



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1011553
Case Number: 18EPC-40008, 40009
Hearing Date: April 12, 2018**

Staff Report

Agent	Modulus Architects Inc.
Applicant	3XP LLC
Request	Site Development Plan for Subdivision, Site Development Plan for Building Permit
Legal Description	All or a portion of Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales
Location	East side of Coors Blvd. NW between Sequoia Rd. NW and Tucson Rd. NW, addressed 3500 Coors Boulevard NW
Size	Approximately 2 acres
Existing Zoning	SU-1 for C-1 uses and Auto Sales
Proposed Zoning	N/A

Staff Recommendation

APPROVAL of Project #
1011553
Case # 18EPC-40008,
40009
based on the Findings
and subject to the
Conditions of Approval
included within this
report

**Staff Planner
Cheryl Somerfeldt**

Summary of Analysis

This is a request for a Site Development Plan for Subdivision and a Site Development Plan for Building Permit to allow the development of a 2-acre lot zoned SU-1 for C-1 uses and Auto Sales. The northern 7,950 square foot building is intended to be a fast-service sit-down restaurant. The southern 9,490 square foot building is intended to be a commercial establishment with 6 retail spaces. The site is currently occupied by a used car dealership.

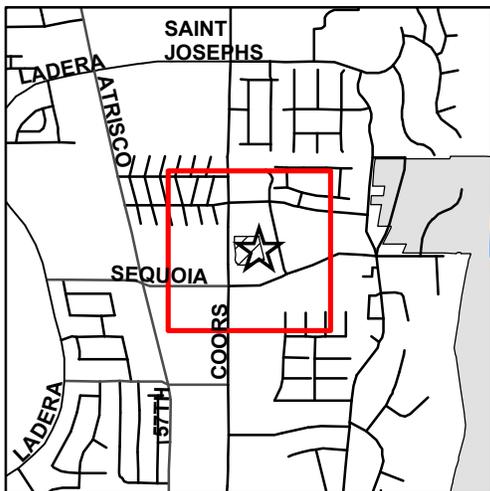
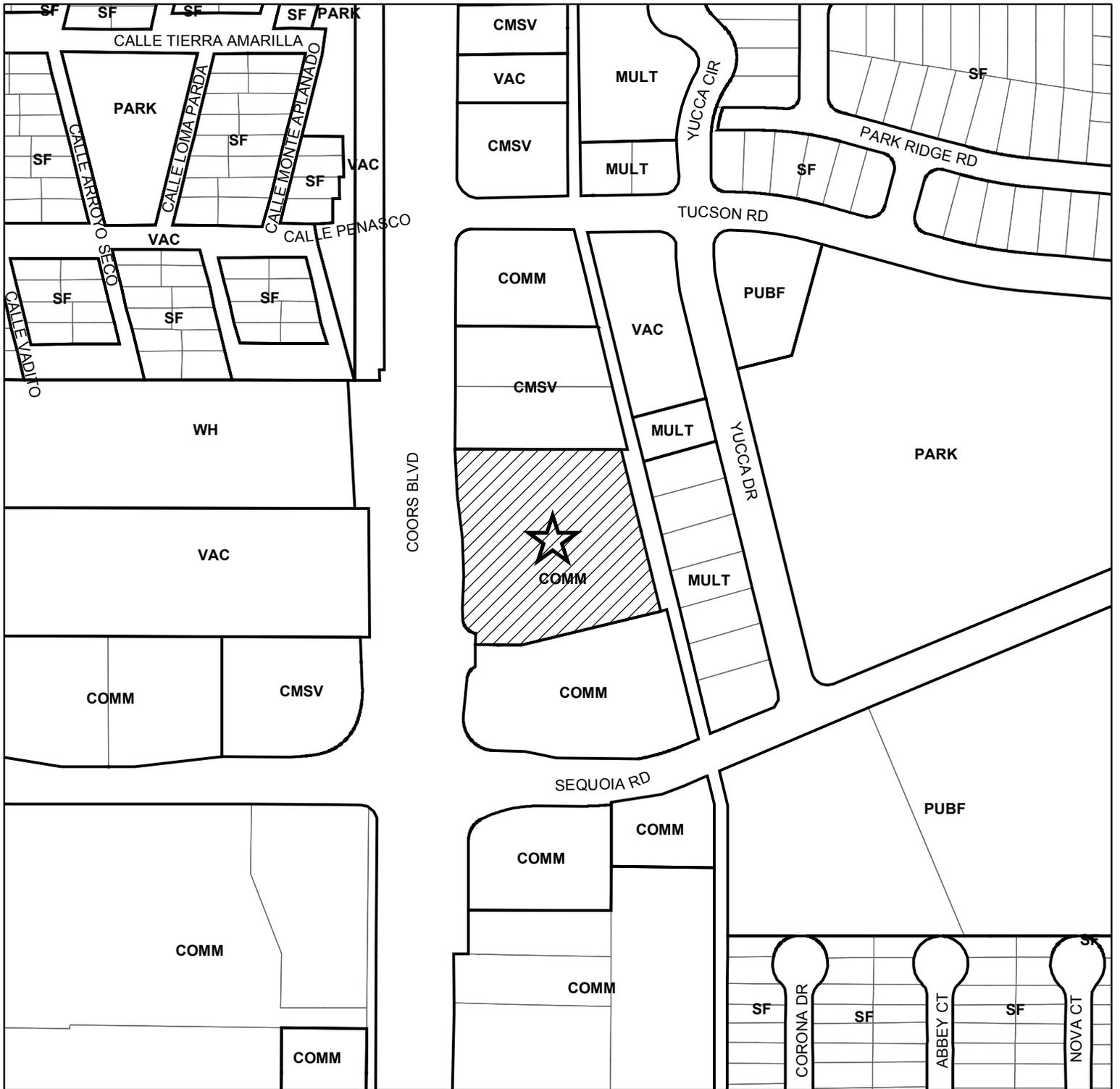
The subject site is within an Area of Change of the Comprehensive Plan, within the Ladera area of the West Side Strategic Plan, and within the Coors Corridor Plan. This request furthers several goals and policies of these plans.

There is no known opposition to this request. Staff recommends approval with conditions.

Map







LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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

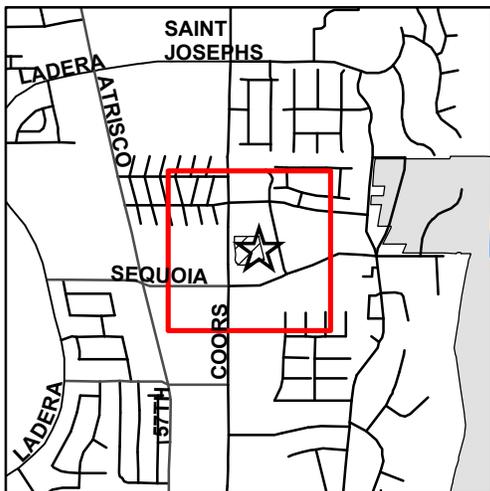
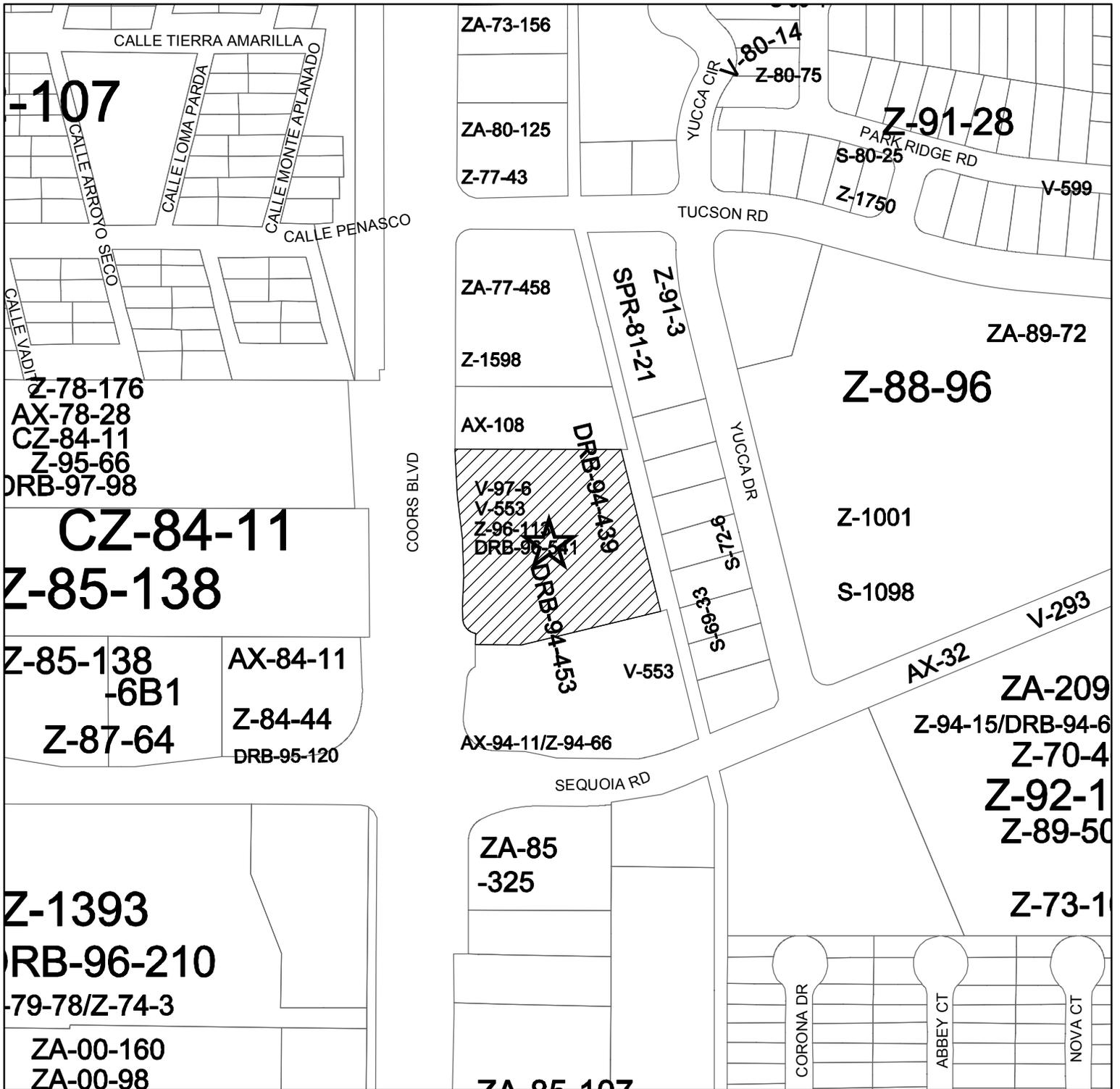


1 inch = 220 feet

Project Number:
1011553

Hearing Date:
4/12/2018

Zone Map Page: G-11
Application Case Numbers:
18EPC-40008 18EPC-40009



HISTORY MAP

Note: Grey shading indicates County.

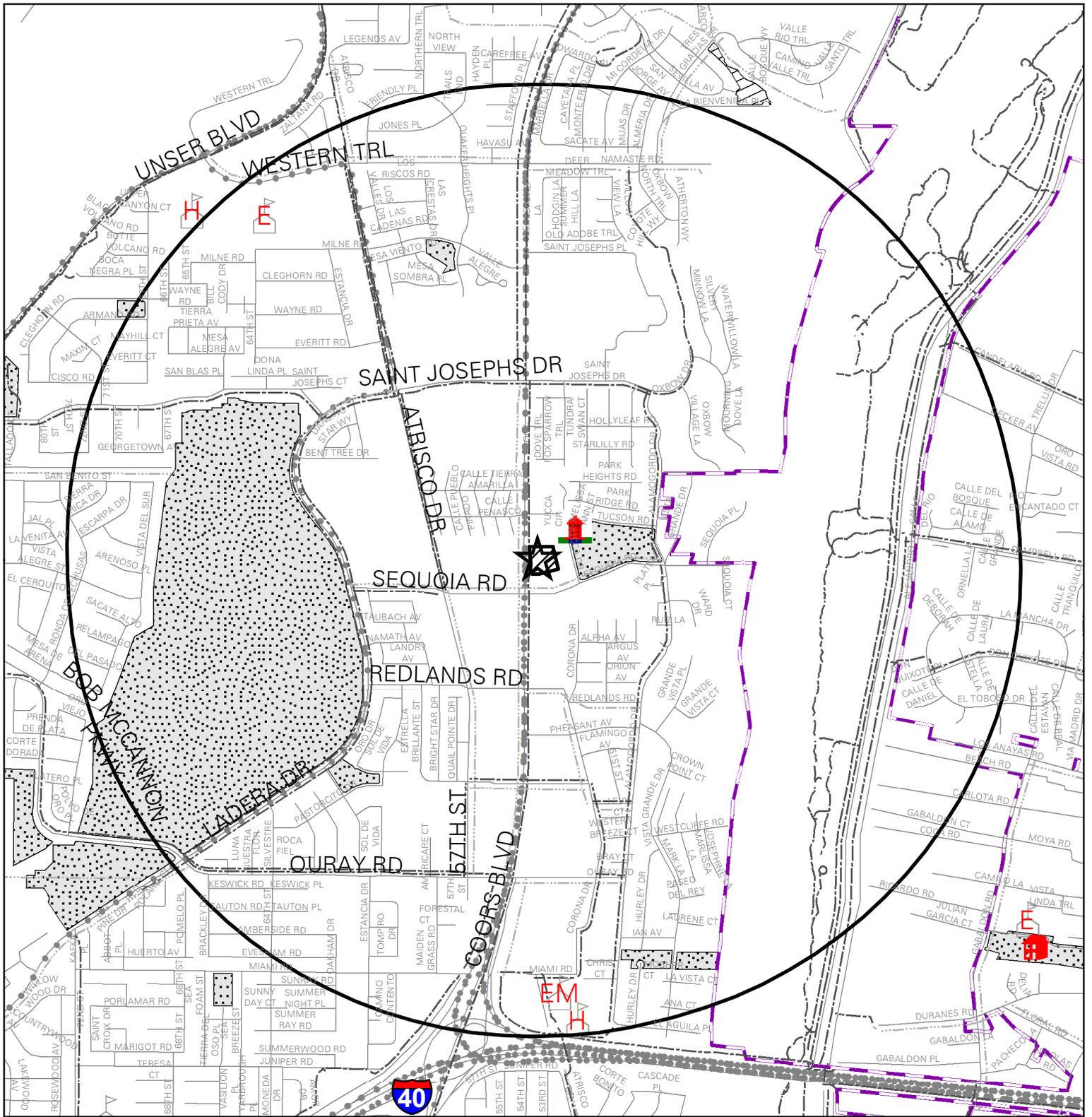


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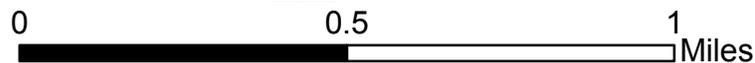
Zone Map Page: G-11
Application Case Numbers:
18EPC-40008 18EPC-40009



Public Facilities Map with One-Mile Buffer



- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill designated by EHD |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Undeveloped County Park |
|  Library |  Solid Waste |  ABQ Ride Routes |  Developed City Park |
|  Museum |  Albuquerque City Limits | |  Undeveloped City Park |



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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 uses and Auto Sales	Area of Change, Coors Corridor Plan	Commercial Retail
North	C-1	Area of Change, Coors Corridor Plan	Commercial Service
South	SU-1 for C-1 Permissive & Conditional Uses & Retail Sale of Alcoholic Beverages	Area of Change, Coors Corridor Plan	Commercial Retail
East	R-2	Area of Change, Coors Corridor Plan	Multi-Family
West	SU-1 for Uses Permissive & Conditional in O-1	Area of Change, Coors Corridor Plan	Vacant / Other

Proposal

This is a request for a Site Development Plan for Building Permit for Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales, an approximately 2 acre property (subject site), located on the east side of Coors Boulevard NW between Sequoia Road NW and Tucson Road NW.

The applicant proposes to construct a single-story 7,950 square foot restaurant on the northern part of the site and a 9,490 square foot retail building on the southern part of the site. The subject site is currently occupied by a used car dealership, which will be replaced by the subject request.

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

The Ladera Heights Neighborhood Association, Vista Grande Neighborhood Association, and Westside Coalition were contacted along with property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

EPC Role

The EPC is hearing this case because the EPC has the authority to review Site Development Plans for SU-1 Special Use zoned sites, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

History/Background

The subject site was previously approved by the EPC on October 17, 1996 and subsequently approved by the DRB on January 17, 1997 (DRB-96-541). At that time, the request was to develop this property as a used car dealership and it has operated continuously as Don Chalmers Used Car Outlet since then. The site has a small building, 1,280 square foot and the rest of the 1.9 acres is parking for vehicle inventory.

Context

The subject site is located on the east side of the Coors Boulevard corridor, approximately 1 mile north of the I-40 interchange in an area characterized by low density commercial retail and services.

The subject site is currently occupied by a car dealership and is bounded on the northern property line by an automotive maintenance and servicing establishment with a restaurant and retail building further north. The subject site is bounded on the east property line by an alley followed by multi-family buildings and then a park including baseball fields further east. The subject site is bounded on the southern property line by its access drive and then further south by a retail pharmacy and Sequoia Road NW. The subject site is bounded on the west property line by Coors Boulevard NW and across the street with commercial retail buildings holding a daycare, rental car office, and martial arts studio along with a vacant lot. Coors Boulevard NW is a Major Transit Corridor and therefore has a wide right-of way and high traffic flow along with a proposed bicycle lane and a pedestrian sidewalk.

Transportation System

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

The LRRS designates Coors Boulevard NW as a Regional Principal Arterial limited-access facility. Coors Boulevard NW is also an Intelligent Transportation System (ITS) Corridor.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Coors Boulevard NW as a Major Transit Corridor.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and future bikeways and trails.

The LRBS designates Coors Boulevard NW to have a proposed bicycle lane.

Transit

Commuter Route 96 runs from the Northwest Transit Center to Kirtland AFB. Fixed Route 155 runs the length of Coors from Rio Rancho to Valley Gardens. The Rapid Ride 790 connects the Northwest Transit Center to UNM. The nearest north-bound stop is actually on the site which is to be retained. The nearest south-bound stop for these three routes is about 200 feet south of Sequoia Road NW.

Public Facilities/Community Services

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

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU-1 for C-1 uses and Auto Sales, which requires EPC approval for Site Development Plans. The C-1 zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas. Automobile sales are first allowed in the C-2 zone, which is why it was added to the zoning description; therefore, the proposed use is permissive under the current zoning.

Definitions (if applicable)

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

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

Albuquerque / Bernalillo County Comprehensive Plan

Policy citations are in regular text; the applicant's response is in *italics*; staff analysis is in ***bold italics***

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

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located adjacent to Coors Blvd., which is identified as a Major Transit Corridor. Growth along a Major Transit Corridor will help to shape the built environment into a sustainable development pattern.

The request furthers Policy 5.1.1 because the request is located along a Major Transit Corridor, Coors Boulevard NW, which will help to shape the built environment into a sustainable development pattern by concentrating development, goods, and services, in a localized area for efficient access and travel.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Our request furthers this policy in that this is a redevelopment of an infill site from a used car dealership to a much more desirable development of retail and restaurant options for the neighborhoods.

The request furthers Policy 5.1.1c because it will redevelop an infill site into a use with increased employment density and compact development which will discourage the need for development at the urban edge and shows the accommodation of growth over time.

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

The request furthers Policy 5.1.2 because the request would result in the development of a restaurant and retail stores in a Major Transit Corridor while providing additional local services. The request will meet applicable design regulations including those in the Zoning Code and the Coors Corridor Plan; and therefore be appropriate in scale and density for the area.

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

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

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is developed currently as a used car dealership, the proposed redevelopment of this site will utilize the existing infrastructure.

The request furthers Policy 5.3.1 because it is located in an area with existing infrastructure and public facilities such as transportation, utilities, etc.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

This project brings with it multiple new businesses that will each have multiple job opportunities. The intended “Tenants” are growing and adding these locations so this is not a shift of jobs but the creation of new ones on the west side.

The request furthers Policy 5.4.2 because it is on the West Side and will foster additional employment opportunities.

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

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

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods. The subject site is within the Ladera Community. The Ladera Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. Relevant goals/policies include the following:

Policy 4.6.g: Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

This parcel is zoned for commercial development and is appropriate to the scale and density of the proposal. The request furthers the intent of WSSP Policy 4.6-design guideline sections/policies. The WSSP states that all views must be preserved to the greatest extent possible (p160), and intends for lighting, signage and height to not have adverse impacts. The proposed development would not have rooflines higher than allowed by the underlying zone.

The request furthers Policy 4.6.g because the site is accessible by transit and the landscape and walls do not create barriers for pedestrians. The buildings are close to the street, and have a pedestrian sidewalk leading from the Coors Boulevard sidewalk, which has a transit stop, to the front entrances.

Coors Corridor Plan Sector Plan (Rank III)

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

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 2. Segment 2 not a View Preservation Area (p103) since only Segments 3 and 4 are considered for view preservation, therefore, view diagrams were not required for this project. The following CCSDP policies and regulations apply:

Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

The request complies because Coors Boulevard's roadway edge will be planted with street trees and drought tolerant shrubs.

