REAR AND FRONT LINES PER MEP PLANS, AND MUST 2000 GPM CATCH BASIN FOR REAR ENCLOSURE UPON TO MEET ARCHINA STANDARDS. CHECK SERVICE TO SERVICE WASTE LINE AT BUILDING PER MEP PLANS.

**NOTES:**  
COORDINATE ALL UNDERGROUND ACTIVITY WITH STREET ROWS-OF-WAY WITH THE CITY OF ALBUQUERQUE AS APPLICABLE TO THE WORK. THIS INCLUDES PERMITS, EROSION, IMPROVEMENT AND NECESSARY TRAFFIC CONTROL. OBTAIN RIGHT TO WORK PERMITS AS NECESSARY.  
REFERENCE MEP PLANS FOR ELECTRICAL SERVICE AND THE LIGHTING. COORDINATE WITH ELECTRIC UTILITY COMPANY FOR PROPOSED TRANSFORMERS, SERVICES, AND SERVICE LINE EXTENSIONS AS REQUIRED.  
COORDINATE WITH TELECOMMUNICATION COMPANIES FOR NEW PHONE AND CABLE SERVICE AS REQUIRED FOR THE PROJECT. REFERENCE MEP PLANS FOR BUILDING STUB OUT LOCATIONS AND SERVICE REQUIREMENTS.

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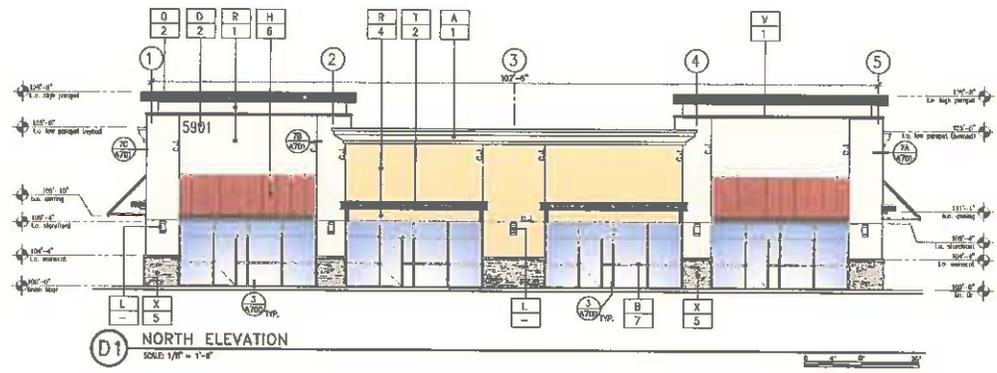
**NORTH TOWNE  
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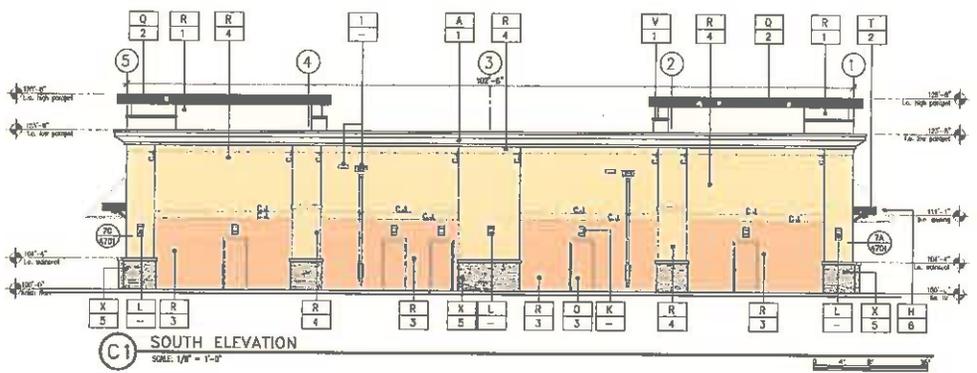
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**SITE UTILITY PLAN**  
  