Issue 3 Land Use and Intensity of Development, Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. (p79)

The request complies because it will increase the density to be more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

Issue 4 Policy 3, New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p86)

The site plan has been designed to meet the policies of the CCSDP. There is a minimum front yard landscape setback of 15 ft. from the right-of way adjacent to Coors. The building heights do not exceed the height limitation in the underlying zone. The site is well under the floor area ratio requirements, the required landscaping plan has been included with the submittal, and the landscaping design is consistent throughout. Other design standards such as off-street parking, access, site lighting and architectural design have been met and can be reviewed on the Site Plan for Building Permit submittal documents.

The request complies because it meets the Design Standards of the Coors Corridor Plan which were created to encourage new development to be compatible with the natural landscape and built environment in the corridor.

SITE DEVELOPMENT PLAN FOR SUBDIVISION / BUILDING PERMIT

Request

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

The Coors Corridor Plan governs the subject site and the applicable Design Regulations are described in the appropriate sections below.

The applicant has submitted both a Site Development Plan for Subdivision and a Site Development Plan for Building Permit.

The intent of the Site Development Plan for Subdivision is to show the proposed lot lines to separate the subject site into separate parcels, which will subsequently be established with a re-plat through DRB. It will be conditioned to remove the building footprints and parking islands from the Site Development Plan for Subdivision.

The Site Development Plan for Building Permit will permit the construction of the single story 7,950 square foot restaurant and 9,490 square foot retail buildings on the approximately 2 acre subject site.

Site Plan Layout / Configuration

The subject lot is located on the east side of Coors Boulevard NW to the north of Sequoia Road NW. Both buildings will be accessed by the driveway to the south of the subject site, but since median access does not exist across Coors Boulevard NW, access will be right-in/right-out.

The proposed buildings are rectangular, oriented north-south, and located on the western side of the subject site. The front elevations face east toward the vehicle parking area which lies to the east of the buildings, and the rear elevations face Coors Boulevard NW. Design elements have been added to the west elevation to simulate front elevations; however, the Transit Department commented on the lack of windows due to the lack of eyes on the street.

The CCP Issue 4b Policy 2.b, Height and bulk regulation requires buildings and structures to the height limitation of the underlying zone, which is 26-feet, and both buildings comply.

The CCP Issue 4b Policy 4.A.6 Site Landscaping Guideline (p93) requires the design of fencing, trash enclosures, and similar accessory site elements to be compatible with the architecture of the main buildings, and should use compatible materials. The request

provides trash enclosures and accessory site elements such as free-standing and building mounting shade structures, which unify building architecture to provide a cohesive development standard throughout. The trash enclosures are located at the north and south property lines.

The CCP Issue 4b Policy 2.A.1 Building Setback Regulation (xx) requires a minimum front yard setback of 15-feet from the right-of way, and the request complies.

The CCP Issue 4b Policy 4.A.2 Site Landscaping Regulation (p92) requires all exterior trash and storage utility boxes, etc. to be screened from view, and the request complies.

Public Outdoor Space

Although public outdoor space is not required, the restaurant is providing a patio that wraps around the east and south of the restaurant building, and is 10-foot wide at its narrowest point. There is also a patio space at the southeast corner of the retail building. Accessory site elements such as free standing and building mounting shade structures, unify the building architecture.

Vehicular Access, Circulation and Parking

Access to the site will be via the right-in/right-out southern access drive. There are three entrances to the vehicular parking areas and the two-way vehicular lanes snake through the site. After the re-plat, each parcel will have the required amount of parking.

A TIS was provided to the City Traffic Engineer and it was requested that a Trip Generation Report be provided by a Licensed Traffic Engineer. It was determined that a Traffic Study would not be required.

Per Zoning Code 14-16-3-1 (A) (26), retail requires 1 vehicular space per 200 square feet which equates to 48 spaces. Per Zoning Code 14-16-3-1 (A) (26), a restaurant requires 1 vehicular space for each 4 seats. The restaurant will have 240 seats, which equates to 60 spaces required. Each parcel will contain the necessary vehicular parking, motorcycle, and bicycle spaces. The proposed Site Plan also has the required amount of accessible, bicycle, and motorcycle spaces per the Zoning Code.

The CCP Issue 4b Policy 5 Off-Street Parking, requires off-street parking facilities to be generally located to the rear of sites and street frontages to be devoted to building architecture and landscaping. (p94). The request shows off-street parking located to the rear of the site and the street frontage devoted to the buildings.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access will be from the Coors Boulevard sidewalk and will be graded and designed to meet ADA standards. There is a transit shelter immediately in front of the site on Coors Boulevard NW. Bicycle access will be from Coors Boulevard which has a proposed bicycle lane. Bicycle parking is located near the center of the site on either side of the proposed property line to provide access to each building's entrances.

The CCP Issue 4b, Policy 7 Access, requires separate pedestrian and vehicular access and that pedestrian access to structures that do not utilize driveways as walkways. (p96). Pedestrian connectivity and access to structures has been provided throughout the site and do not utilize driveways as walkways. A separate pedestrian connection from the sidewalk along Coors Boulevard NW to the interior of the site and the building entrances is proposed.

Walls/Fences

A concrete masonry unity (CMU) garden wall is proposed on the west side of the retail building bordering the sidewalk in front of each doorway, which will screen the rear doorways and provide a backdrop for the landscape installed along Coors Boulevard NW. The dumpsters shall be enclosed with matching gates.

Lighting and Security

The CCP Policy 4.b.9.A.2 Site Lighting Regulation, the maximum mounting height of luminaries shall be 35 feet outside of the view preservation areas. Lighting proposed in the landscape islands of the parking lot are shown to be 25-foot tall light poles on the details page.

Landscaping

A landscaping plan has been provided for each future parcel, and the proposed plant palette consists primarily of low water-use plants with no turf. Landscaping is proposed along the subject site's entire perimeter. Street trees and landscaping are proposed in the 15-foot buffer along Coors Boulevard NW as required.

The CCP Issue 4b, Policy 5B Off-Street Parking Landscaping; Design Regulation 1 requires a minimum of 20 percent of the parking lot area to be landscaped with primarily shade trees and shrubs and distributed throughout the parking lot. Peripheral landscaping generally should not be less than 5 foot in width. (p94) The request complies.

The CCP Issue 4b, Policy 3 New Development, requires a landscaped street-yard along the entire frontage of properties adjacent to Coors Boulevard. (p90). The CCP Policy 3, Design Regulation 2 (p91), requires a minimum of 50% of the front street yard to have live material on Coors Boulevard. The request complies. The 15 foot buffer along Coors Boulevard NW is proposed to hold street trees and landscaping.

The CCP Issue 4b Policy 5.B.2 Off-Street Parking Regulation, requires one tree to be planted for every ten parking spaces total and one tree planted for every 15 linear parking spaces. (p94). The request does not comply since the parking strips in front of the buildings are not in close enough proximity to a shade tree, and it will be conditioned to add a shade tree to this area.

Grading, Drainage, Utility Plans

The site was previously developed as a used car lot and consisted of multiple drainage basins that split the site. The western portion of the site drained west to a pond which overflowed into Coors Boulevard NW. The eastern portion of the site slopes to the west and into the existing alley. The site will continue to drain in general conformance with the original plan. Since the existing site was 100 percent developed, there will not be any increased runoff and the proposed improvements should not have any negative impacts to facilities downstream.

Public utilities enter the site from the 20' public alley to the east of the subject site.

Architecture

The buildings are designed to be compatible with one another. With the proposed 7,950 square foot building to the north will holding a fast sit-down restaurant, and the proposed 9,490 square foot retail building holding six retail spaces. The buildings have a contemporary style and color scheme and a varied roofline of flat and pitched as design details. The primary building material finish is earth tone stucco, which complies with the CCP; and building masses are broken to create a pedestrian scale. The CCP Issue 4b Policy 10 Architectural Design, Design Guideline 3 (p100), discourages trade-mark or franchise buildings. The request does not consist of franchise architecture and contributes to the enhancement of the overall visual environment of the Coors Corridor.

Per Zoning Code 14-16-3-18 (C) (3) (b), major facades greater than 100 feet in length shall incorporate outdoor seating at a minimum of one seat per 25 linear feet of building façade, and the proposal has added benches to be located at the ends of each building.

Signage

Signs are not per EPC discretion and will be required to meet the regulations of the underlying C-1 zone upon acquiring a sign permit. Only signs attached to the building face are proposed, and a monument sign is not proposed.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

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

Neighborhood/Public

The Ladera Heights Neighborhood Association, Vista Grande Neighborhood Association, and Westside Coalition were contacted along with property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

CONCLUSION

This is a request for a Site Development Plan for Building Permit for an approximately 2 acre property (subject site) currently occupied by a used car dealership, located on the east side of Coors Boulevard NW north of Sequoia Road NW. The subject site is zoned SU-1 for C-1 Uses with Auto Sales

The applicant proposes a single-story 7,950 square foot building restaurant on the northern half of the subject site and a single-story 9,490 square foot retail building on the southern half of the subject site.

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

Planning Staff has concluded that the proposed Site Development Plan for Building Permit meets the requirements of applicable plans as well as the Zoning Code regulations. Staff has not received any comments in support or opposition to the request. Staff is recommending approval of the requests subject to the Findings and Conditions outlined in this staff report.

FINDINGS, Site Development Plan for Subdivision

Project # 1011553, Case # 18EPC- 40008

1. This is a request for a Site Development Plan for Subdivision for all or a portion of Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales located on the east side of Coors Boulevard NW between Sequoia Road NW and Tucson Road NW, addressed 3500 Coors Boulevard NW and containing approximately 2 acres.
2. This request is associated with the accompanying Site Development Plan for Building Permit.
3. The purpose of the request is to re-develop the subject property into two lots with the northern lot containing a restaurant and the southern lot containing a commercial retail building. These proposed uses are permissive under the existing zoning.
4. The existing zoning was established in 1996 in order to permit the existing used car dealership.
5. This Site Development Plan for Subdivision shows the proposed lot lines, which will split the subject lot into two separate parcels. Provided the EPC adopts the Conditions of Approval as proposed, the Site Development Plan for Subdivision will meet the necessary requirements such as ingress and egress, internal circulation, maximum building height (26-feet), and setbacks without building footprints and parking lot lines.
6. The subject site falls within an Area of Change designated by the Comprehensive Plan, within the Ladera Community of the West Side Strategic Plan, and within the Coors Corridor Plan boundaries; and is subject to those plan's policies and design standards.
7. The City of Albuquerque Zoning Code, Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan are incorporated herein by reference and made part of the record for all purposes.
8. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted City policies and procedures." The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
9. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

- A. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located adjacent to Coors Blvd., which is identified as a Major Transit Corridor. Growth along a Major Transit Corridor will help to shape the built environment into a sustainable development pattern.

The request furthers Policy 5.1.1 because the request is located along a Major Transit Corridor, Coors Boulevard NW, which will help to shape the built environment into a

sustainable development pattern by concentrating development, goods, and services, in a localized area for efficient access and travel.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request furthers Policy 5.1.1c because it will redevelop an infill site into a use with increased employment density and compact development which will discourage the need for development at the urban edge and shows the accommodation of growth over time.

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

The request furthers Policy 5.1.2 because the request would result in the development of a restaurant and retail stores in a Major Transit Corridor while providing additional local services. The request will meet applicable design regulations including those in the Zoning Code and the Coors Corridor Plan; and therefore be appropriate in scale and density for the area.

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

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

D. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it is located in an area with existing infrastructure and public facilities such as transportation, utilities, etc.

E. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

The request furthers Policy 5.4.2 because it is on the West Side and will foster additional employment opportunities.

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

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

10. The subject site is located in the Ladera community of the West Side Strategic Plan (Rank 2 Area Plan). Applicable policies include:

G. Policy 4.6.g: Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

The request furthers Policy 4.6.g because the site is accessible by transit and the landscape and walls do not create barriers for pedestrians. The buildings are close to the street, and have a pedestrian sidewalk leading from the Coors Boulevard sidewalk, which has a transit stop, to the front entrances.

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

H. Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

The request complies because Coors Boulevard's roadway edge will be planted with street trees and drought tolerant shrubs.

I. Issue 3 Land Use and Intensity of Development, Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.(p79)

The request complies because it will increase the density to be more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

J. Issue 4 Policy 3, New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p86)

The request complies because it meets the Design Standards of the Coors Corridor Plan which were created to encourage new development to be compatible with the natural landscape and built environment in the corridor.

12. The Ladera Heights Neighborhood Association, Vista Grande Neighborhood Association, and Westside Coalition were contacted along with property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

RECOMMENDATION

APPROVAL of 18EPC-40008, a request for Site Development Plan for Subdivision for Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1011553, Case # 18EPC- 40008

1. The EPC delegates final sign-off authority of this Site Development Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Site Plan since the EPC hearing, including how the Site Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Site Plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The building footprints and parking island lines shall be removed from the Site Development Plan for Subdivision
4. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).”
5. 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.
6. Conditions of Approval from other agencies:
 - K. Transportation Development
 - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - L. Water Utility Authority
 - The proposed subdivision will land-lock the south most lot from sanitary sewer.
 - As a condition of approval of the subdivision the north most lot shall grant an easement for private sanitary sewer access to the alley east.
 - M. New Mexico Department of Transportation (NMDOT)
 - The NMDOT is requiring the owner to complete the State Access Management Manuel’s Site Threshold Assessment (STH) and schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development’s potential impacts on NM 45 (Coors Blvd).

FINDINGS, Site Development Plan for Building Permit

Project # 1011553, Case # 18EPC- 40008

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses and Auto Sales located on the east side of Coors Boulevard NW between Sequoia Road NW and Tucson Road NW, addressed 3500 Coors Boulevard NW and containing approximately 2 acres.
2. This request is associated with the accompanying Site Development Plan for Subdivision.
3. The purpose of the request is to re-develop the lot into two lots with the northern lot containing a 7,950 square foot restaurant and the southern lot containing a 9,490 square foot retail building with 6 separate spaces along with the associated site improvements to meet the Design Standards of the Coors Corridor Plan and other applicable regulations.
4. The existing zoning was established in 1996 in order to permit the existing used car dealership. A restaurant and commercial retail are permissive uses under the current zoning.
5. The subject site falls within an Area of Change designated by the Comprehensive Plan, within the Ladera Community of the West Side Strategic Plan, and within the Coors Corridor Plan boundaries; and is subject to those plan's policies and design standards.
6. The City of Albuquerque Zoning Code, Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted City policies and procedures." The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

- A. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located adjacent to Coors Blvd., which is identified as a Major Transit Corridor. Growth along a Major Transit Corridor will help to shape the built environment into a sustainable development pattern.

The request furthers Policy 5.1.1 because the request is located along a Major Transit Corridor, Coors Boulevard NW, which will help to shape the built environment into a sustainable development pattern by concentrating development, goods, and services, in a localized area for efficient access and travel.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request furthers Policy 5.1.1c because it will redevelop an infill site into a use with increased employment density and compact development which will discourage the need for development at the urban edge and shows the accommodation of growth over time.

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

The request furthers Policy 5.1.2 because the request would result in the development of a restaurant and retail stores in a Major Transit Corridor while providing additional local services. The request will meet applicable design regulations including those in the Zoning Code and the Coors Corridor Plan; and therefore be appropriate in scale and density for the area.

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

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

D. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it is located in an area with existing infrastructure and public facilities such as transportation, utilities, etc.

E. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

The request furthers Policy 5.4.2 because it is on the West Side and will foster additional employment opportunities.

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

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

9. The subject site is located in the Ladera community of the West Side Strategic Plan (Rank 2 Area Plan). Applicable policies include:

- A. Policy 4.6.g: Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

The request furthers Policy 4.6.g because the site is accessible by transit and the landscape and walls do not create barriers for pedestrians. The buildings are close to the street, and have a pedestrian sidewalk leading from the Coors Boulevard sidewalk, which has a transit stop, to the front entrances.

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

- A. Issue 1 Traffic Movement/ Access and Roadway Design, Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p36)

The request complies because Coors Boulevard's roadway edge will be planted with street trees and drought tolerant shrubs.

- B. Issue 3 Land Use and Intensity of Development, Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.(p79)

The request complies because it will increase the density to be more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

- C. Issue 4 Policy 3, New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p86)

The request complies because it meets the Design Standards of the Coors Corridor Plan which were created to encourage new development to be compatible with the natural landscape and built environment in the corridor.

11. The Ladera Heights Neighborhood Association, Vista Grande Neighborhood Association, and Westside Coalition were contacted along with property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

RECOMMENDATION

APPROVAL of 18EPC-40008, a request for Site Development Plan for Building Permit, for Tract B2A1 of Tract B-2-A-1, Town of Atrisco Grant, Northeast Unit, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1011553, Case # 18EPC- 40008

12. 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.
13. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
14. The building footprints and parking island lines shall be removed from the Site Development Plan for Subdivision
15. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).”
16. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
17. Conditions of Approval from other agencies:
 - A. Transportation Development
 - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.The following items need to be addressed prior to DRB:
 - On the parking aisle details note the minimum size of lettering on the “NO PARKING” designation.

B. Water Utility Authority

- The proposed utility plan shows meters within the property line. Please note that all meter services up to and including the meter box shall be located within the public right-of-way.
- The proposed hydrant located interior to the site is to be considered private and painted safety orange.
- The proposed metered service for the north most structure shows a bend prior to and after the meter. Please note that as part of the installation of a new service there shall be no bends from the distribution main in the right-of-way to the meter located at the property line.
- The proposed fire lines for both proposed lots will require both public and private valves.
- As a condition of approval of this building permit, obtain an Availability Statement for the new development. Requests can be made at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

C. Solid Waste Management

- #1011553 (#23) bollards noted on Pg. BP1 (site plan), must not hinder ability to completely open enclosure gates for safe refuse truck access. All new/proposed refuse enclosures built to COA minimum requirements must include ½" expansion joint between slab/apron, 4" sanitary drain for any food/kitchen services, etc.

D. Transit Department

- ABQ RIDE affirmatively notes that the site plan shows that both the existing stop and its shelter are to be retained as-is. We also note that while a relatively direct sidewalk system can take customers from the stop to the storefronts, there is no glazing whatsoever on the west side of either building, deadening the streetscape and foregoing an opportunity to have "eyes on the street".

E. Public Service Company of New Mexico (PNM)

- An existing electric overhead distribution line is located along the east side of the alley on the east side of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589
- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the

equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.



**Cheryl Somerfeldt
Planner**

Notice of Decision cc list:

cc: 3x1, LLC, 11215 Central Ave. NE, ABQ, NM 87123
Modulus Architects, Inc., 100 Sun Ave. NE, Suite 305, ABQ, NM 87109
Ladera Heights NA, Marie Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Ladera Heights NA, Allan Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Vista Grande NA, Richard Schaefer, 3579 Sequoia Pl NW, ABQ, NM 87120
Vista Grande NA, Berent Groth, 3546 Sequoia Pl. NW, ABQ, NM 87120
Westside Coalition of Neigh., Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Westside Coalition of Neigh., Harry Hendriksen, P.O. Box 6270, ABQ NM 87197

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

CITY ENGINEER

Transportation Development

- **18EPC-40008 Site Development Plan for Subdivision:**
 - Transportation Development Conditions:
 - 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)
- **18EPC-40009 Site Development Plan for Building Permit:**
 - Transportation Development Conditions:
 - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - The following items need to be addressed prior to DRB:
 - On the parking aisle details note the minimum size of lettering on the “NO PARKING” designation.

DEPARTMENT of MUNICIPAL DEVELOPMENT

- Per the 2040 Long Range Bikeway System Map, a proposed bicycle lane is planned on Coors Boulevard.

WATER UTILITY AUTHORITY

- **18EPC-40008 Site Development Plan for Subdivision**
 - The proposed subdivision will land-lock the south most lot from sanitary sewer.
 - As a condition of approval of the subdivision the north most lot shall grant an easement for private sanitary sewer access to the alley east.
- **18EPC-40008 Site Development Plan for Building Permit**
 - The proposed utility plan shows meters within the property line. Please note that all meter services up to and including the meter box shall be located within the public right-of-way.
 - The proposed hydrant located interior to the site is to be considered private and painted safety orange.

- The proposed metered service for the north most structure shows a bend prior to and after the meter. Please note that as part of the installation of a new service there shall be no bends from the distribution main in the right-of-way to the meter located at the property line.
- The proposed fire lines for both proposed lots will require both public and private valves.
- As a condition of approval of this building permit, obtain an Availability Statement for the new development. Requests can be made at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

SOLID WASTE MANAGEMENT DEPARTMENT

- #1011553 (#23) bollards noted on Pg. BP1 (site plan), must not hinder ability to completely open enclosure gates for safe refuse truck access. All new/proposed refuse enclosures built to COA minimum requirements must include 1/2" expansion joint between slab/apron, 4" sanitary drain for any food/kitchen services, etc.

TRANSIT DEPARTMENT

- ABQ RIDE affirmatively notes that the site plan shows that both the existing stop and its shelter are to be retained as-is. We also note that while a relatively direct sidewalk system can take customers from the stop to the storefronts, there is no glazing whatsoever on the west side of either building, deadening the streetscape and foregoing an opportunity to have "eyes on the street". Otherwise, ABQ RIDE has no objection to these requests.

1011553 18 EPC-40008 et seq.	SDPS and SDPBP for conversion of a used car lot into a strip mall; 1.9 acres near Coors and Sequoia	Coors Major Transit Corridor	Commuter Route 96 runs from the Northwest Transit Center to Kirtland AFB. Fixed Route 155 runs the length of Coors from Rio Rancho to Valley Gardens. The Rapid Ride 790 connects the Northwest Transit Center to UNM.	The nearest north-bound stop is actually on the site. The nearest south-bound stop for these three routes is about 200 feet south of Sequoia.	ABQ RIDE affirmatively notes that the site plan shows that both the existing stop and its shelter are to be retained as-is. We also note that while a relatively direct sidewalk system can take customers from the stop to the storefronts, there is no glazing whatsoever on the west side of either building, deadening the streetscape and foregoing an opportunity to have "eyes on the street". Otherwise, ABQ RIDE has no objection to these requests.
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NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

- The NMDOT is requiring the owner to complete the State Access Management Manual's Site Threshold Assessment (STH) and schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development's potential impacts on NM 45 (Coors Blvd).

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- *18EPC-40008, Site Development Plan for Subdivision:* No Objections.
- *18EPC-40009, Site Development Plan for Building Permit:* No Objections.

ALBUQUERQUE PUBLIC SCHOOLS

- *APS Case Comments:* This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

- MRMPO has no adverse comments.
- For informational purposes:
 - Coors Blvd NW is functionally classified as a principal arterial in the project area.
 - Coors Blvd NW is identified in the Long Range Roadway System to be a regional principal arterial in the project area.
 - Coors Blvd NW is identified in the LRBS to include a proposed bicycle lane in the project area.
 - Coors Blvd NW is a limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.
 - Coors Blvd NW is an Intelligent Transportation System (ITS) Corridor. Please consult with the reviewing agency's Traffic Engineering and/or ITS Department.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- An existing electric overhead distribution line is located along the east side of the alley on the east side of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589
- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.



View of the subject site looking northwest.



View of the subject site looking east.



View of the subject site looking south.



View of the subject site looking southwest.

HISTORY

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

Date: October 18, 1996

Sequoia-Coors Inc.
c/o Arthur Brown
2205 Ambassador NE, #222
Albuq. NM 87112

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-96-113

LEGAL DESCRIPTION: for Tract B-2-A, Northeast Unit, Town of Atrisco Grant, zoned SU-1 for C-1 and Auto Sales, located on the east side of Coors Boulevard NW between Sequoia Road NW and Tucson Road NW, containing approximately 2.0 acres. (G-11) BOB PAULSEN, STAFF PLANNER

On October 17, 1996, the Environmental Planning Commission voted to approve Z-96-113, a request for site development plan based on the following Findings and subject to the following conditions:

Findings:

1. This is a request for site development plan approval for a 2.0-acre site zoned SU-1 for C-1 Uses and Auto Sales located on the east side of Coors Boulevard between Sequoia and Tucson.
2. The EPC approved a zone map amendment for this site in August, 1996 and specified five conditions of approval including the requirement that site architecture is harmonious with the development to the south (Walgreens).
3. The submitted site plan is in general conformance with city plans and policies, including design-related policies of the Comprehensive Plan and the conditions specified by the zone change request for this property.
4. The Transportation Division has specified numerous conditions of approval, including closure of the northernmost entrance to Coors Boulevard, closure of the median opening on Coors for the length of the parcel frontage, relocation of the bus bay and the provision of various dimensions on the site plan.
5. Modifications required to bring this site development plan into conformance with applicable City plans and policies, including the Coors Corridor Plan, can be accomplished without disrupting the intent of the site plan.

Conditions:

1. All requirements of the Transportation Division as stated in the staff report shall be met, including the elimination on the northernmost access driveway to Coors and closure of the Coors median for the length of the parcel.
2. The buffer yard between the site and the alley shall be 10 feet wide; this dimension shall be noted on the site plan.
3. Sod area must be decreased to 3,500 square feet to meet the requirements of the City's Landscape Ordinance.
4. A 15-foot wide front street yard along the entire Coors Boulevard frontage shall be provided which includes landscape plantings that buffer the parking area as specified in the Coors Corridor Plan.

5. A bus shelter must be shown on the site plan at a location approved by the Transit Department.
6. Provision of cross access easements with adjacent parcels is required.
7. A sidewalk connection must be provided from the proposed bus bay to the site and to the adjacent Walgreens site as specified by condition 8 of Z-94-42; the new 6 foot wide sidewalk along Coors Boulevard shall extend around the pond area and parking bay to the east to ensure safe pedestrian access to the site from Coors Boulevard.
8. The site plan must indicate pedestrian connections to the adjacent properties.
9. Wall-mounted signage must conform to C-1 signage regulations; calculations must be shown on the site plan.
10. Lighting locations must be shown on the site plan. Lighting must be shielded-source lighting which conforms to the Comprehensive Zoning Code and the Coors Corridor Plan; lighting shall be reduced to security lighting during non-business hours.
11. No outdoor loudspeakers shall be allowed.
12. The use of streamers or banners or other displays except the permitted monument sign are prohibited.
13. All conditions must be noted on the site plan, including zone change conditions approved by the EPC for this site (Z-96-98).
14. A 6 foot landscaped buffer shall be placed on the north property line. No vehicular access shall be allowed across the landscaped buffer.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 1, 1996, 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 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTIFICATION OF DECISION

Z-96-113

PAGE 3

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

Sincerely,



Ronald N. Short, AICP
Planning Director

RNS/BP/ac

cc: George Rainhart, Architect & Assoc., 2325 San Pedro NE, 2B, Albuquerque, NM 87110
Pam Micker, Ladera East Neigh. Assoc., 2608 Sol de Vida NW, Albuquerque, NM 87120
Ernie Saiz, Ladera East Neigh. Assoc., 2701 Los Compadres NW, Albuquerque, NM 87120
Colin Hart, Westside Neigh. Assoc., 6062 Staubach Ave. NW, Albuquerque, NM 87120
George Brown, Westside Neigh. Assoc., 6050 Staubach Ave. NW, Albuquerque, NM 87120
Kenneth Berry, Ladera Heights Neigh. Assoc. P.O. Box 961, Albuquerque, NM 87103
Marvin Hack, Ladera Heights Neigh. Assoc., 7140 Maxim Court NW, Albuquerque, NM 87120
Susan Homer, Vista Grande Neigh. Assoc., 500 Sequoia Rd. NW, Albuquerque, NM 87120
Ted Schmidt, Vista Grande Neigh. Assoc., 3626 Vista Grande NW, Albuquerque, NM 87120

ZONING

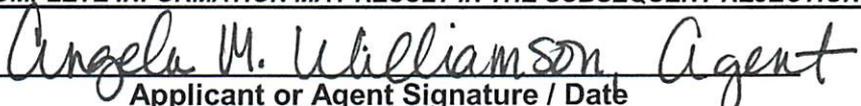
Please refer to the Zoning Code for specifics of
the SU-1 and the C-1 zones.

APPLICATION INFORMATION

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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


 Applicant or Agent Signature / Date

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

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

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

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

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
- [other scales, if approved by staff]
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

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

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: _____Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

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

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

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

A. General Information

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

B. Grading Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

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

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

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

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Vicinity Map
- 5. Signature Block (for DRB site dev. plans only)
- 6. The Site (property lines)
- 7. Current/Existing Zoning
- 8. Proposed Use(s) and List of Applicable Plans
- 9. Pedestrian Ingress and Egress (Access)
- 10. Vehicular Ingress and Egress (Access)
- 11. Any Internal Circulation Requirements
- 12. Existing easements with recording information
- 13. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

- A. Conceptual Grading and Drainage Plan is required for the following:
- Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
 - Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.
- B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS (OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit)

ACCOMPANYING MATERIAL

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions
- E. **Electronic Copy (pdf) of Site Development Plan**

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT

In cases where sites are not governed by design regulations other than those in the Zoning Code, and where an applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards shall be provided and approved by the EPC to guide future development. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement and should reference compliance with applicable plans and regulations. Since Zoning Code design requirements are considered minimal, the proposed Design Standards should go above and beyond what is already required by the Zoning Code.

At a minimum, the design standards should address the following categories.

Purpose/Intent or Site Plan Layout/Configuration

- Overall layout of site and buildings, relationship to adjacent buildings and sites
- Building placement and orientation

Setbacks & Building Height

- Minimum setback requirements
- Maximum building height requirements

Vehicular Access, Circulation and Parking

- Parking location and design (parking should not dominate the street frontage; shared parking/cross parking is strongly encouraged)

Pedestrian Circulation and Bicycle Access

- Pedestrian circulation and connectivity (internal and external)
- Public outdoor spaces including pedestrian amenities, shading, etc. (aggregate outdoor space is strongly encouraged)
- Connectivity to bicycle routes, lanes and trails

Screening

- Screening/buffering techniques

Walls/Fences

- Design and purpose of all walls and wall openings

Lighting and Security

- Design and purpose of all lighting

Landscaping

- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – subject to the Street Tree Ordinance
- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Architecture/Design

- Context
- Architectural theme or style
- Scale, massing, materials, colors, and articulation

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Signage

- Signage Plan indicating the general dimensions, location, colors, lighting and materials of all proposed signage.
- Freestanding and building mounted signs

Process

- Identify the process the site plan intends to follow (is applicant requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body).

These are other items that can be addressed and you can make your own category depending on site specifics.

- How to address topographic challenges/opportunities
- Sustainable techniques such as permeable paving and other “green” features
- WTF’s



City of Albuquerque
Environmental Planning Commission
Mr. Derek Bohannon, Chair
Plaza del Sol, 600 Second NW
Albuquerque, New Mexico 87102
Telephone: (505) 924-3860

February 22, 2018

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & SUBDIVISION FOR SU-1 /C-1 USES – 3500 COORS BLVD. NW, ALBUQUERQUE, NM. 87120 (1.9 ACRES)

Mr. Bohannon and members of the Environmental Planning Commission,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents hereafter referred to as “Applicant”. We, “Agent” are requesting approval of a Site Development Plan for Building Permit and Site Plan for Subdivision for Tract TR B2A1 PLAT FOR TRACT B-2-A-1 NORTHEAST UNIT TOWN OF ATRISCGRANT CONT 1.9425 AC. The parcel (the “subject site”) is 1.94 acres in size, zoned SU-1 for C-1 and Auto Sales Uses and is located on the east side of Coors just North of Coors & Sequoia. The subject site is currently developed as Don Chalmers Used Car Outlet.

The purpose of the Site Development Plan for Building Permit is to allow for the redevelopment of this site. The “Applicant” is proposing to construct two commercial buildings for retail/restaurant space. Our team is very dedicated to ensuring this project is developed with the highest regard for its customers and its neighbors. We recognize the complex relationship between seemingly diverse issues and have provided the framework by which diverse efforts can be synthesized to achieve complimentary development.

The subject site was previously approved by the EPC on October 17, 1996 and subsequently approved by the DRB on January 17, 1997 (DRB-96-541). At that time, the request was to develop this property as a used car dealership and it has operated continuously as Don Chalmers Used Car Outlet since then. The site has a small building, 1,280 square foot and the rest of the 1.9 acres is parking for vehicle inventory.

Our team is very dedicated to ensuring this project is developed in the highest regard for its customers and its neighbors. We have provided the framework by which diverse efforts can be synthesized to achieve complimentary development in unison with the neighbors.

A TIS was provided to City Traffic Engineer and it was requested that a Trip Generation Report be provided by a Licensed Traffic Engineer. We engaged Terry Brown, PE to provide the Trip Generation Report, completed on February 18, 2018 and from that report, it was determined that a Traffic Study would not be required.

Albuquerque/Bernalillo Comprehensive Plan, West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP)

The subject site lies within the boundaries of the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP). The proposed development followed the design standards which provided guidance in our thoughtfully executed site plan and the intent of our building architecture. The development will be high quality, exceeding minimum Zoning Code requirements and will contribute to furthering the intent of applicable City plans, policies and goals. Additionally, the subject site lies within the boundaries of Segment 2 of the Coors Corridor, for which additional design guidelines regarding setbacks, landscaping and signage are specified and incorporated into our site plan.

CONFORMANCE TO ADOPTED PLANS AND POLICIES

A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

The goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan provide the framework by which diverse efforts can be synthesized to achieve complimentary development. The goals and policies are the yardstick for evaluating all significant public and private development proposals. They are the means by which individuals and local government officials will guide the pace, intensity, and direction of the area’s growth.

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as “Change”. The Comprehensive Plan designation of an Area of Change identifies this parcel where change is desired or anticipated.

Land Use policies identified in the Areas of Change identified the following strategies as “positive development:

- ***Encouraging high-quality development and redevelopment, particularly in Areas of Change.***
- ***Improving the balance of jobs and housing west of the Rio Grande.***

Land Use Policies-

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

The subject site is located adjacent to Coors Blvd., which is identified as a Major Transit Corridor. Growth along a Major Transit Corridor will help to shape the built environment into a sustainable development pattern.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Our request furthers this policy in that this is a redevelopment of in infill site from a used car dealership to a much more desirable development of retail and restaurant options for the neighborhoods.

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The subject site is developed currently as a used car dealership, the proposed redevelopment of this site will utilize the existing infrastructure.

POLICY 5.4.2 West Side Jobs: Foster employment opportunities on the West Side. [ABC]

This project brings with it multiple new businesses that will each have multiple job opportunities. The intended “Tenants” are growing and adding these locations so this is not a shift of jobs but the creation of new ones on the west side.

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

The subject site is identified as an Area of Change as is adjacent to a Major Transit Corridor furthering this policy.

B) West Side Strategic Plan (WSSP) (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Ladera community, which consists of the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south.

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

Policy 1.3: Strip commercial developments shall not be approved on the West Side [emphasis added]. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes or commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where area schools are at or over their designed capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net increase in enrollment for area schools (e.g. senior housing). This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering commercial uses in activity centers.

This parcel is zoned for commercial development and is appropriate to the scale and density of the proposal.

The request furthers the intent of WSSP Policy 4.6-design guideline sections/policies. The WSSP states that all views must be preserved to the greatest extent possible (p. 160), and intends for lighting, signage and height to not have adverse impacts. The proposed development would not have rooflines higher than allowed by the underlying zone.

The proposed development furthers the WSSP Policy 1.3, which states that "strip commercial developments shall not be approved on the West Side. The proposed development is adjacent to a commercial development and would fulfill this policy's intent.

D) Coors Corridor Sector Development Plan (CCSDP):

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

The CCSDP contains policies and design standards for development, with the overarching goal to "promote visual harmony between new and existing buildings and between the built environment and the natural scene" (p. 82). The following CCSDP policies apply:

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

The site plan has been designed to meet the policies of the CCSDP. There is a minimum front yard landscape setback of 15 ft. from the right-of way adjacent to Coors. The building heights do not exceed the height limitation in the underlying zone. The site is well under the floor area ratio requirements, the required landscaping plan has been included with the submittal, and the landscaping design is consistent throughout. Other design standards such as off-street parking, access, site lighting and architectural design have been met and can be reviewed on the Site Plan for Building Permit submittal documents.

Policy 4.b.2.A.1 Building Setback Regulation: There shall be a minimum front yard setback of 15 feet from the right-of way in Segments 1 and 2.

We have provided the minimum front yard setback of 15 feet.

Policy 4.b.2.B.1 Height and Bulk Regulation: Buildings and structures shall not exceed the height limitation in the underlying zone. Where the underlying zone requires height to be limited by an envelope based in part at the centerline of public right-of-way (e.g., 0-1 zone), height shall be limited instead by an envelope based in part at the front yard setback line (using a full 156 feet right-of-way). (p. 89)

The buildings and structures have not exceeded the height limitation in the underlying zone of C-1, which states that structures shall not exceed 26 feet.

Policy 4.b.4.A.2 Site Landscaping Regulation: All exterior trash and storage utility boxes, etc. shall be screened from view. (p. 92)

All on-site trash and storage utility boxes are screened from view.

Policy 4.b.4.A.6 Site Landscaping Guideline: The design or fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of the main buildings, and should use compatible materials. (p. 93)

We are providing trash enclosures and accessory site elements such as shade canopies, both free standing and building mounting shade structures, which are all unified to incorporate and unify building architecture to provide a cohesive development standard throughout.

Policy 4.b.4.B.2 Site Landscaping Regulation: Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, hard" materials such as brick or cobblestone may be considered. (p. 93)

Landscaping is proposed along the subject site's entire perimeter. Street trees and landscaping are proposed in the 15 ft. buffer along Coors Blvd. Other landscaping is proposed in areas of the parking lot. There are four types of canopy trees proposed, all medium to low water use.

Policy 4.b.5.B.2 Off-Street Parking Regulation: One tree shall be planted per every ten parking spaces and shall be distributed such that at least one tree is planted per every 15 linear parking spaces. (p. 94)

A landscaping plan has been provided, there are 4 parking lot trees required per the policy stated above, there are 5 provided.

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

Pedestrian connectivity and access to structures has been provided throughout the site and do not utilize driveways as walkways.

Policy 4.b. I 0-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

A. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged.

The buildings are designed to be compatible with one another. The proposed site development plan complies with the approved design standards (for non-residential buildings). The proposed buildings are identifiable as Contemporary Pueblo with some minor variations as allowed.

Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged. (p. I 00)

The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing. There is ample store front on the retail building with all exterior walls finished with cohesive design and building materials.

Policy 4.b.9.A.2 Site Lighting Regulation: The maximum mounting height of luminaries shall be 35 feet except in the view preservation area where the height shall be limited to 20 ft. (Council Bill No. R-458, Enactment No. 163-1989 and CCSDP p. 98). The subject site is located within a View Preservation Area (p. I 03).

All pole mounted lighting on site does not exceed 20 ft.

The proposed development complies with Policy 4.a.3- New Development, which aims to ensure that new buildings are compatible with the area's natural and built environment.

The proposed buildings are compatible with the area, the proposal complies with Design Guideline 3-Policy 4.b.10-Architectural Design, which discourages franchise buildings. The proposal also complies with, Design Guideline 2 of Policy 4.b.J 0- Architectural Details, because colors are limited to earth tones and accent colors are specified.

Policy 4.b.6 states that commercial sites should be designed so a portion of the building is near the street perimeter. The proposed development complies with Policy 4.b.6. The proposed development complies with Policy 4.b.2.A.1-Building setback regulation.

The required 15 ft. setback is provided. The proposal also complies with Policy 4.b.2.b-Height and bulk regulation, which states that "buildings and structures shall not exceed the height limitation of the underlying zone." Both buildings are in compliance with this policy.

The proposed development complies with Policy 7-Access.

There is pedestrian access from Coors to both buildings on the subject site.

Commissioners, we have shown through a preponderance of documentation and design our intention to develop this property with thoughtful intent. We respectfully request that the EPC support this important development project.

Sincerely,

Angela Williamson, CEO/Principal Partner (Agent)

Modulus Architects, Inc.

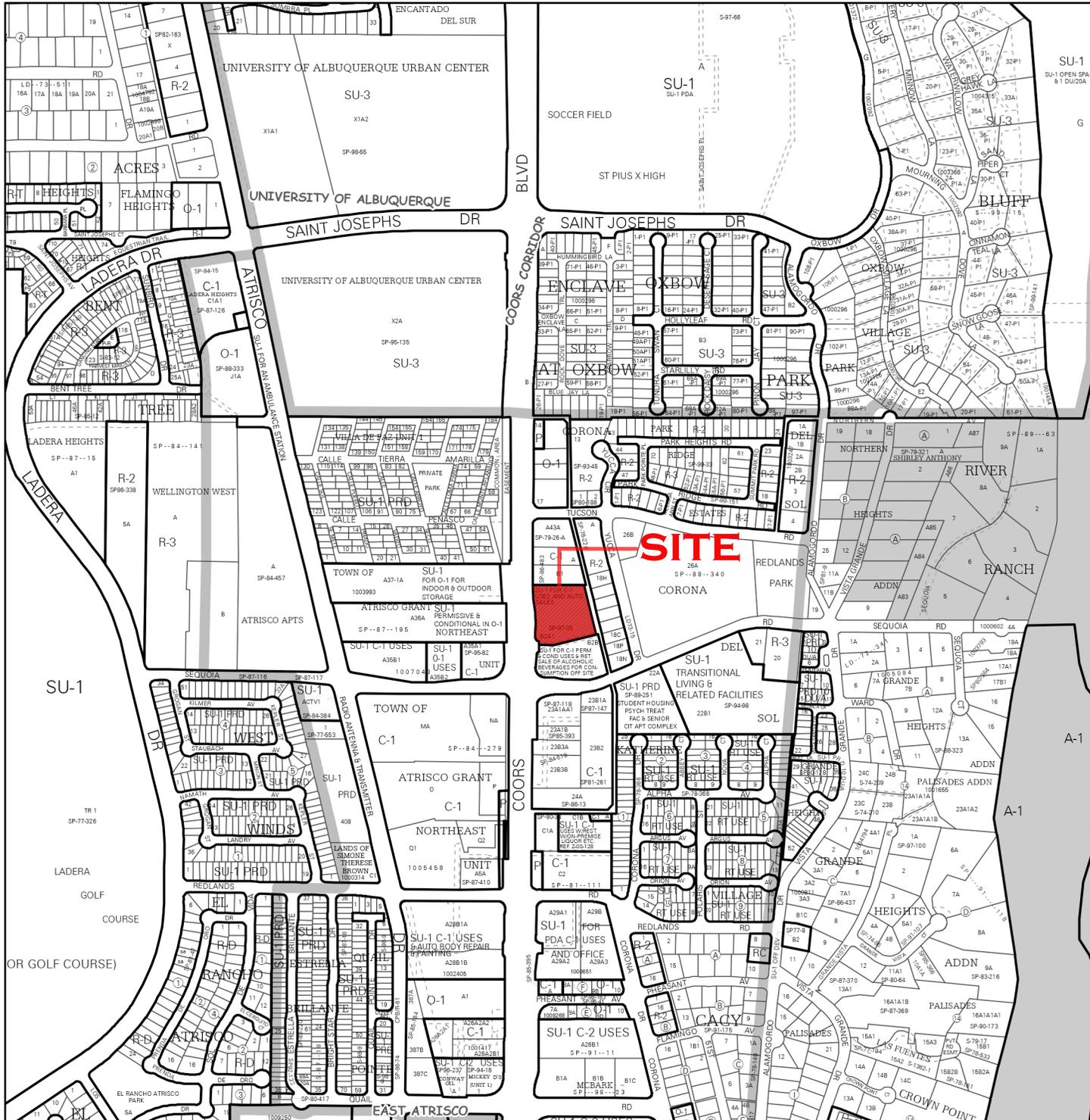
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Main: (505) 348-1499

awilliamson@modulusarchitects.com





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

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-11-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque
Planning & Development Services
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, N.M. 87103
Telephone: (505) 924-3860
Email: kdicome@cabq.gov

Re: Agent Authorization for 3X1, LLC. – Site Development Plan for Subdivision and Site Development Plan for Building Permit

Commissioners,

3X1, LLC., hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Site Development Plan for Building Permit and Site Development Plan for Subdivision for the property located 3500 Coors Blvd. NW - Albuquerque, New Mexico.