C301 of 7

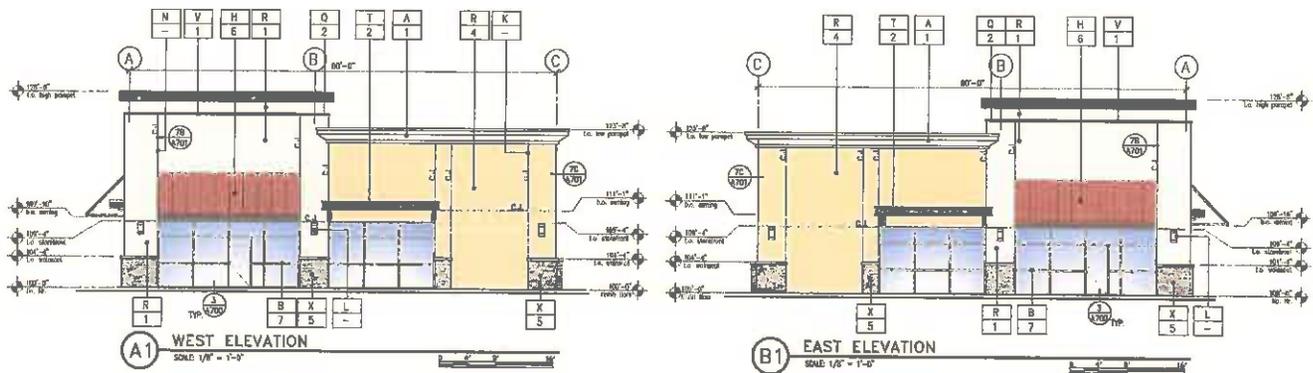




D1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



C1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

B1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

**EXTERIOR MATERIALS KEYED NOTES:**

- A. PAINTED CORNER - SEE DETAILS 14 AND 15/201 AND 10/17.2.
- B. DARK BRONZE ALUMINUM STOREFRONT WITH 1" INSULATED CLEAR GLAZING. SEE SPECIFICATIONS FOR INSTALLATION.
- C. LOCATION OF FUTURE SIGNAL UNDER SEPARATE PERM. COORDINATE WITH OTHERS SIGN SUBCONTRACTOR.
- D. BUILDING ADDRESS, VENTY NUMBERS, LOCATION AND HEIGHT WITH FIRE MARSHALL (12" HIGH MIN.) - NUMBERS MUST CONTRAST WITH BACKGROUND. SEE DETAIL 14/17.2.
- E. LOCATION OF FUTURE MONUMENT, SUITE ADDRESS (8" HIGH MIN.).
- F. LINE OF ROOF DECK BEYOND SHOWN DASHED. SEE STRUCTURAL FOR DECK HEIGHTS.
- G. RECESSED HOSE BIBB WITH COVER. SEE PLUMBING DRAWINGS.
- H. STANDING SEAM METAL ROOFING BY OTHERS.
- I. OVERFLOW SCUPPER AND DOWN SPOUT. SEE DETAILS 7/201 AND 4 AND 5/17.2.
- J. WALL PINK. SEE ELECTRICAL DRAWINGS.
- K. EMERGENCY LIGHT FIXTURE OVER REAR ENTRY DOORS. SEE ELECTRICAL DRAWINGS.
- L. ACCENT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- M. KNOX BOX MOUNT AT 55" H.F.F. CONFIRM FINAL LOCATION WITH CITY FIRE MARSHAL.
- N. CONTROL JOINT.
- O. HOLDUP METAL DOOR & FRAME TYPICAL AT REAR ENTRY. SEE DOOR SCHEDULE.
- P. GAS METER PAINT TO MATCH ADJACENT SURFACE.
- Q. PAINTED METAL CORNER. SEE DETAILS.
- R. ACTIVATE SAND FINISH OVER STUCCO BASE COAT OVER CHALK. SEE WALL SECTIONS. FOR REPORT 1/10/17.
- S. ALUMINUM FINISH. SEE REFLECTED CEILING PLAN, WALL SECTIONS AND SPECIFICATIONS.
- T. PAINTED STEEL FINISH. SEE STRUCTURAL DRAWINGS.
- U. TUBE STEEL TRUSS. SEE STRUCTURAL DRAWINGS.
- V. METAL CAP FLASHING.
- W. HRC UNITS BEYOND. SEE MECHANICAL DRAWINGS.
- X. FAUX STONE ROUSSELOT.
- Y. WALL PINK/EMERGENCY LIGHT FIXTURE. SEE ELECTRICAL.