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or 3x1, LLC. Please direct all correspondence and communication to our Agent for the purpose of this request for EPC/ DRB approval.

Sincerely,

Mr. Jim Gifford
3X1, LLC., Managing Partner
505.250.3950

CITY OF ALBUQUERQUE

①

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: SAMUEL FLORES DATE OF REQUEST: 02/01/18 ZONE ATLAS PAGE(S): G11

CURRENT: ZONING SU-1 LEGAL DESCRIPTION: TR B2A1 PLAT FOR TRACT B-2-A-1 NORTHEAST UNIT TOWN OF ATRISSO GRANT CO.
PARCEL SIZE (AC/SQ. FT.) 1.9425 AC LOT OR TRACT # B-2-A-1 BLOCK # _____
SUBDIVISION NAME VISTA GRANDE NEIGHBORHOOD ASSOCIATION
UPC: 101106026722131219

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

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: 2
NEW CONSTRUCTION (1) BUILDING SIZE: 71800 (sq. ft.) - RETAIL
EXPANSION OF EXISTING DEVELOPMENT [] (2) BUILDING SIZE: 71530 (sq. ft.) - QUALITY RESTAURANT

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 02/01/18
(To be signed upon completion of processing by the Traffic Engineer)

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

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

TRAFFIC ENGINEER _____ 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 / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

Thursday, February 8, 2018

Ernest Armijo, P.E.
Transportation Development Section
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Re: Coors Marketplace (Sequoia Rd. / Coors Blvd.)

Dear Ernest:

Attached for your review and comment are the following items:

- 1) Vicinity Map depicting the location of the Coors Marketplace project
- 2) Conceptual Site Development Plan for Coors Marketplace (Sequoia / Coors)
- 3) Trip Generation Worksheet for Coors Marketplace

In summary, the Coors Marketplace is projected to generate the following trips:

Coors Marketplace (Sequoia / Coors Blvd.)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
		ENTER	EXIT	ENTER	EXIT	
<i>DESCRIPTION</i>	<i>GROSS</i>					
Summary Sheet	Units					
Shopping Center (820)	9.49	358	6	3	17	19
High Turnover (Sit-Down) Restaurant (932)	7.53	845	41	34	46	28
Total Trips Generated		1,203	47	37	63	47

Please call me if you have questions.

Best Regards,

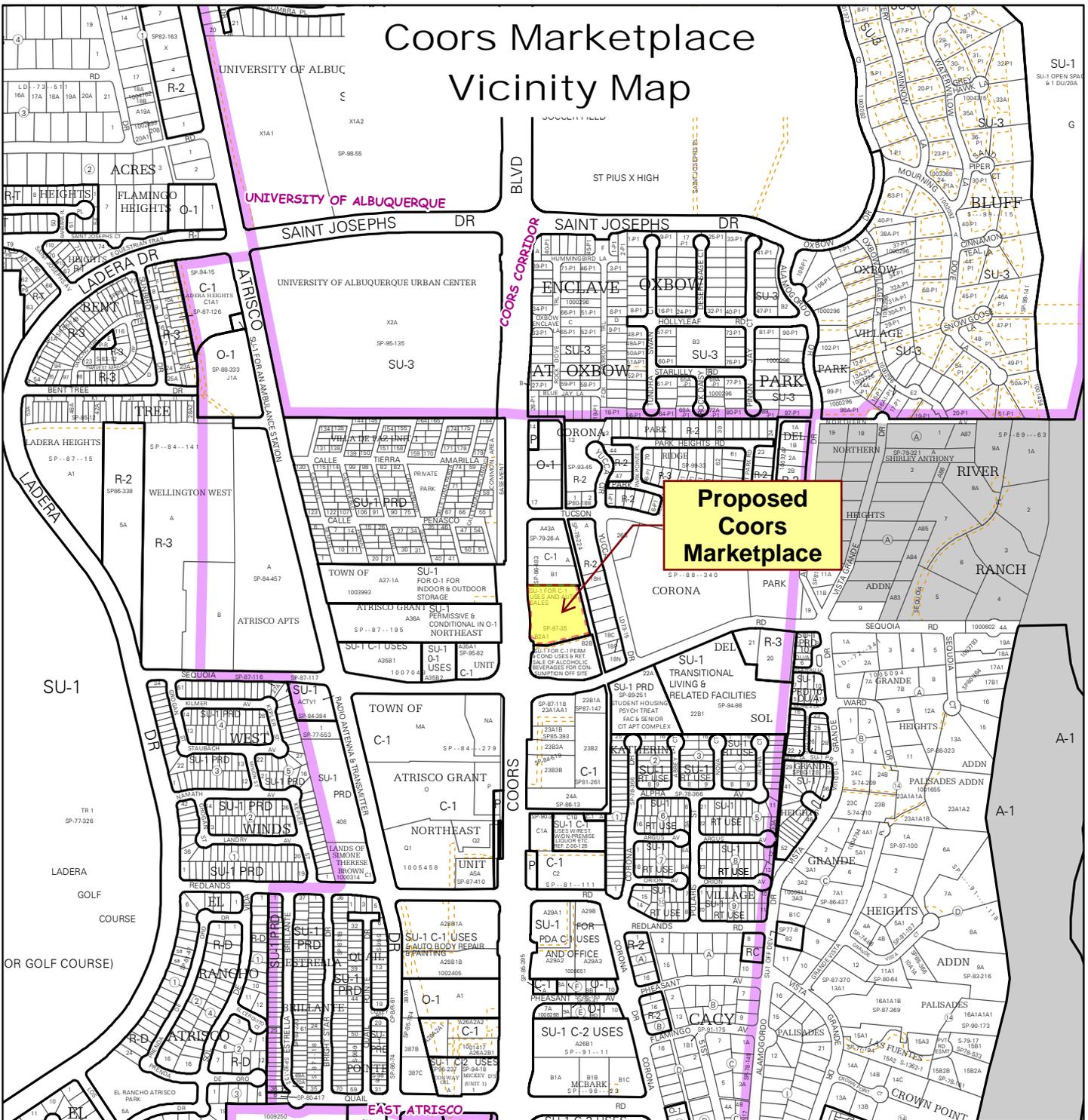


Terry O. Brown, P.E.

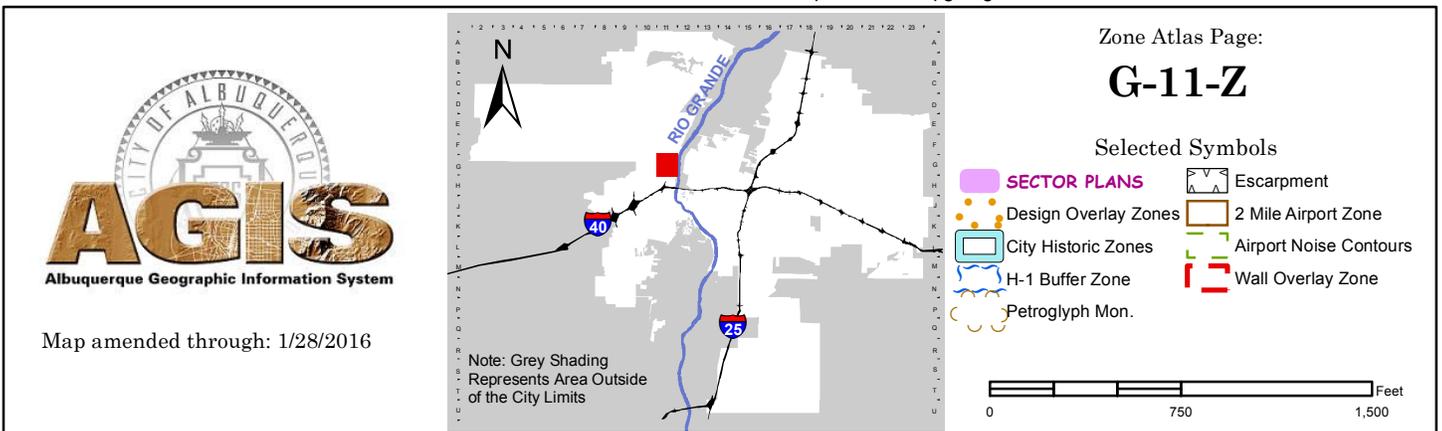
attachments as noted

cc: Logan Patz, City of Albuquerque Transp. Dev. w/attachments
Angela Williamson, Modulus Architects w/attachments

Coors Marketplace Vicinity Map



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



Zone Atlas Page:

G-11-Z

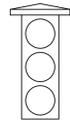
Selected Symbols

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



Note: Grey Shading Represents Area Outside of the City Limits

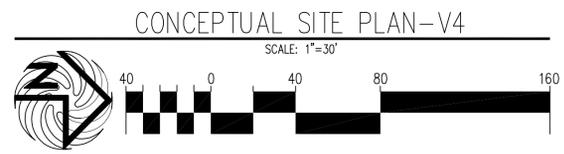
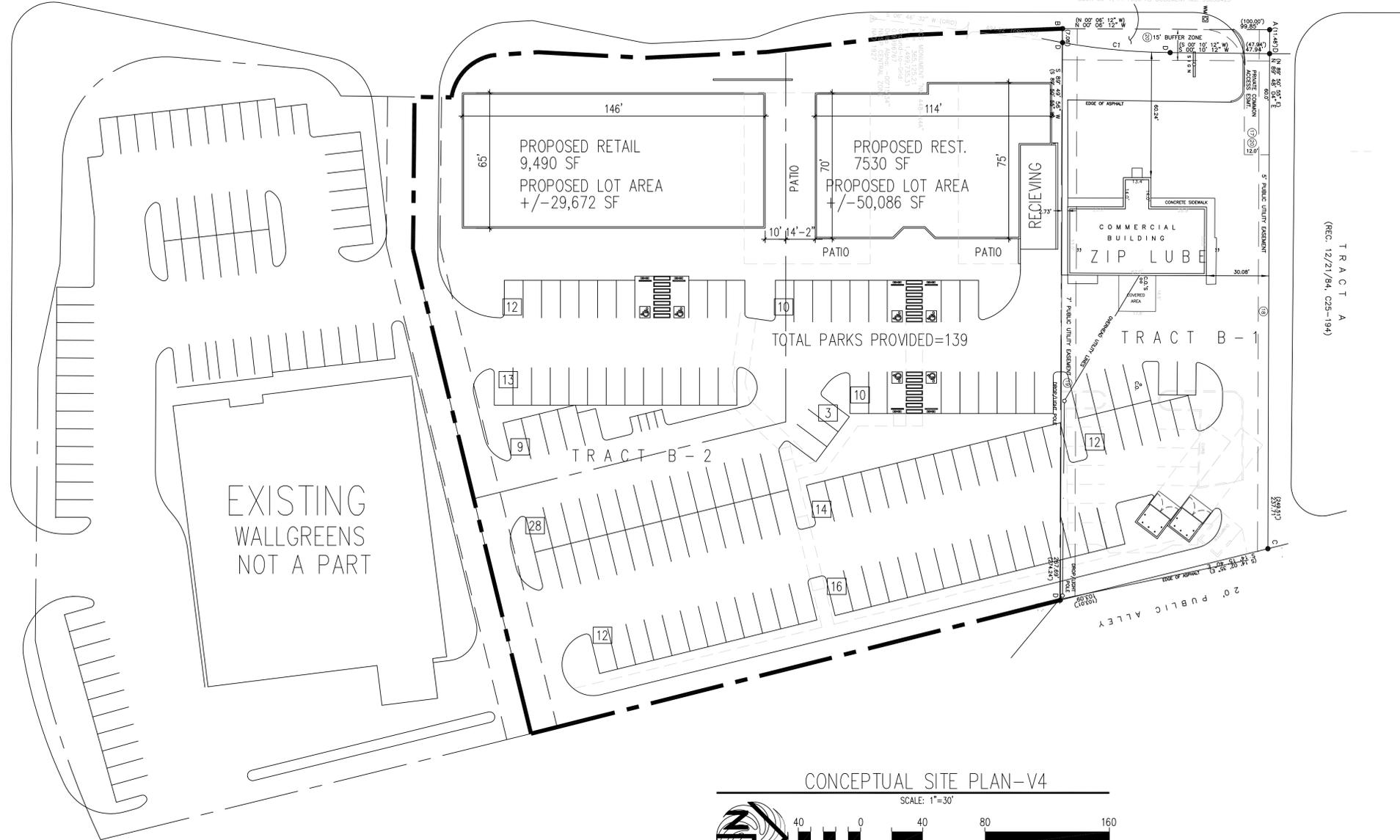
Map amended through: 1/28/2016



INTERSECTION

COORS BLVD. N.W

SEQUOIA



MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE COORS MARKETPLACE COORS BLVD. N.W. ALBUQUERQUE, NEW MEXICO	PROJECT MANAGER	JOB NO. C-MARKET	DRAWN BY:
SHEET TITLE CONCEPTUAL SITE PLAN			
DATE: 01/19/18	SCALE: RE: SCALE	sheet: CP-1	of:

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

Coors Marketplace (Sequoia / Coors Blvd.)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	DESCRIPTION	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
		GROSS	ENTER	EXIT	ENTER	EXIT	
Summary Sheet		Units					
	Shopping Center (820)	9.49	358	6	3	17	19
	High Turnover (Sit-Down) Restaurant (932)	7.53	845	41	34	46	28

Coors Marketplace (Sequoia / Coors Blvd.) Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Shopping Center (820)	Units 9.49 1,000 S.F.	358	6	3	17	19

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 37.75 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.94 (X) + 0$$

62% Enter, 38% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 3.81 (X) + 0$$

48% Enter, 52% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 10th Edition

Coors Marketplace (Sequoia / Coors Blvd.) Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
High Turnover (Sit-Down) Restaurant (932)	Units 7.53 1,000 S.F.	845	41	34	46	28

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 112.18 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 9.94 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.77 (X) + 0$$

62% Enter, 38% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 10th Edition



1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREON IN BERNALILLO COUNTY, STATE OF NEW MEXICO AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
TRACT B-2-A-1, OF NORTHEAST UNIT TOWN OF ATRISCO GRANT, WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 14, 1997, IN PLAT BOOK 97C, FOLIO 54.

PARCEL 2
NON-EXCLUSIVE RIGHTS OF EASEMENT FOR INGRESS, EGRESS, PARKING, UTILITIES, AND ACCESS, IN ACCORD WITH THE DECLARATION OF RESTRICTIONS AND CROSS-EASEMENTS, FILED OCTOBER 14, 1994, RECORDED IN BOOK 94-29, PAGE 1601, AS DOCUMENT NO. 94124742, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

PARCEL 3
NON-EXCLUSIVE RIGHTS OF EASEMENT TO THE PRIVATE ACCESS EASEMENT IN ACCORD WITH THE RECORDED PLAT FILED IN BOOK 97-C, FOLIO 54, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

PARCEL 4
1-C-1 AND 1-D-1 OF THE PLAT OF TRACTS 1-A-1 THRU 1-D-1, LANDS OF 528 INVESTORS, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 19, 1996, IN PLAT BOOK 96C, PAGE 28.

PARCEL 5
NON-EXCLUSIVE RIGHTS OF EASEMENT FOR DRAINAGE, UTILITIES, AND ACCESS, IN ACCORD WITH THE EASEMENT AGREEMENT FILED MARCH 14, 1996, RECORDED IN BOOK 96-7, PAGE 5989, AS DOCUMENT NO. 96028922, IN RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND IN EASEMENT AGREEMENT FILED NOVEMBER 13, 1996, RECORDED IN BOOK 96-30, PAGE 3816, AS DOCUMENT NO. 96123791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

PARCEL 6
TRACT 1-A-1A AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "TRACT 1-A-1A AND TRACT F, LANDS OF 528 INVESTORS (BEING A REPLAT OF TRACT 1-A-1, LANDS OF 528 INVESTORS AND LOT 1, BLOCK 2, RIO HONDO SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 6, TOWNSHIP 11N, RANGE 3E, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 11, 1996 IN PLAT BOOK 96C, FOLIO 306.

PARCEL 7
NON-EXCLUSIVE RIGHTS OF EASEMENT FOR DRAINAGE, UTILITIES, AND ACCESS, IN ACCORD WITH THE EASEMENT AGREEMENT FILED MARCH 14, 1996, RECORDED IN BOOK 96-7, PAGE 5989, AS DOCUMENT NO. 96028922, IN RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND IN EASEMENT AGREEMENT FILED NOVEMBER 13, 1996, RECORDED IN BOOK 96-30, PAGE 3816, AS DOCUMENT NO. 96123791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

PARCEL 8
TRACT C-1A1 OF SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 30, 1997, IN PLAT BOOK 97C, PAGE 369.

PARCEL 9
PRIVATE, NON-EXCLUSIVE RIGHTS OF EASEMENT FOR UNDERGROUND COMMUNICATIONS IN ACCORD WITH EASEMENT AGREEMENT FILED SEPTEMBER 16, 2004, RECORDED IN BOOK A84, PAGE 69, AS DOCUMENT NO. 2004130427, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND IN PRIVATE EASEMENT AGREEMENT FILED JULY 30, 2004, RECORDED IN BOOK A81, PAGE 8732, AS DOCUMENT NO. 2004107010, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND IN PRIVATE EASEMENT AGREEMENT FILED JUNE 25, 2004, RECORDED IN BOOK A79, PAGE 8768, AS DOCUMENT NO. 2004089000 AND RE-RECORDED JUNE 30, 2004 AS DOCUMENT NO. 2004091510, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

PARCEL 10
NON-EXCLUSIVE RIGHTS OF EASEMENT TO THE ACCESS AND UTILITY EASEMENT IN ACCORD WITH THE RECORDED PLAT FILED IN BOOK 97-C, FOLIO 369, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

PARCEL 11
TRACT A-29A-2, AS SHOWN ON THE PLAT OF TRACTS A-29A-1, A-29A-2 AND A-29A-3 NORTHEAST UNIT, TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 19, 2003 IN PLAT BOOK 2003C, FOLIO 35.

PARCEL 12
NON-EXCLUSIVE RIGHTS OF ACCESS, UTILITY AND DRAINAGE EASEMENTS RESERVED AND BENEFITING THE INSURED LAND, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 19, 2003, IN PLAT BOOK 2003C, FOLIO 35, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, Commitment # 5011635-2201168-AL01, Dated December 2, 2016.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 1- RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 1) **DOES AFFECT - NOT PLOTTABLE**
- 2- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS PROVISIONS, PRIVATE ACCESS EASEMENT AND BUFFER EASEMENT AS SET FORTH IN PLATS FILED IN BOOK C32, FOLIO 150, BOOK 94C, FOLIO 359, AND BOOK 97C, FOLIO 54, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (PARCEL 1) **DOES AFFECT - AS SHOWN**
- 3- DECLARATION OF RESTRICTIONS AND CROSS-EASEMENTS FILED OCTOBER 14, 1994, RECORDED IN BOOK 94-29, PAGE 1601, AS DOCUMENT NO. 94124742, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 1) **DOES AFFECT - AS SHOWN**
- 4- RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 64, PAGE 412, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 4) **DOES AFFECT - NOT PLOTTABLE**
- 5- RESERVATIONS CONTAINED IN WARRANTY DEEDS FILED SEPTEMBER 5, 1984, RECORDED IN BOOK D 220A, PAGE 798, AS DOCUMENT NO. 84-68379 AND IN BOOK D 220A, PAGE 805, AS DOCUMENT NO. 84-68382, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 4) **DOES AFFECT - NOT PLOTTABLE**
- 6- WATER AND WASTEWATER AGREEMENT FILED NOVEMBER 14, 1995, RECORDED IN BOOK 95-27, PAGE 8034, AS DOCUMENT NO. 95117134 AND PARTIAL ASSIGNMENT OF WATER AND WASTEWATER AGREEMENT FILED MARCH 14, 1996, RECORDED IN BOOK 96-7, PAGE 5981, AS DOCUMENT NO. 96028920, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 4) **DOES AFFECT - NOT PLOTTABLE**
- 7- USE RESTRICTION FILED MARCH 14, 1996, RECORDED IN BOOK 96-7, PAGE 5986, AS DOCUMENT NO. 96028921, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 4) **DOES AFFECT - NOT PLOTTABLE**
- 8- EASEMENT AGREEMENT FILED MARCH 14, 1996, RECORDED IN BOOK 96-7, PAGE 5989, AS DOCUMENT NO. 96028922, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 4) **DOES AFFECT - AS SHOWN**
- 9- EASEMENT AGREEMENT FILED NOVEMBER 13, 1996, RECORDED IN BOOK 96-30, PAGE 3816, AS DOCUMENT NO. 96123791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 4) **DOES AFFECT - NOT PLOTTABLE**
- 10- RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 64, PAGE 412, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 6) **DOES AFFECT - NOT PLOTTABLE**
- 11- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS AND EASEMENTS RECORDED IN BOOK 220A, PAGE 798 AS DOCUMENT NO. 84 68379; IN BOOK 22A, PAGE 805, DOCUMENT NO. 84 68382; AND IN BOOK 967, PAGE 5986 AS DOCUMENT NO. 96028921, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (PARCEL 6) **DOES AFFECT - NOT PLOTTABLE**
- 12- WATER AND WASTEWATER AGREEMENT FILED NOVEMBER 14, 1995 IN BOOK 9527, PAGE 8034 AS DOCUMENT NO. 95117134 AND PARTIAL ASSIGNMENT OF WATER AND WASTEWATER AGREEMENT FILED MARCH 14, 1996 IN BOOK 967, PAGE 5981 AS DOCUMENT NO. 96028920, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 6) **DOES AFFECT - NOT PLOTTABLE**
- 13- EASEMENT AGREEMENT FILED MARCH 14, 1996 IN BOOK 967, PAGE 5989 AS DOCUMENT NO. 96028922, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 6) **DOES AFFECT - AS SHOWN**
- 14- UNDERGROUND EASEMENT FILED MAY 7, 1996 IN BOOK 9613, PAGE 364 AS DOCUMENT NO. 96051332, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 6) **DOES AFFECT - AS SHOWN**
- 15- EASEMENT AGREEMENT FILED NOVEMBER 13, 1996 IN BOOK 9630, PAGE 3816 AS DOCUMENT NO. 96123791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 6) **DOES AFFECT - NOT PLOTTABLE**
- 16- EASEMENT RESERVED ACROSS THE INSURED LAND, AS SHOWN ON THE RECORDED PLATS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN PLAT BOOK 96C, FOLIO 28, IN PLAT BOOK 96C, FOLIO 306, IN PLAT BOOK 96C FOLIO 117 AND 478. (PARCEL 6) **DOES AFFECT - AS SHOWN**
- 17- GRANT OF EASEMENT FILED MAY 21, 1986 IN BOOK MISC. 354A, PAGE 517 AS DOCUMENT NO. 86-45524, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 6) **DOES AFFECT - AS SHOWN**

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 20- ACCESS EASEMENT AGREEMENT FILED DECEMBER 3, 2002 IN BOOK A45, PAGE 9541 AS DOCUMENT NO. 2002159958, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 6) **DOES AFFECT - AS SHOWN**
- 21- RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 64, PAGE 412, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 8) **DOES AFFECT - NOT PLOTTABLE**
- 22- PUBLIC WATERLINE, PRIVATE SURFACE DRAINAGE AND PRIVATE DRAINAGE EASEMENT RESERVED ACROSS THE NORTHERLY TWENTY (20) FEET OF THE INSURED LAND, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 30, 1997, IN PLAT BOOK 97C, FOLIO 369. (PARCEL 8) **DOES AFFECT - AS SHOWN**
- 23- RESERVATIONS OF MINERALS AND MINERAL RIGHTS (INCLUDING RIGHTS IN OIL, GAS, COAL, LIGNITE, IRON, URANIUM AND OTHER MINERALS) CONTAINED IN THOSE SPECIAL WARRANTY DEEDS FILED APRIL 4, 1989, RECORDED IN BOOK MISC. 357A, PAGE 413, AS DOCUMENT NO. 8927995 AND FILED MAY 15, 1996, RECORDED IN BOOK 96-13, PAGE 7570, AS DOCUMENT NO. 96054597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 8) **DOES AFFECT - NOT PLOTTABLE**
- 24- GRANT OF EASEMENT FOR WATER SERVICES AND MAINS AFFECTING THE NORTHERLY TEN (10) FEET OF THE INSURED LAND AS SET FORTH IN INSTRUMENT FILED FEBRUARY 10, 1992, RECORDED IN BOOK BCR 92-3, PAGE 4181, AS DOCUMENT NO. 9211651, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 8) **DOES NOT AFFECT - EASEMENT WAS VACATED**
- 25- PERMANENT EASEMENT AGREEMENT FOR SIDEWALK PURPOSES AFFECTING A PORTION OF THE SOUTHERLY SIX (6) FEET OF THE INSURED LAND, FILED JUNE 25, 2004, RECORDED IN BOOK A79, PAGE 8539, AS DOCUMENT NO. 2004088771, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 8) **DOES AFFECT - AS SHOWN**
- 26- SUBLEASE AGREEMENT BETWEEN DON CHALMERS FORD, INC. A NEW MEXICO CORPORATION AND THE DANIELS COMPANY LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, DATED MARCH 10, 2008, AND ANY AMENDMENTS THERETO. (PARCEL 8) **DOES AFFECT - NOT PLOTTABLE**
- 27- RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 11) **DOES AFFECT - NOT PLOTTABLE**
- 28- UNDERGROUND EASEMENT BEING FIFTEEN (15) FEET IN WIDTH ACROSS THE EASTERLY PORTION OF THE INSURED LAND GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST, FILED FEBRUARY 13, 2004, RECORDED IN BOOK A72, PAGE 9363, AS DOCUMENT NO. 2004019420, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 11) **DOES AFFECT - AS SHOWN**
- 29- UNDERGROUND EASEMENT BEING TEN (10) FEET IN WIDTH ACROSS THE EASTERLY PORTION OF THE INSURED LAND GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION, FILED FEBRUARY 13, 2004, RECORDED IN BOOK A72, PAGE 9364, AS DOCUMENT NO. 2004019421, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 11) **DOES AFFECT - AS SHOWN**
- 30- PUBLIC SERVICE COMPANY OF NEW MEXICO JOINT ELECTRIC AND GAS EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION, INC., FILED APRIL 4, 2004, RECORDED IN BOOK A75, PAGE 2736, AS DOCUMENT NO. 2004042866, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 11) **DOES AFFECT - AS SHOWN**
- 31- EASEMENT BEING TEN (10) FEET IN WIDTH ACROSS THE EASTERLY PORTION OF THE INSURED LAND GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION, INC., FILED APRIL 4, 2004, RECORDED IN BOOK A75, PAGE 2737, AS DOCUMENT NO. 2004042867, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 11) **DOES AFFECT - AS SHOWN**
- 32- SANITARY SEWER MAINTENANCE DECLARATION FILED MARCH 10, 2003 IN BOOK A51, PAGE 8181 AS DOCUMENT NO. 2003038255, AND FIRST AMENDMENT THERETO FILED APRIL 4, 2003, IN BOOK A53, PAGE 5580 AS DOCUMENT NO. 2003055692, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 11) **DOES AFFECT - NOT PLOTTABLE**
- 33- ROAD MAINTENANCE, TRASH ENCLOSURE AND SIGN AGREEMENT FILED APRIL 4, 2003 IN BOOK A53, PAGE 5582 AS DOCUMENT NO. 2003055694, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 11) **DOES AFFECT - AS SHOWN**
- 34- INFRASTRUCTURE COST-SHARING AGREEMENT AS EVIDENCED BY THAT CERTAIN MEMORANDUM INFRASTRUCTURE COSTSHARING AGREEMENT FILED APRIL 4, 2003 IN BOOK A53, PAGE 5583 AS DOCUMENT NO. 2003055695, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 11) **DOES AFFECT - NOT PLOTTABLE**
- 35- PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT RESERVED ACROSS THE INSURED LAND, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 19, 2003, IN PLAT BOOK 2003C, FOLIO 35. (PARCEL 11) **DOES AFFECT - AS SHOWN**
- 36- LEASE AS EVIDENCED BY SHORT FORM AND MEMORANDUM OF LEASE, BY AND BETWEEN ASTAR CHA NM1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDLORD, AND DON CHALMERS FORD, INC., A NEW MEXICO CORPORATION, TENANT, FILED JUNE 15, 2005, AS DOCUMENT NO. 2005085440, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, SUPPLEMENT TO MEMORANDUM OF LEASE FILED APRIL 9, 2012, RECORDED AS DOCUMENT NO. 2012035033, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **DOES AFFECT - NOT PLOTTABLE**

4 SURVEYOR CERTIFICATION

To:
First American Title Insurance Company & Commercial Due Diligence Services:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 20, and 21(a) of Table A Thereto.
This Survey is made in accordance with minimum standards for surveying in New Mexico.
Date field work was completed on: 12-9-16
Date of Plat or Map: 6-9-17

(signed)
Timothy S. Martinez
Registration No. 13982



Approved CDS Surveyor
Surveyors Name: Timothy S. Martinez, P.S.
Address: 1130 La Vega Road
Bosque Farms, New Mexico 87068
Telephone Number: 505-869-0711
Email: TMSURV@AOL.COM

7 STATEMENT OF ENCROACHMENTS

NONE VISIBLE

FORD-DON CHALMERS FORD, INC. CITY OF RIO RANCHO BERNALILLO COUNTY, NEW MEXICO

Key to CDS ALTA Survey	
1	TITLE DESCRIPTION
2	TITLE INFORMATION
3	SCHEDULE 'B' ITEMS
4	SURVEYOR CERTIFICATION
5	FLOOD INFORMATION
6	CEMETERY
7	POSSIBLE ENCROACHMENTS
8	ZONING INFORMATION
9	LEGEND
10	BASIS OF BEARING
11	SURVEYOR'S NOTES
12	PARKING INFORMATION
13	LAND AREA
14	BUILDING AREA
15	BUILDING HEIGHT
16	VICINITY MAP
17	NORTH ARROW / SCALE
18	CLIENT INFORMATION BOX
19	SURVEY DRAWING
20	PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)

This Work Coordinated By:

1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By: TM	Date:
Surveyor Ref.No: 16058A.dwg	Revision:
Aprvd By: TM	Date:
Field Date: December 9, 2016	Revision:
Scale: 1"=30'	Date:
	Revision:

NCS No:

20 PROJECT ADDRESS

Rio Rancho, New Mexico

Project Name:
Ford-Don Chalmers Ford, Inc.
CDS Project Number:
16-06-0112

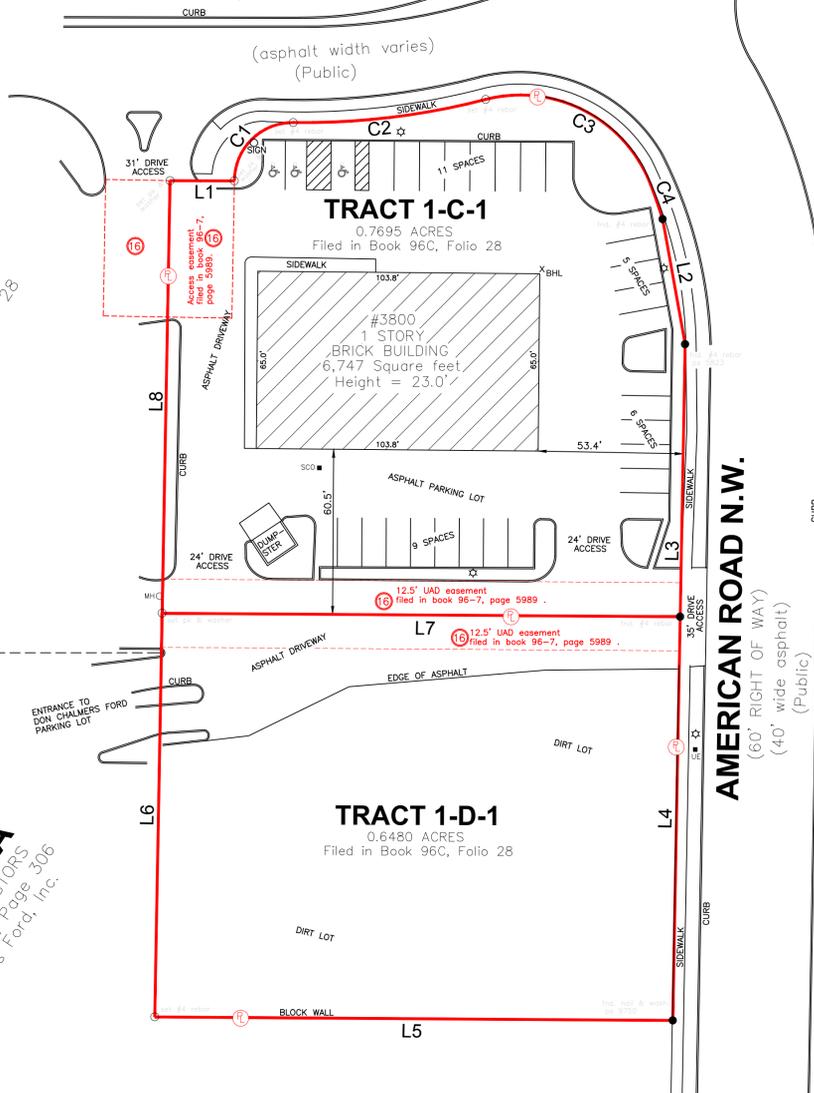


9 LEGEND

- BUSH
- TREE
- ELECTRIC TRANSFORMER
- CONCRETE
- M/P MOTORCYCLE PARKING
- HCR HANDICAP RAMP
- OVERHEAD ELECTRIC LINES
- STORM DRAIN INLET
- FENCE
- CONCRETE WALL WITH METAL RAILING
- (N.T.S.) NOT TO SCALE
- CENTERLINE
- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- X BHL LOCATION OF MEASURED BUILDING HEIGHT
- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- HANDICAP PARKING
- MANHOLE
- TELEPHONE BOX
- UTILITY POLE
- AIR CONDITIONER UNIT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- UNDERGROUND ELECTRIC BOX
- ELECTRIC CONTROL CABINET
- LIGHT POLE
- MEASURED CALL
- RECORD CALL
- SEWER CLEAN OUT

19 SURVEY DRAWING

WESTSIDE BOULEVARD N.W.
(RIGHT OF WAY VARIES)



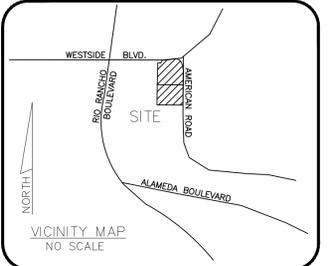
TRACT 1-B-1
LANDS OF 528 INVESTORS
Filed in Book 96C, Page 28
Judy Lube

TRACT 1-A-1A
LANDS OF 528 INVESTORS
Filed in Book 96C, Page 306
Don Chalmers Ford, Inc.

TRACT 1-A-1A
LANDS OF 528 INVESTORS
Filed in Book 96C, Page 306
Don Chalmers Ford, Inc.

PARCEL 4
TRACTS 1-C-1 & 1-D-1
LANDS OF 528 INVESTORS
CITY OF RIO RANCHO
BERNALILLO COUNTY, NEW MEXICO

16 VICINITY MAP



8 ZONING INFORMATION

SITE RESTRICTION
SU, Special Use District

SETBACKS
Minimum Front Setback - No specific requirement
Minimum Side Setback - No specific requirement
Minimum Rear Setback - No specific requirement

BUILDING HEIGHT
No specific requirement

BULK
Minimum Lot Area - No specific requirement
Minimum Lot Width - No specific requirement
Minimum Lot Depth - No specific requirement
Maximum Floor Area Ratio - No specific requirement
Maximum Coverage - No specific requirement

PARKING SPACES
Minimum Parking - No specific requirement

First American Commercial Due Diligence
(405)253-2444

12 PARKING INFORMATION

TRACT 1-D-1:
None (DIRT PARKING)

TRACT 1-C-1:
28 - Standard Parking spaces
3 - Handicap Parking space
31 - Total Parking spaces

13 LAND AREA

TRACT 1-D-1:
28,226.8 square feet or 0.6480 Acres

TRACT 1-C-1:
33,519.4 square feet or 0.7695 Acres

14 BUILDING AREA

TRACT 1-D-1:
None

TRACT 1-C-1:
Brick Building - 6,747 square feet

15 BUILDING HEIGHT

TRACT 1-D-1:
None

TRACT 1-C-1:
Brick Building - Height 23.0' or 1 story

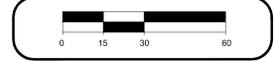
10 BASIS OF BEARINGS

The bearing S.01°03'05"W, being the easterly lines of Tracts 1-C-1 and 1-D-1, Lands of 528 Investors Subdivision, filed in First Book 96C, Folio 28, records of the City of Albuquerque, County of Bernalillo, State of New Mexico, was used as the Basis of Bearing for this survey. Said easterly lines of Tracts 1-C-1 and 1-D-1, being shown on said map as S.01°03'05"W.

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Properties has physical access to Westside Boulevard and American Road, which are a duly dedicated public rights of ways.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

17 NORTH ARROW / SCALE



18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)"

This Work Coordinated By:

COMMERCIAL DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drawn By: TM	Date:
Surveyor Ref.No.: 160588.dwg	Revision:
Aprvd By: TM	Date:
Field Date: December 9, 2016	Revision:
Scale: 1"=30'	Date:
	Revision:

Prepared For:

NCS No:

20 PROJECT ADDRESS

3800 Westside Boulevard
Rio Rancho, New Mexico

Project Name:
Ford-Don Chalmers Ford, Inc.
CDS Project Number:
16-06-0112

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 35001C0108 G, which bears an effective date of September 26, 2008 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

LINE	BEARING	DISTANCE
L1 (M)	S89°48'28"E	23.70'
L1 (R)	S89°48'28"E	23.70'
L2 (M)	S10°15'25"E	46.58'
L2 (R)	S10°17'00"E	46.45'
L3 (M)	S01°03'05"W	99.91'
L3 (R)	S01°03'05"W	100.00'
L4 (M)	S01°03'05"W	148.00'
L4 (R)	S01°03'05"W	148.00'
L5 (M)	N89°36'45"E	190.74'
L5 (R)	N89°36'45"E	190.74'
L6 (M)	N01°03'05"E	148.00'
L6 (R)	N01°03'05"E	148.00'
L7 (M)	S89°36'45"E	190.74'
L7 (R)	S89°36'45"E	190.74'
L8 (M)	N01°03'05"E	158.57'
L8 (R)	N01°03'05"E	158.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1 (M)	21.38'	33.87'	30.44'	N45°23'59"E	90°46'34"	21.87'
C1 (R)	21.38'	33.87'	30.44'	N45°23'59"E	90°47'56"	
C2 (M)	268.82'	71.55'	71.34'	N83°10'08"E	1°15'42"	35.99'
C2 (R)	268.82'	71.55'	71.34'	N83°10'08"E	1°15'40"	
C3 (M)	51.38'	74.82'	68.38'	S82°44'14"E	83°25'53"	45.80'
C3 (R)	51.38'	74.83'	68.38'	S82°44'14"E	83°26'57"	
C4 (M)	206.38'	13.31'	13.31'	S19°11'10"E	03°41'45"	6.66'
C4 (R)	206.38'	13.31'	13.31'	S19°11'10"E	03°41'46"	

Approved CDS Surveyor

Surveyors Name: Timothy S. Martinez, P.S.
Address: 1130 La Vega Road
Bosque Farms, New Mexico 87068
Telephone Number: 505-869-0711
Email: TMSURV@AOL.COM



9 LEGEND

	BUSH		SET MONUMENT AS NOTED
	TREE		FOUND MONUMENT AS NOTED
	ELECTRIC TRANSFORMER		HANDICAP PARKING
	CONCRETE		MANHOLE
	MOTORCYCLE PARKING		MAIL BOXES
	HANDICAP RAMP		UTILITY POLE
	OVERHEAD ELECTRIC LINES		AIR CONDITIONER UNIT
	STORM DRAIN INLET		WATER METER
	FENCE		WATER VALVE
	CONCRETE WALL WITH METAL RAILING		IRRIGATION CONTROL VALVE
	NOT TO SCALE		FIRE HYDRANT
	CENTERLINE		ELECTRIC METER
	PROPERTY LINE		GAS METER
	P.O.B. POINT OF BEGINNING		UNDERGROUND ELECTRIC BOX
	P.O.C. POINT OF COMMENCEMENT		ELECTRIC CONTROL CABINET
	LOCATION OF MEASURED BUILDING HEIGHT		LIGHT POLE
			MEASURED CALL
			RECORD CALL
			SEWER CLEAN OUT

8 ZONING INFORMATION

SITE RESTRICTION
SU-1, Special Use Zone

SETBACKS
Minimum Front Setback - No specific requirement
Minimum Side Setback - No specific requirement
Minimum Rear Setback - No specific requirement

BUILDING HEIGHT
26 ft. (Per R-2, Residential Zone Requirement)