**COLOR SCHEDULE**

- 1. SHERWIN WILLIAMS SW6505 "DICKER WHITE"
- 2. SHERWIN WILLIAMS SW6510 "BEST BRONZE"
- 3. SHERWIN WILLIAMS SW6522 "STREET PAINT"
- 4. SHERWIN WILLIAMS SW6511 "AMBIGUOUS AMBER"
- 5. BORN STONE; CULTURE STONE LIME STYLED LAMINATE; COLOR "CELANO"
- 6. BERRIDGE METAL ROOF. COLOR "COPPER EOTE"
- 7. ALUMINUM STOREFRONT, DARK BRONZE FINISH

**SYMBOLS LIST**

T.G. TEMPERED GLAZING

NOTE: AT STUCCO OVER CHALK, DO TO PROVIDE FLUSH METAL JOINTS FOR SMOOTH CONTIGUOUS APPLICATION.

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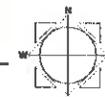
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| DRAWN BY      |      | DOW           |
| CHECKED BY    |      | DGP           |
| DATE          |      | 07/22/16      |

EXTERIOR ELEVATIONS

A201



(A1) OVERALL SITE MAP



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| CAD DWG FILE |      | 1510-AS102.DWG |
| DRAWN BY     |      | DGP            |
| CHECKED BY   |      | DGP            |
| DATE         |      | 07/22/16       |

OVERALL SITE MAP

**AS101**

# ARIA

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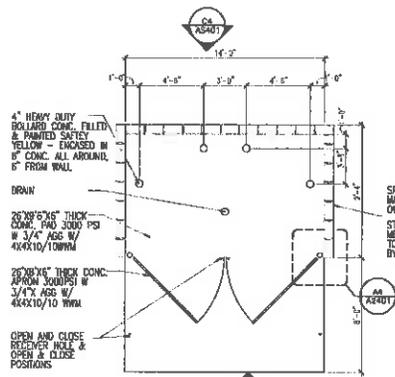


Architect/Engineer

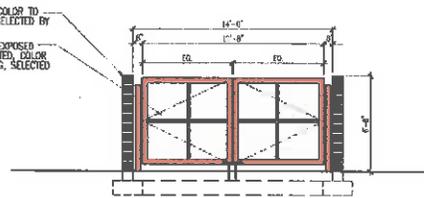
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| CHECKED BY   | DGP            |             |
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SITE DETAILS

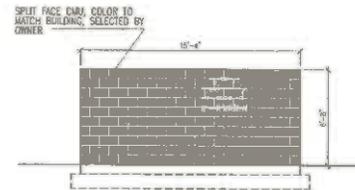
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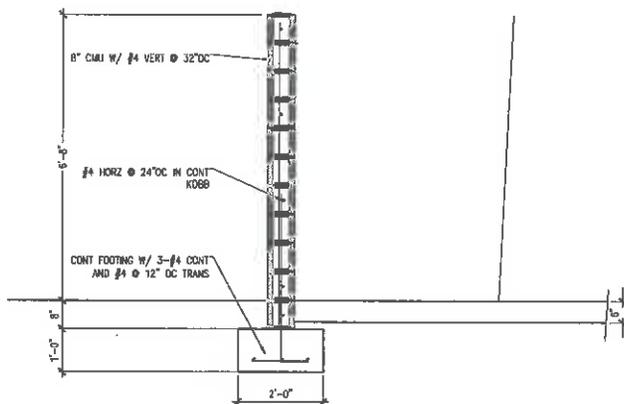
**C1 REFUSE ENCLOSURE - PLAN**  
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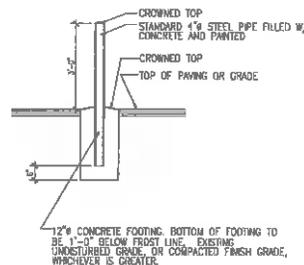
**C3 SOUTH ELEVATION**  
 1/4"=1'-0"



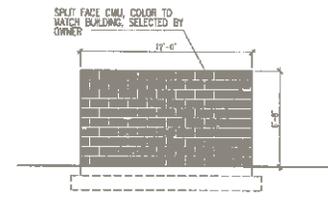
**C4 NORTH ELEVATION**  
 1/4"=1'-0"



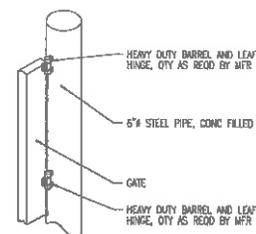
**A1 REFUSE ENCLOSURE WALL SECTION**  
 3/4"=1'-0"



**B3 BOLLARD**  
 1/2"=1'-0"



**B4 NORTH ELEV AT ELEC SERV WALL**  
 1/4"=1'-0"



**A3 HINGE DETAIL**  
 1/4"=1'-0"



**A4 HINGE DETAIL**  
 1/4"=1'-0"