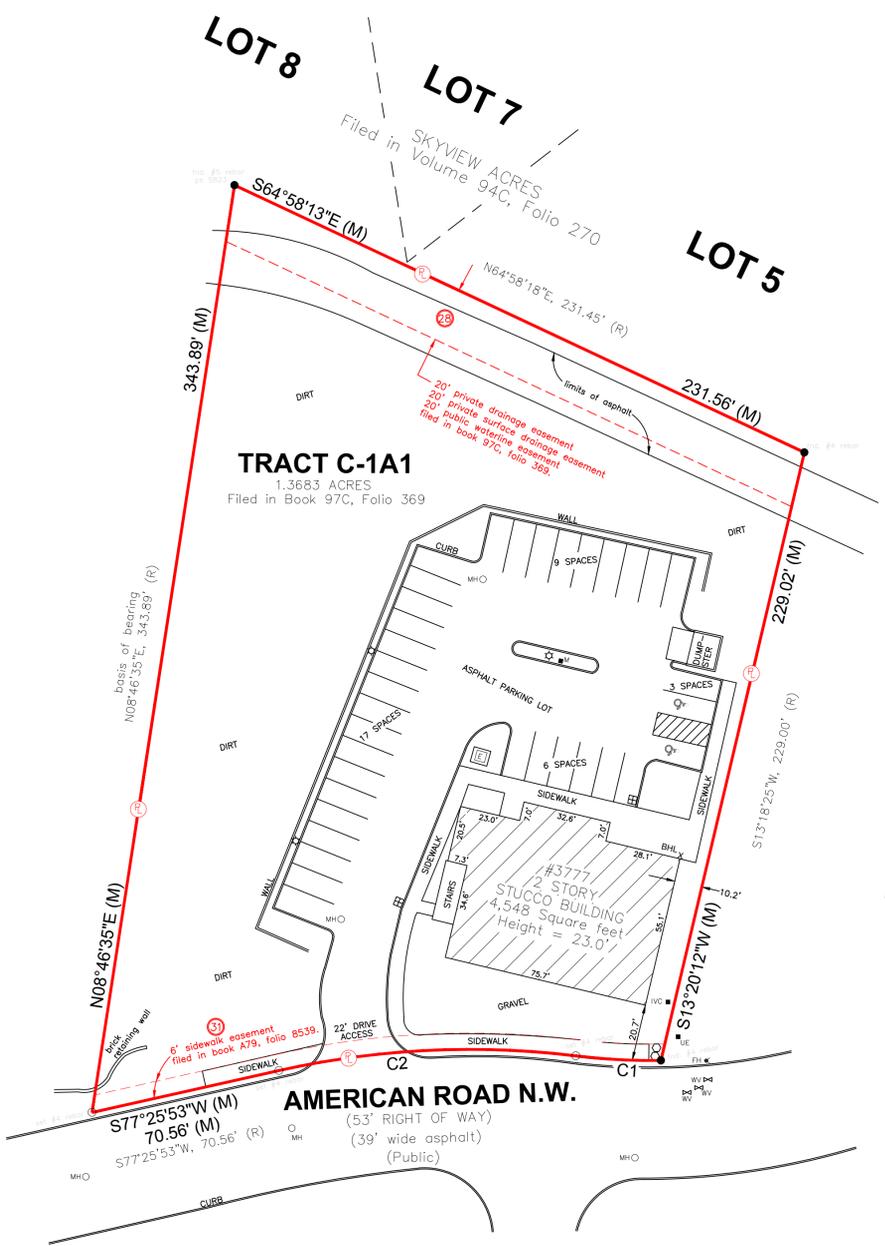
BULK
Minimum Lot Area - No specific requirement
Minimum Lot Width - No specific requirement
Minimum Lot Depth - No specific requirement
Maximum Floor Area Ratio - No specific requirement
Maximum Coverage - No specific requirement

PARKING SPACES
As required by the Planning Commission

First American Commercial Due Diligence
(405)253-2444

19 SURVEY DRAWING

TRACT A-1A
SEVEN BAR RANCH
Filed in Book 97C, Folio 32
United Church Site



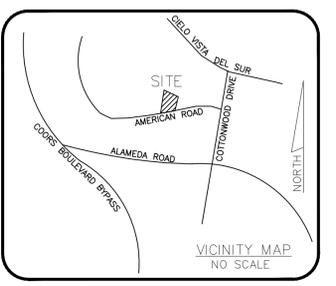
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1 (M)	227.00'	31.36'	31.33'	N86°55'54" W	07°54'54"	15.70'
C1 (R)	227.00'	31.36'	31.35'	N87°01'18" W	07°55'09"	15.71'
C2 (M)	323.00'	109.96'	109.43'	N87°11'07" E	19°30'20"	55.52'
C2 (R)	323.00'	109.96'	109.43'	N87°11'07" E	19°30'20"	55.52'

Approved CDS Surveyor

Surveyors Name: Timothy S. Martinez, P.S.
Address: 1130 La Vega Road
Bosque Farms, New Mexico 87068
Telephone Number: 505-869-0711
Email: TMSURV@AOL.COM

PARCEL 8
TRACT C-1A1
SEVEN BAR RANCH
CITY OF RIO RANCHO
BERNALILLO COUNTY, NEW MEXICO

16 VICINITY MAP



12 PARKING INFORMATION

TRACT C-1A1:
33 - Standard Parking spaces
2 - Handicap Parking space
35 - Total Parking spaces

14 BUILDING AREA

TRACT C-1A1:
Stucco Building - 4,548 square feet

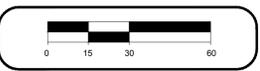
13 LAND AREA

TRACT C-1A1:
59,603.1 square feet or 1.3683 Acres

15 BUILDING HEIGHT

TRACT C-1A1:
Stucco Building - Height 23.0' or 2 story

17 NORTH ARROW / SCALE



10 BASIS OF BEARINGS

The bearing N.08°46'35"E, being the westerly line of Tract C-1A1, Seven Bar Ranch, filed in Plat Book 97C, Folio 369, records of the City of Rio Rancho, County of Bernalillo, State of New Mexico, was used as the Basis of Bearing for this survey. Said westerly line of Tract C-1A1, being shown on said map as N.08°46'35"E.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 35001C0108 G, which bears an effective date of September 26, 2016 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction, and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Properties has physical access to American Road N.W., which is a duly dedicated public rights of way.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016).

This Work Coordinated By:

COMMERCIAL DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By: TM	Date:
Surveyor Ref.No: 16059A.dwg	Revision:
Aprvd By: TM	Date:
Field Date: December 9, 2016	Revision:
Scale: 1"=30'	Date:
	Revision:

Prepared For:

NCS No:

20 PROJECT ADDRESS

3777 American Road N.W.
Rio Rancho, New Mexico

Project Name:
Ford-Don Chalmers Ford, Inc.
CDS Project Number:
16-06-0112



9 LEGEND

- BUSH
- TREE
- ELECTRIC TRANSFORMER
- CONCRETE
- M/P MOTORCYCLE PARKING
- HCR HANDICAP RAMP
- OVERHEAD ELECTRIC LINES
- STORM DRAIN INLET
- FENCE
- CABLE FENCE
- (N.T.S.) NOT TO SCALE
- CENTERLINE
- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- X BHL LOCATION OF MEASURED BUILDING HEIGHT
- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- HANDICAP PARKING
- MANHOLE
- TELEPHONE BOX
- UTILITY POLE
- AIR CONDITIONER UNIT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- UNDERGROUND ELECTRIC BOX
- ELECTRIC CONTROL CABINET
- LIGHT POLE
- (M) MEASURED CALL
- (R) RECORD CALL
- 500 SEWER CLEAN OUT

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 35001C0327 J, which bears an effective date of November 11, 2016 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

8 ZONING INFORMATION

SITE RESTRICTION
SU-1, Special Use Zone

SETBACKS
Minimum Front Setback - No specific requirement
Minimum Side Setback - No specific requirement
Minimum Rear Setback - No specific requirement

BUILDING HEIGHT
25 ft. (Per R-2, Residential Zone requirement)

BULK
Minimum Lot Area - No specific requirement
Minimum Lot Width - No specific requirement
Minimum Lot Depth - No specific requirement
Maximum Floor Area Ratio - No specific requirement
Maximum Coverage - No specific requirement

PARKING SPACES
As required by the Planning Commission

First American Commercial Due Diligence
(405)253-2444

LINE	BEARING	DISTANCE
L1 (M)	N00°28'27"E	18.06'
L1 (R)	N00°40'24"E	18.00'
L2 (M)	N02°34'59"W	16.57'
L2 (R)	N02°35'04"W	16.74'
L3 (M)	N02°56'10"W	51.54'
L3 (R)	N02°56'55"E	51.55'
L4 (M)	N02°32'40"W	60.00'
L4 (R)	N02°35'04"W	60.00'
L5 (M)	N06°47'57"W	68.19'
L5 (R)	N06°47'13"W	68.23'
L6 (M)	N02°30'40"W	70.37'
L6 (R)	N02°35'04"W	70.36'
L7 (M)	N00°57'19"W	3.97'
L7 (R)	N00°13'04"W	3.93'

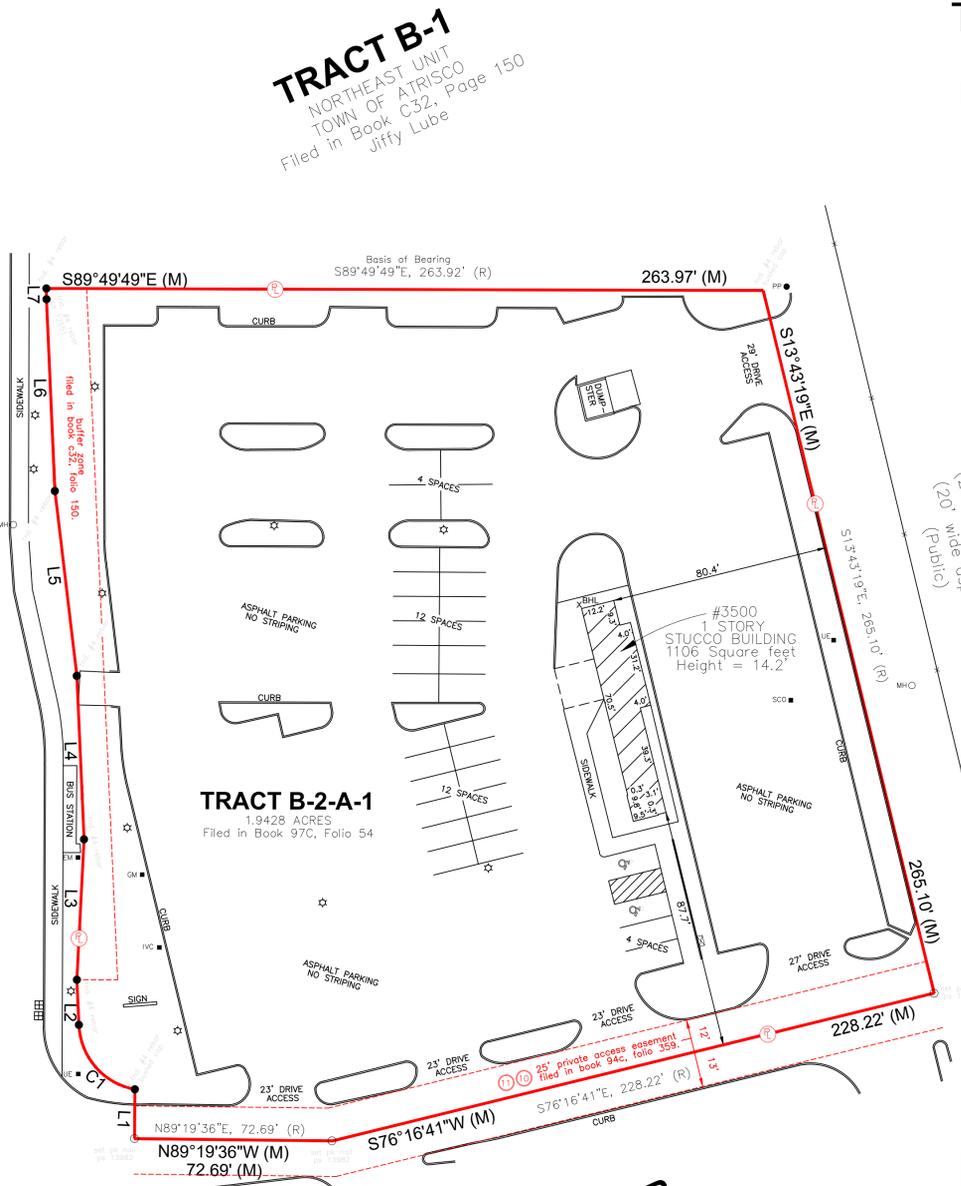
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1 (M)	25.00'	33.86'	31.35'	N41°08'51"W	77°38'42"	20.12'
C1 (R)	25.00'	33.77'	31.26'	N41°16'49"W	77°23'31"	20.03'

Approved CDS Surveyor

Surveyors Name: Timothy S. Martinez, P.S.
Address: 1130 La Vega Road
Bosque Farms, New Mexico 87068
Telephone Number: 505-869-0711
Email: TMSURV@AOL.COM

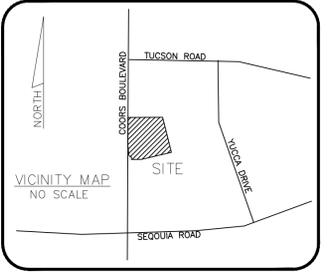
19 SURVEY DRAWING

COORS BOULEVARD N.W.
(120' RIGHT OF WAY)
(95'-105' wide asphalt)
(Public)



PARCEL 1
TRACT B-2-A-1
NORTHEAST UNIT
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

16 VICINITY MAP



13 LAND AREA

TRACT B-2-A-1:
84,628.3 square feet or 1.9428 Acres

14 BUILDING AREA

TRACT B-2-A-1:
Brick Building - 1,106.0 square feet

15 BUILDING HEIGHT

TRACT B-2-A-1:
Brick Building - Height 14.2' or 1 story

10 BASIS OF BEARING

The bearing S 89°49'49"E, being the northerly line of Tract B-2-A-1, Northeast Unit, Town of Atrisco Grant, filed in Plat Book 97C, Folio 54, records of the City of Albuquerque, County of Bernalillo, State of New Mexico, was used as the Basis of Bearing for this survey. Said northerly line of Tract B-2-A-1, being shown on said map as S 89°49'49"E.

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Properties has physical access to Coors Boulevard, which is a duly dedicated public right of way.
- All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

12 PARKING INFORMATION

TRACT B-2-A-1:
30 - Standard Parking spaces
2 - Handicap Parking space
32 - Total Parking spaces
Additional parking with no striping

17 NORTH ARROW / SCALE



18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016).

This Work Coordinated By:

COMMERCIAL DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By: TM	Date:
Surveyor Ref.No: 16061A.dwg	Revision:
Aprvd By: TM	Date:
Field Date: December 12, 2016	Revision:
Scale: 1"=30'	Date:
	Revision:

Prepared For:

NCS No:

20 PROJECT ADDRESS

3500 Coors Boulevard
Rio Rancho, New Mexico

Project Name:
Ford-Don Chalmers Ford, Inc.
CDS Project Number:
16-06-012



9 LEGEND

- BUSH
- TREE
- ELECTRIC TRANSFORMER
- CONCRETE
- M/P
- HCR
- OVERHEAD ELECTRIC LINES
- STORM DRAIN INLET
- FENCE
- CONCRETE WALL WITH METAL RAILING
- (N.T.S.)
- CENTERLINE
- PROPERTY LINE
- P.O.B.
- P.O.C.
- BHL
- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- HANDICAP PARKING
- MANHOLE
- TRAFFIC SIGNAL BOX
- UTILITY POLE
- AIR CONDITIONER UNIT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- UNDERGROUND ELECTRIC BOX
- ELECTRIC CONTROL CABINET
- LIGHT POLE
- MEASURED CALL
- RECORD CALL
- SEWER CLEAN OUT

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 350010108 G, which bears an effective date of September 26, 2008 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

LINE	BEARING	DISTANCE
L1 (M)	S89°33'41"E	217.78'
L1 (R)	S89°36'46"E	217.87'
L2 (M)	S01°03'05"W	132.70'
L2 (R)	S01°03'05"W	132.70'
L3 (M)	S89°36'45"E	190.74'
L3 (R)	S89°36'45"E	190.74'
L4 (M)	S01°03'05"W	863.62'
L4 (R)	S01°03'05"W	863.45'
L5 (M)	N77°01'45"E	27.42'
L5 (R)	N77°01'45"E	27.42'
L6 (M)	S76°59'09"W	211.51'
L6 (R)	S76°59'09"W	211.51'
L7 (M)	N12°45'40"W	33.58'
L7 (R)	N12°45'40"W	33.58'
L8 (M)	S77°01'15"W	203.17'
L8 (R)	S77°01'45"W	203.19'
L9 (M)	N13°08'12"E	399.45'
L9 (R)	N13°08'44"E	399.22'

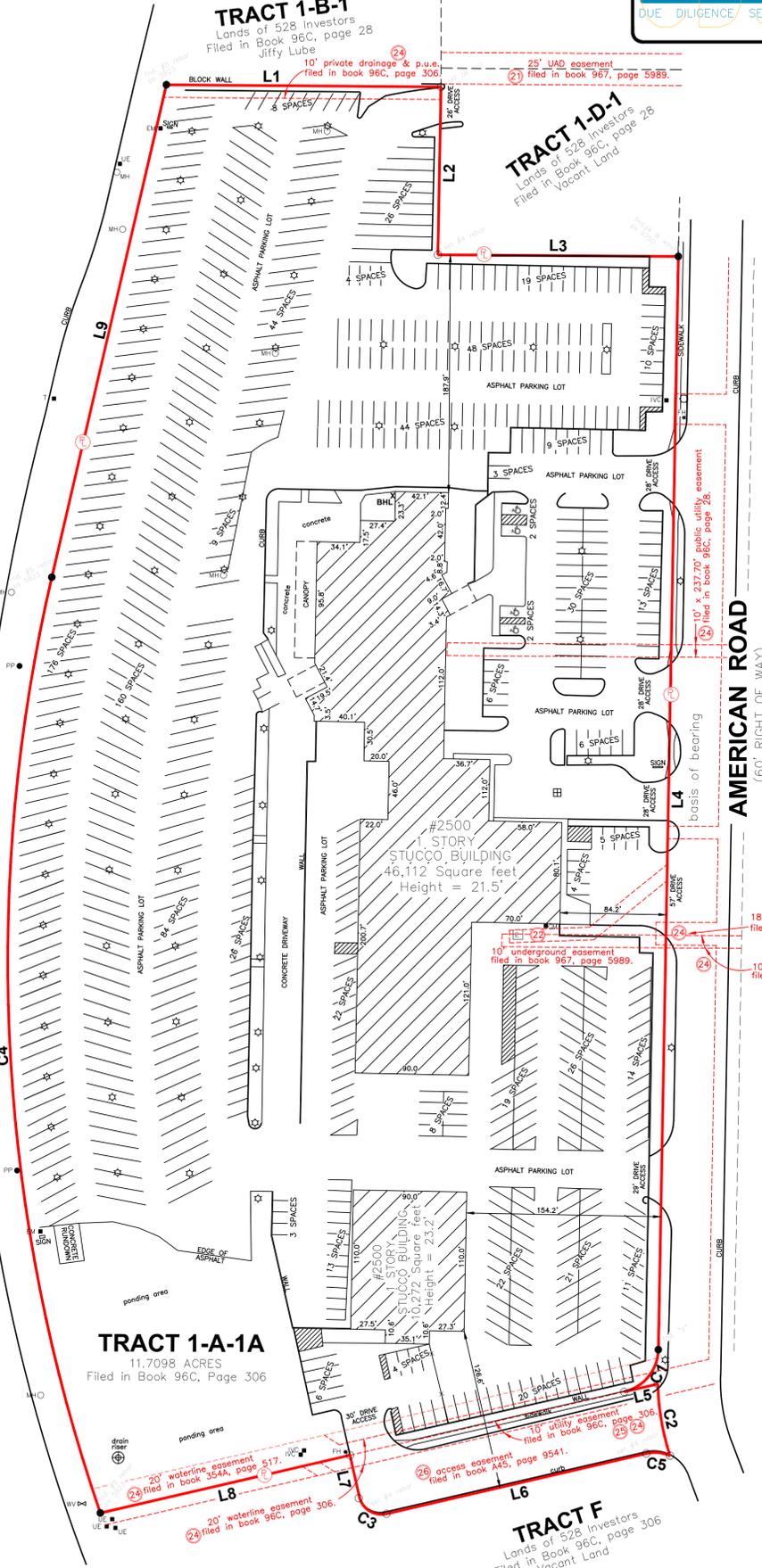
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1 (M)	35.00'	46.24'	42.95'	S39°10'48"W	75°41'18"	27.19'
C1 (R)	35.00'	46.40'	43.09'	S39°02'25"W	75°57'52"	27.19'
C2 (M)	193.94'	57.72'	57.51'	N09°41'19"W	17°03'08"	29.07'
C2 (R)	193.94'	57.72'	57.50'	N09°41'21"W	17°03'03"	29.07'
C3 (M)	18.00'	28.35'	25.51'	N57°53'15"W	90°14'39"	18.08'
C3 (R)	18.00'	28.35'	25.51'	N57°53'15"W	90°15'10"	18.08'
C4 (M)	1332.50'	750.03'	740.16'	N02°58'54"W	32°15'01"	385.24'
C4 (R)	1332.50'	750.03'	740.16'	N02°58'46"W	32°15'00"	385.24'
C5 (M)	28.50'	19.25'	18.89'	S 84°42'20" E	38°42'29"	10.01'
C5 (R)	28.50'	19.25'	18.89'	S 84°42'20" E	38°41'50"	10.01'

Approved CDS Surveyor

Surveyors Name: Timothy S. Martinez, P.S.
 Address: 1130 La Vega Road
 Bosque Farms, New Mexico 87068
 Telephone Number: 505-869-0711
 Email: TMSURV@AOL.COM

RIO RANCHO BOULEVARD
 (200' RIGHT OF WAY)
 (asphalt, width varies)
 (Public)

TRACT 1-A-1A
 11.7098 ACRES
 Filed in Book 96C, Page 306



19 SURVEY DRAWING

8 ZONING INFORMATION

SITE RESTRICTION
 SU, Special Use District

SETBACKS
 Minimum Front Setback - No specific requirement
 Minimum Side Setback - No specific requirement
 Minimum Rear Setback - No specific requirement

BUILDING HEIGHT
 No specific requirement

BULK
 Minimum Lot Area - No specific requirement
 Minimum Lot Width - No specific requirement
 Minimum Lot Depth - No specific requirement
 Maximum Floor Area Ratio - No specific requirement
 Maximum Coverage - No specific requirement

PARKING SPACES
 Minimum Parking - No specific requirement

First American Commercial Due Diligence
 (405)253-2444

12 PARKING INFORMATION

TRACT 1-A-1A:
 927 - Standard Parking spaces
 4 - Handicap Parking space
 931 - Total Parking spaces

13 LAND AREA

TRACT 1-A-1A:
 510,078.8 square feet or 11.7098 Acres

14 BUILDING AREA

TRACT 1-A-1A:
 Stucco Building - 46,112 square feet
 Stucco Building - 10,272 square feet

15 BUILDING HEIGHT

TRACT 1-A-1A:
 Stucco Building - Height 21.5' or 1 story
 Stucco Building - Height 23.2' or 1 story

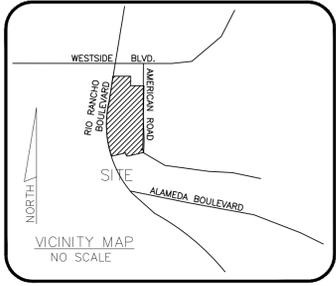
10 BASIS OF BEARINGS

The bearing S.01°03'05"W, being the easterly line of Tracts 1-A-1A, Lands of 528 Investors Subdivision, filed in Plat Book 96C, Folio 306, records of the City of Albuquerque, County of Bernalillo, State of New Mexico, was used as the Basis of Bearing for this survey. Said east line of Tracts 1-A-1A, being shown on said map as S.01°03'05"W.

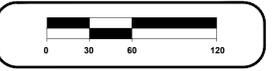
11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Property has physical access to American Road, which is a duly dedicated public right of way.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

16 VICINITY MAP



17 NORTH ARROW / SCALE



18 ALTANSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys (Effective February 23, 2016)

This Work Coordinated By:

COMMERCIAL DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E
 Moore, Oklahoma 73160
 Office: 405.378.5800 - Fax: 405.703.1851
 Toll Free: 888.457.7878

Drwn By: TM	Date:
Surveyor Ref.No: 16057A.dwg	Revision:
Aprvd By: TM	Date:
Field Date: December 9, 2016	Revision:
Scale: 1"=60'	Date:
	Revision:

Prepared For:

NCS No:

20 PROJECT ADDRESS

2500 Rio Rancho Boulevard
 Rio Rancho, New Mexico

Project Name:
 Ford-Don Chalmers Ford, Inc.
 CDS Project Number:
 16-06-0112

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING SECTION**

**ENVIRONMENTAL PLANNING COMMISSION
Project #: 1011553 Case #: 18EPC- 40008, 40009
Hearing Date: April 12, 2018**

**NOTIFICATION &
NEIGHBORHOOD INFORMATION**



February 19, 2018

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR SU-1 /C-1 USES – 3500 COORS BLVD NW, ALBUQUERQUE NM. 87120 (1.9 ACRES)

To Whom it may Concern,

Modulus Architects, Inc., hereafter referred to as the “Agent” is requesting approval of a Site Development Plan for Building Permit and a Site Development Plan for Subdivision for the property located at 3500 Coors Blvd. NW (North of Coors & Sequoia) currently developed as Don Chalmers Used Car Dealership. This property is legally described as: TR B2A1 PLAT FOR TRACT B-2-A-1 NORTHEAST UNIT TOWN OF ATRISGRANT CONT 1.9425 AC. The parcel is 1.94 acres in size, zoned SU-1 for C-1 and Auto Sales Uses.

The purpose of the Site Development Plan for Building Permit and Subdivision is to allow for the demolition of the exiting used car building and the development of two new buildings. We are proposing to construct a retail building approximately 9,940 SF and a restaurant/retail building that is approximately 7,950 SF.

The proposed building elevations and site design demonstrate our commitment to high quality design and meet the design standards set forth in the Comprehensive Plan and the Coors Corridor Plan that are specific to the plan area and will serve as a continuity of development.

Affected neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by March 12, 2018.

If you have any questions about this project, please do not hesitate to contact me at (505) 338-1499 or at: awilliamson@modulusarchitects.com

EPC HEARING DATE: April 12, 2018

START TIME: 8:30 AM

LOCATION: Plaza del Sol Hearing Room, Lower Level, 600 Second St. NW – Albuquerque, NM. 87102

Sincerely,

Angela Williamson, CEO/Principal Partner (Agent)

Modulus Architects, Inc.

100 Sun Ave NE, Suite 305 Main: (505) 348-1499

awilliamson@modulusarchitects.com

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Phone	Email
Ladera Heights NA	Marie	Ludi	6216 St. Josephs Avenue NW	Albuquerque	NM	87120	5058399153	aludi2wo@yahoo.com
Ladera Heights NA	Allan	Ludi	6216 St. Josephs Avenue NW	Albuquerque	NM	87120	5058399153	aludi415@gmail.com
Vista Grande NA	Richard	Schaefer	3579 Sequoia Place NW	Albuquerque	NM	87120	5058363673	Schaefer@unm.edu
Vista Grande NA	Berent	Groth	3546 Sequoia Place NW	Albuquerque	NM	87120	5058365043	berentgroth@mac.com
Westside Coalition of	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5058390893	jfworrall@comcast.net
Westside Coalition of	Harry	Hendriksen	PO Box 6270	Albuquerque	NM	87197	5058903481	hlhen@comcast.net

SANDOVAL CARMEN L
3809 OXBOW VILLAGE LN NW
ALBUQUERQUE NM 87120-1181

GALAVIZ ANTONIO & MARGARET
9428 LOWER AZUSA RD
TEMPLE CITY CA 91780

JULIAN A VARGAS LLC
218 RAY BARR RD SW
ALBUQUERQUE NM 87105-4116

COORS & TUCSON LLC
6801 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4379

DCF PROPERTIES LLC
3777 THE AMERICAN RD NW SUITE 200
ALBUQUERQUE NM 87114-1338

JARAMILLO RAYMER G JR & MONICA
6215 EAGLE EYE DR NW
ALBUQUERQUE NM 87120

CAMPOS FREDERICO
3617 YUCCA DR NW
ALBUQUERQUE NM 87120-1407

LUBRICAR PROPERTIES III LLC
3520 CALLE CUERVO NW
ALBUQUERQUE NM 87114-9220

GLOBAL STORAGE COORS LLC
7701 BRIDGE BLVD SW
ALBUQUERQUE NM 87121-8667

WELLS FARGO BANK NEW MEXICO N A
C/O DELOITTE TAX LLP
PO BOX 2609
CARLSBAD CA 92018-2609

MILLIGAN PATRICIO & LILY R TRUSTEE
MILLIGAN TRUST
7805 HENDRIX RD NE
ALBUQUERQUE NM 87110

VILLA DE PAZ HOMEOWNERS #185
PO BOX 93488
ALBUQUERQUE NM 87199-3488

MORTAJI MICHAEL H & BAGHAE-POUR
PARASTO
1684 PACE RD NW
ALBUQUERQUE NM 87114

COLE WG ALBUQUERQUE (3400
COORS) NM LLC C/O WALGREEN'S CO
RE PROPERTY TAX DEPT
PO BOX 1159
DEERFIELD IL 60015

Notification Inquiry For:

Environmental Planning Commission Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Angela Williamson

Company Name

Modulus Architects

Address

100 Sun Ave. NW Suite 305

City

Albuquerque

State

NM

ZIP

87109

Telephone Number

505-338-1499

Email Address

awilliamson@modulusarchitects.com

Anticipated Date of Public Hearing (if applicable):

03-01-2018

Describe the legal description of the subject site for this project:

TR B2A1 PLAT FOR TRACT B-2-A-1 NORTHEAST UNIT TOWN OF
ATRISCGRANT CONT 1.9425 AC OR 84,615 SF

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

3500 COORS RD.

ALBUQUERQUE, NM 87120

This site is located on the following zone atlas page:

G-11

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.

application/pdf: 0 bytes

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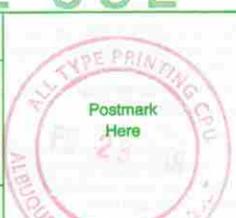
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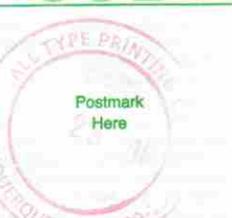
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Carmen Sandoval

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Sent To Marie Ludi

Street and Apt. No., or PO Box No.

6216 St. Josephs Ave NW

City, State, ZIP+4®

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Sent To Richard Schaefer

Street and Apt. No., or PO Box No.

3579 Sequoia Place NW

City, State, ZIP+4®

Alb. NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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Adult Signature Restricted Delivery \$

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Sent To Allan Ludi

Street and Apt. No., or PO Box No.

6216 St. Josephs Ave NW

City, State, ZIP+4®

Alb. NM 87120

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Street and Apt. No., or PO Box No.

3579 Sequoia Place NW

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Street and Apt. No., or PO Box No.

1039 Pinatubo Place NW

City, State, ZIP+4®

Alb. NM 87120

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To Harry Hendriksen

Street and Apt. No., or PO Box No.

PO Box 6270

City, State, ZIP+4®

Alb. NM 87197

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7017 1070 0000 4999 3603

7017 1070 0000 4999 3618

7017 1070 0000 4999 3625

7017 1070 0000 4999 3601

7017 1070 0000 4999 3618

7017 1070 0000 4999 3622

Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at stripett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: _____.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

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

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

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

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

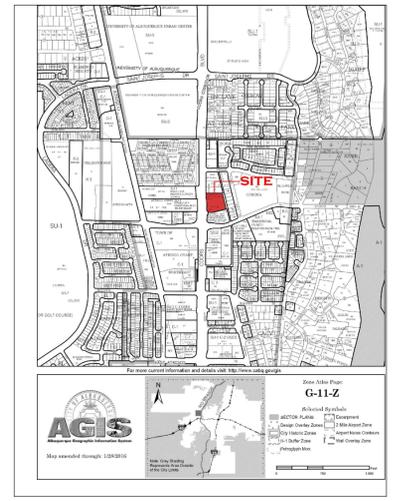
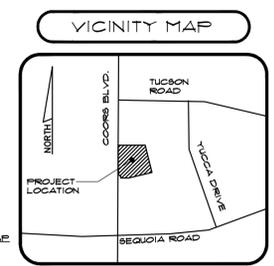
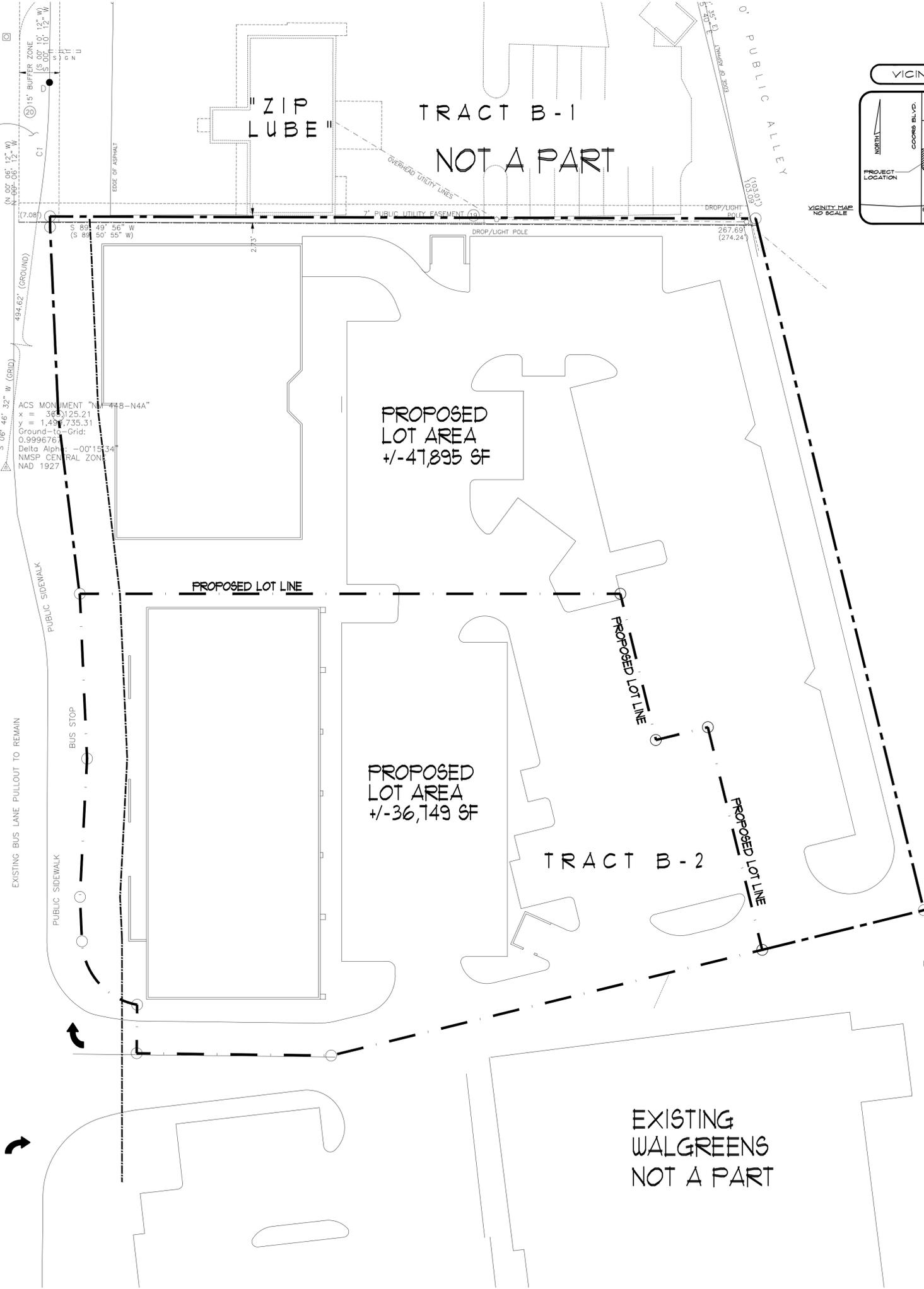
Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

SITE PLAN REDUCTIONS

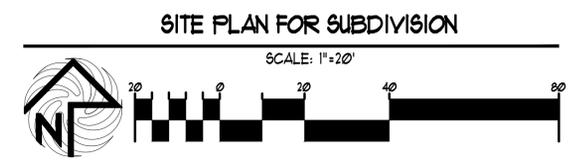
3540 COORS BOULEV
 (120' R.O.W.)
 EXCEPTION BY DEED RECORDED 3/28/1995 IN
 BOOK 95-7, P. 7696 AS DOCUMENT NO. 95030423

COORS BLVD. NW



SITE DATA TABLE	PAD/BUILDING JURISDICTION
LEGAL DESCRIPTION TRACT B-1, A-1 NORTHEAST UNIT TOWN OF ATRISCO GRANT CONT. 192 ACRES OR 84,615 SF	SEGMENT 2 OF THE COORS CORRIDOR SECTOR DEVELOPMENT
LOT AREA: EXISTING ZONING: PROPOSED USES:	84,615 SF SU-1 FOR C-1 AND AUTO RELATED USAGE RESTAURANT AND RETAIL
RESTAURANT BUILDING (1950 SF)	
MIN. LANDSCAPE BUFFER (COORS CORRIDOR PLAN):	15'-0"
MIN. FRONT BUILDING SETBACK:	15'-0"
MIN. SIDE BUILDING SETBACK:	5'-0"
MAX. BUILDING HEIGHT:	26'-0"
MAX. BUILDING HEIGHT:	26'-0"
FLOOR AREA RATIO (FAR):	0.16
RETAIL BUILDING (9490 SF)	
MIN. LANDSCAPE BUFFER (COORS CORRIDOR PLAN):	15'-0"
MIN. FRONT BUILDING SETBACK:	15'-0"
MIN. SIDE BUILDING SETBACK:	5'-0"
MAX. BUILDING HEIGHT:	26'-0"
MAX. BUILDING HEIGHT:	26'-0"
FLOOR AREA RATIO (FAR):	0.26

- GENERAL NOTES:
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER
 - LANDSCAPING, FENCING AND SIGNING 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 THE CLEAR SIGHT TRIANGLE.



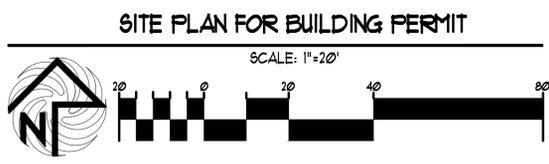
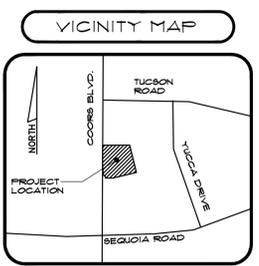
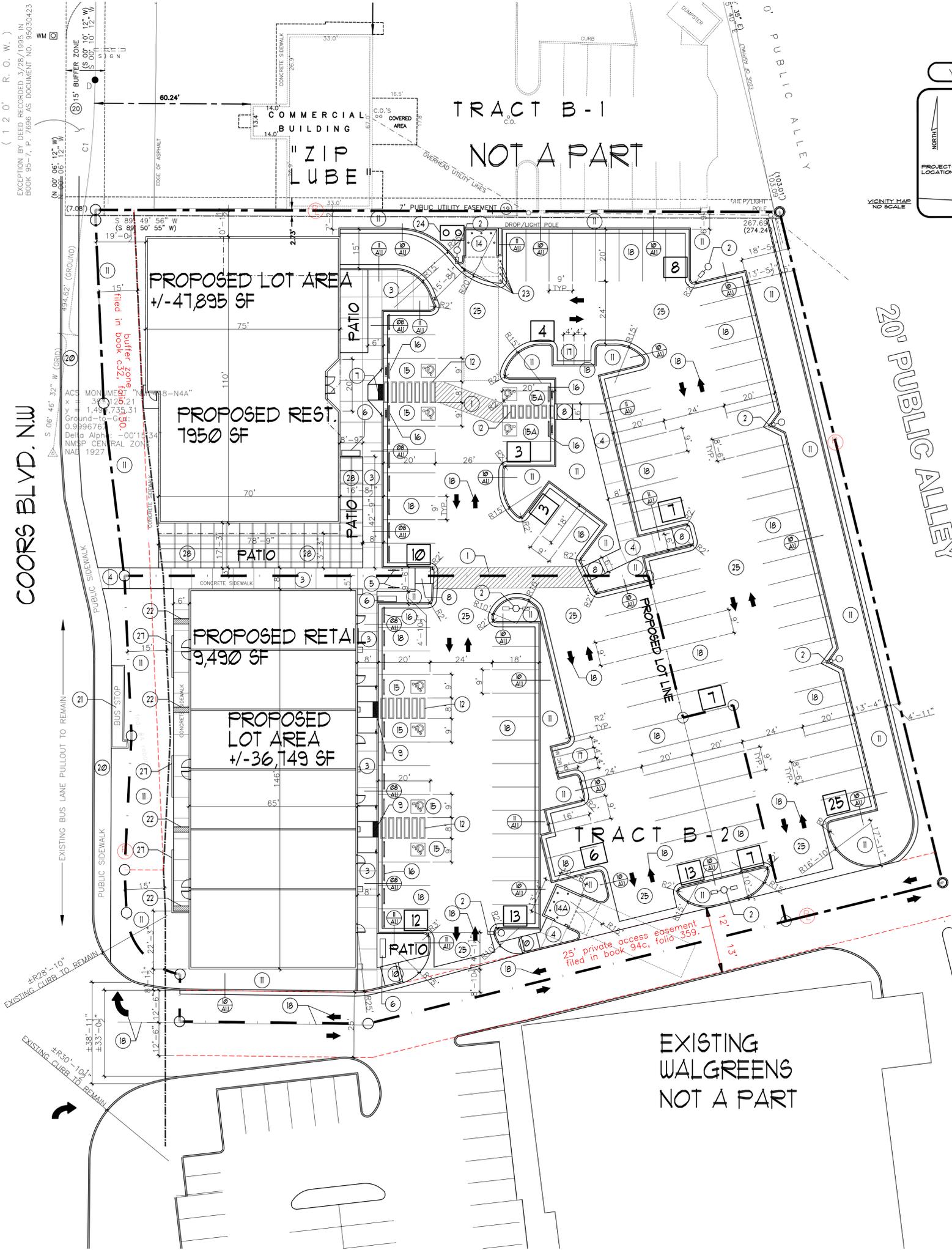
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE COORS & SEQUOIA COORS BLVD. NW ALBUQUERQUE, NEW MEXICO	JOB NO. C-MARKET	DRAWN BY
PROJECT MANAGER SAF	SHEET TITLE SITE DEVELOPMENT PLAN FOR SUBDIVISION	
DATE 02/22/18	SHEET B02	
SCALE RE: SCALE		

3540 COORS BOULEV (120' R.O.W.)
EXCEPTION BY DEED RECORDED 3/28/1995 IN BOOK 95-7, P. 7896 AS DOCUMENT NO. 95030423

COORS BLVD. NW



- KEYED NOTE:
- ① 8', OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 6/A11
 - ② LIGHT POLE LOCATION RE: DETAIL 3/A11
 - ③ CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - ④ CONC. SIDEWALK RE: DET 7/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 15/A12
 - ⑥ BENCH LOCATION RE: DETAIL 10/A12
 - ⑦ HANDICAP RAMP RE: 15/A11
 - ⑧ HANDICAP RAMP RE: 16/A11
 - ⑨ HANDICAP RAMP RE: 17/A11
 - ⑩ HANDICAP RAMP RE: 5/A11
 - ⑪ INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - ⑫ DRIVE AISLE PAINT DETAIL RE: DET 9/A12
 - ⑬ ~~***NOT USED***~~
 - ⑭ REFUSE ENCLOSURE RE: DET 4/A13
 - ⑭A REFUSE ENCLOSURE RE: DET 4A/A13
 - ⑮ H.C. PARKING STALL RE: DET 2/A12
 - ⑮A H.C. PARKING STALL RE: DET 3/A12
 - ⑯ WHEELSTOP RE: DET 4/A12
 - ⑰ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 12/A12
 - ⑱ PAINTED STRIPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - ⑲ ~~***NOT USED***~~
 - ⑳ EXISTING SIDEWALK TO REMAIN
 - ㉑ EXISTING CITY BUS STOP WITH SHADE STRUCTURE TO REMAIN
 - ㉒ CONC. FLUME DETAIL, RE: DETAIL 6/A12 FOR INFO
 - ㉓ BOLLARD PAINTED SAFETY YELLOW RE: DET. 1/A13
 - ㉔ GREASE INTERCEPTOR LOCATION RE: DET. 11/A13
 - ㉕ ASPHALT PAVING
 - ㉖ ~~***NOT USED***~~
 - ㉗ PROPOSED RETAINING GARDEN WALL RE: DET 12/A13
 - ㉘ PROPOSED OUTDOOR SHADED TRELLIS SEATING AREA

- GENERAL NOTES:
1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
 2. LANDSCAPING, FENCING AND SIGNING 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 THE CLEAR SIGHT TRIANGLE.

SITE DATA TABLE		PAD BUILDING	
LEGAL DESCRIPTION TRACT B-2-A-1 NORTHEAST UNIT TOWN OF ATRISCO GRANT CONT. 132 ACRES OR 84615 SF			
PROPOSED USES:	RESTAURANT AND RETAIL		
LOT AREA:	84615 SF		
EXISTING ZONING:	SU-1 FOR C-1 AND AUTO RELATED USAGE		
RETAIL		RESTAURANT	
(1) RETAIL BUILDING SIZE:	9,490 SF	(2) RESTAURANT BUILDING SIZE:	7,950 SF
TOTAL PARKING PROVIDED:	48 SPACES	TOTAL PARKING PROVIDED:	66 SPACES
TOTAL PARKING REQ:	9,490 SF / 200 = 48 SPACES	TOTAL PARKING REQ:	60 SPACES, 4X60=240 SEATS
HC PROVIDED:	4 HC (INCLUDING 2 VAN ACCESSIBLE)	HC PROVIDED:	4 HC (INCLUDING 1 VAN ACCESSIBLE)
HC REQUIRED:	3 HC SPACES	HC REQUIRED:	4 HC SPACES
BIKE SPACES PROVIDED:	4 BIKE SPACES	BIKE SPACES PROVIDED:	4 BIKE SPACES
BIKE SPACES REQUIRED:	3 BIKE SPACES	BIKE SPACES REQUIRED:	4 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	3 MOTO SPACE	MOTORCYCLE SPACES PROVIDED:	4 MOTO SPACE
MOTORCYCLE SPACES REQUIRED:	2 MOTO SPACES	MOTORCYCLE SPACES REQUIRED:	3 MOTO SPACES
SHARED PARKING			
TOTAL PARKING PROVIDED:		114 SPACES	
TOTAL PARKING REQ:		60+48=108 SPACES	
15% DEDUCTION FOR TRANSIT:		(15/108)=92 SPACES REQ'D	

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

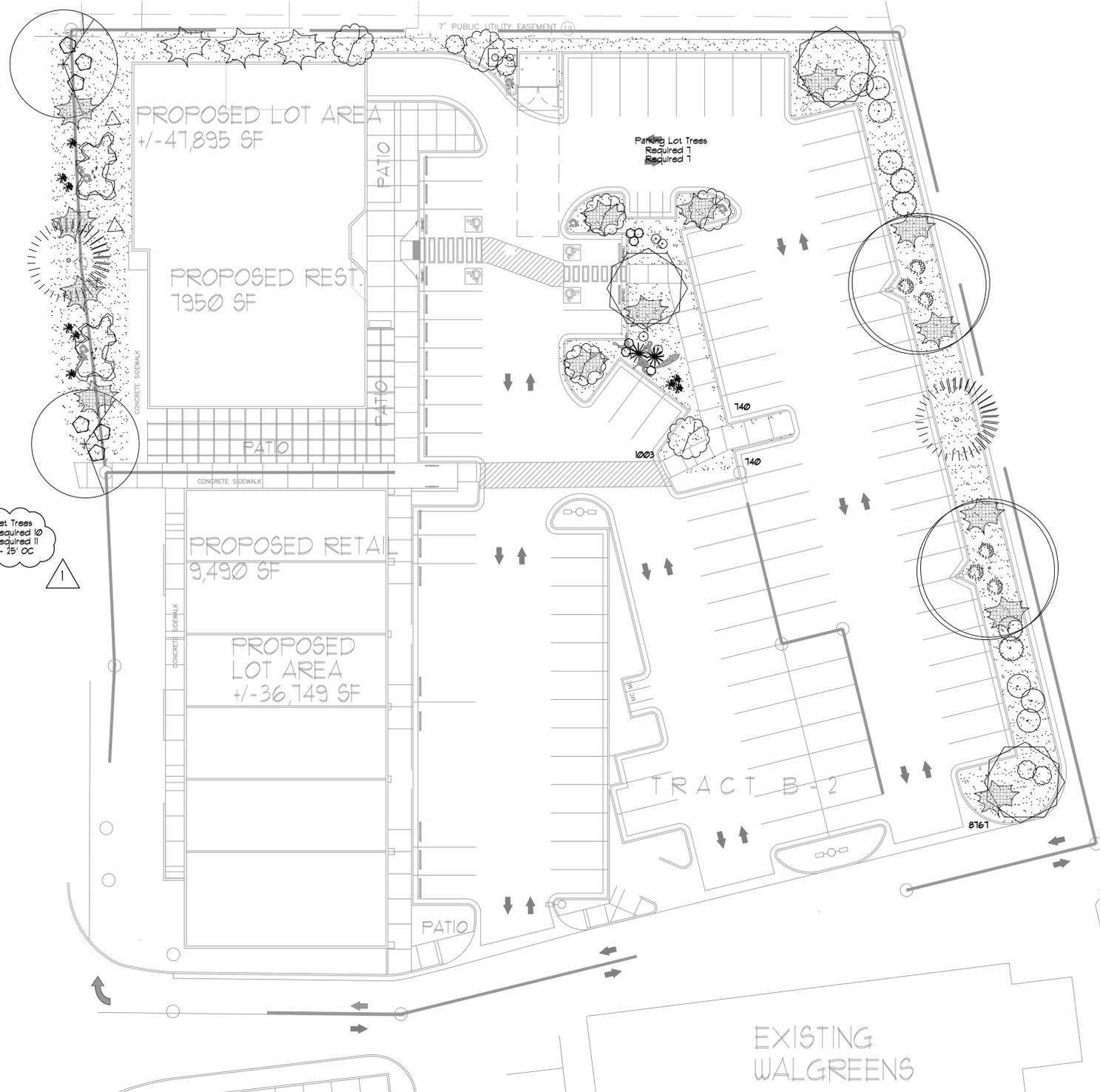
PROJECT TITLE: COORS & SEQUOIA
COORS BLVD. NW
ALBUQUERQUE, NEW MEXICO

JOB NO.: C-MARKET
PROJECT MANAGER: SAJ
DRAWN BY: SAJ

SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE: 01/12/2018
SCALE: RE: SCALE
SHEET: B-01

COORS BLVD. NW



Restaurant LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
2	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	1225 2450 M
2	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 4050 M
2	6 - 8'	Austrian Pine <i>Pinus nigra</i>	625 1250 M
2	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	400 800 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	36 12 M
6	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	144 864 M
3	15 Gal	Desert Willow <i>Chilopsis linearis</i>	625 1875 M
Shrubs & Groundcovers			1136/200
6	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	25 150 M
9	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	4 36 M
6	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	25 150 M
2	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	25 50 M
3	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	144 432 M
14	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	144 2016 M
6	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 54 M
4	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 9 36 M
4	5 Gal	Fern Bush <i>Chamaebotaria millefolium</i>	5x6 36 144 L
5	5 Gal	Apache Plums <i>Folugia paradoxa</i>	6x1 49 245 L
6	5 Gal	Chamaea <i>Chrysothamnus nauseosus</i>	5x7 49 294 L
5	5 Gal	Carpet Roses <i>Chrysothamnus nauseosus</i>	3x3 9 45 L
68	total shrubs		3652/200
9	2-3cf	Boulders To be placed at contractor discretion	11250
		Landscape Gravel / Filter Fabric 3/4" Crushed Grey	3375
		Oversize Landscape Gravel / Filter Fabric 2-4" Adobe Rose	3652

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

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

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

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

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	48430
TOTAL BUILDING AREA (sf)	-1950
TOTAL LOT AREA (sf)	46480
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	6972
TOTAL ON-SITE LANDSCAPE PROVIDED	11250
TOTAL LIVE GROUND COVER REQUIRED	3375
TOTAL LIVE GROUND COVER PROVIDED	3652

Coors Front Street Yard Plant Coverage

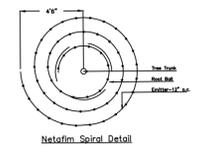
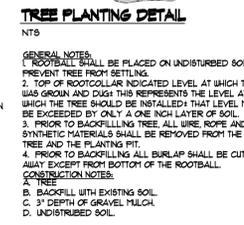
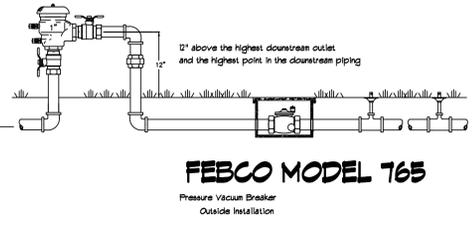
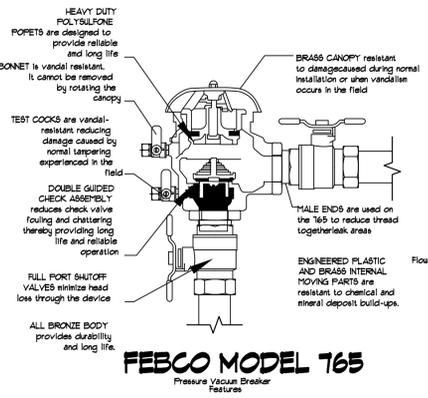
Plant	Quantity	Coverage
Austrian Pine	1	625
Crape Myrtle	2	800
Carpet Rose	2	18
bbush	4	300
barberry	12	100
chamisa	4	36
Apache Plume	2	36
Blue Mist	5	45
feathertop	15	60
Buffalo	8	152
Bradford Pear	4	576
Coverage Provided		8712.00
Coverage Required		1084

The Hilltop
1909 Edith NE,
Albuquerque, NM 87113
Cont. Lic. #26458
Ph: (505) 898-9690
Fax: (505) 898-1131
danny@hilltoplandscaping.com



GRAPHIC SCALE
20 10 0 10 20

SCALE: 1" = 20'-0"



REVISION

REV	DATE	BY	Comments
1	3/23/16	cm	

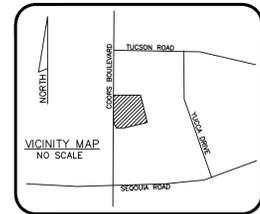
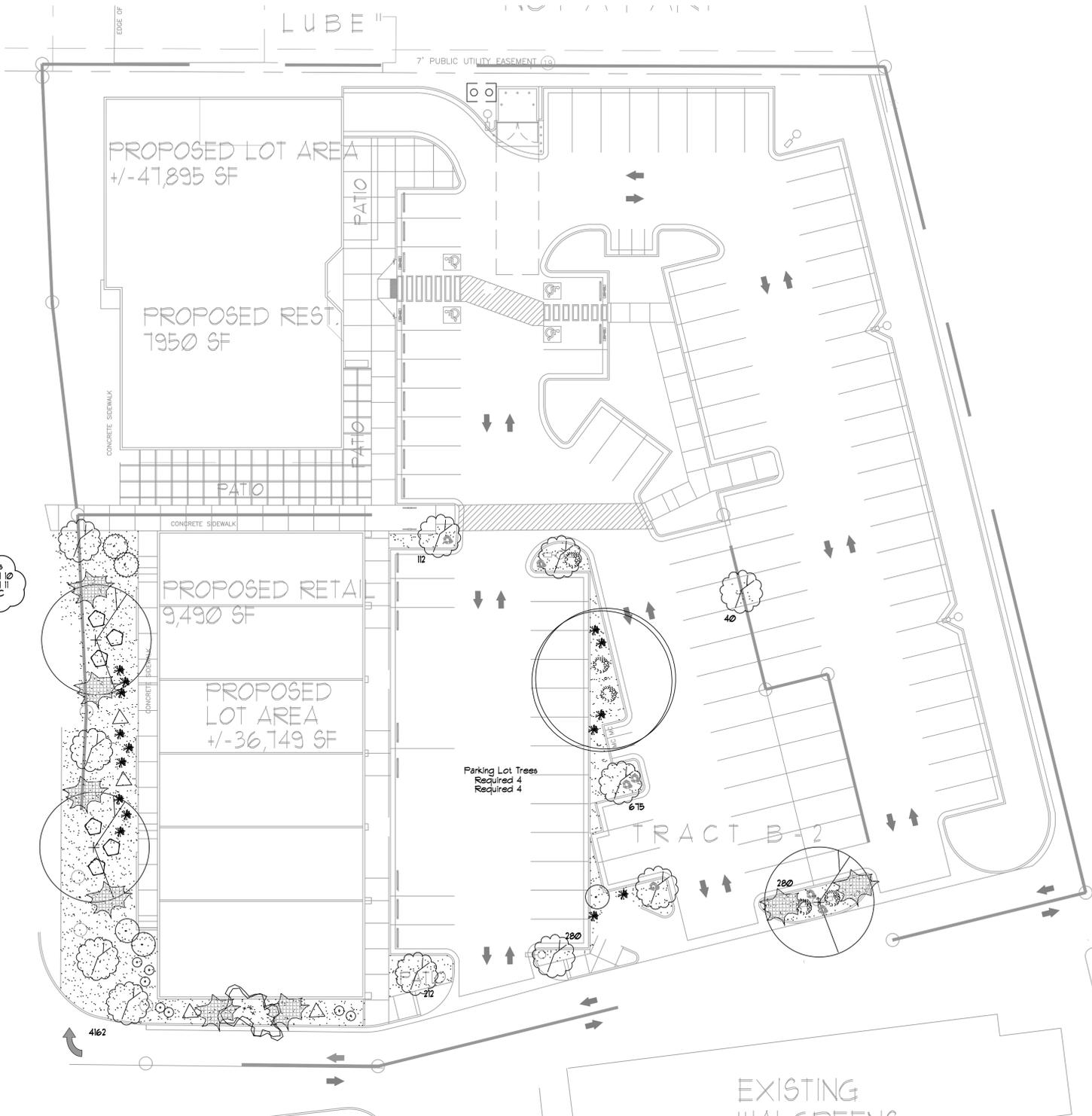
MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

DANNY D. MITCHELL
REGISTERED LANDSCAPE ARCHITECT
March 29, 2016

PROJECT TITLE: COORS & SEQUOIA COORS BLVD. NW ALBUQUERQUE, NEW MEXICO
JOB NO.: C-MARKET
DRAWN BY: cm
SHEET TITLE: LANDSCAPE PLAN

DATE: 02/16/2016
SCALE: LIA
RE-SCALE

COORS BLVD. N.W.



Retail LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
3	2" cal	Chinese Pistache 40x35 <i>Pistacia chinensis</i>	1225 3675 M
1	2" cal	Honey Locust 50x45 <i>Gleditsia triacanthos</i>	2025 2025 M
1	15 Gal	Crape Myrtle 15x20 <i>Lagerstroemia indica</i>	400 400 M
11	15 Gal	Oklahoma Redbud 15x12 <i>Cercis reniformis</i>	144 1584 M 7684.00
Shrubs & Groundcovers			
5	5 Gal	India Hawthorne 3x5 <i>Raphiolepis indica</i>	25 125 M
15	5 Gal	Feather Reed Grass 25x2 <i>Calamagrostis arundinacea</i>	4 60 M
6	5 Gal	Wintergreen Barberry 5x5 <i>Berberis julianae</i>	25 150 M
4	5 Gal	Butterfly Bush 5x5 <i>Buddleia davidii</i>	25 100 M
8	5 Gal	Buffalo Juniper 1x12 <i>Juniperus sabina 'Buffalo'</i>	144 1152 M
1	5 Gal	Blue Mist 3x3 <i>Caryopteris x clandonensis</i>	9 63 M
2	5 Gal	Apache Plume 6x1 <i>Fallugia paradoxa</i>	49 98 L
3	5 Gal	Chamisa 5x1 <i>Chrysothamnus nauseosus</i>	49 147 L
6	5 Gal	Carpet Roses 3x3 <i>Chrysothamnus nauseosus</i>	9 54 L 1949.00
1	2-3cf	Boulders To be placed at contractor discretion	
		Landscape Gravel / Filter Fabric 3/4" Crushed Grey	

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

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

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

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

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.
Water and Power source shall be the responsibility of the Developer/Builder.

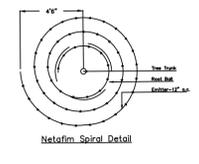
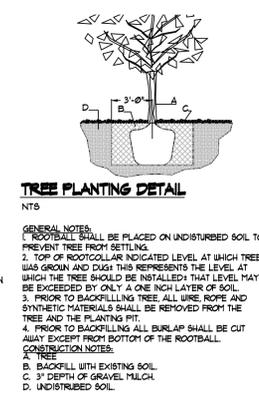
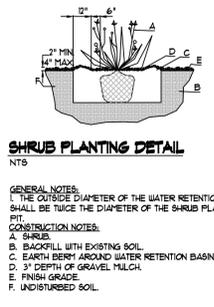
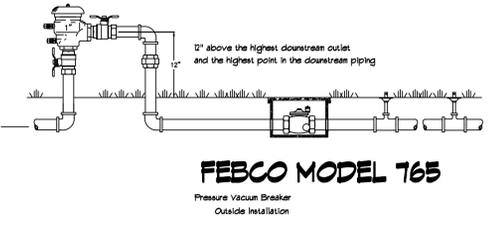
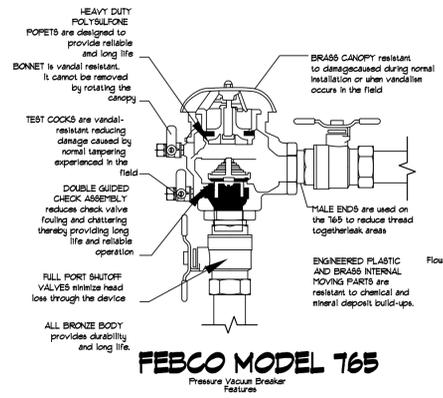
LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	36211
TOTAL BUILDING AREA (sf)	-9490
TOTAL LOT AREA (sf)	26721
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	4008
TOTAL ON-SITE LANDSCAPE PROVIDED	5711
TOTAL LIVE GROUNDCOVER REQUIRED	1716
TOTAL LIVE GROUNDCOVER PROVIDED	1849

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



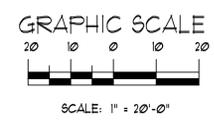
PROJECT TITLE COORS & SEQUOIA COORS BLVD. NW ALBUQUERQUE, NEW MEXICO	DRAWN BY: C-MARKET
JOB NO. C-MARKET	DATE 02/16/2018
PROJECT MANAGER DANNY MITCHELL	SCALE RE:SCALE
SHEET TITLE LANDSCAPE PLAN	SCALE 1" = 20'-0"

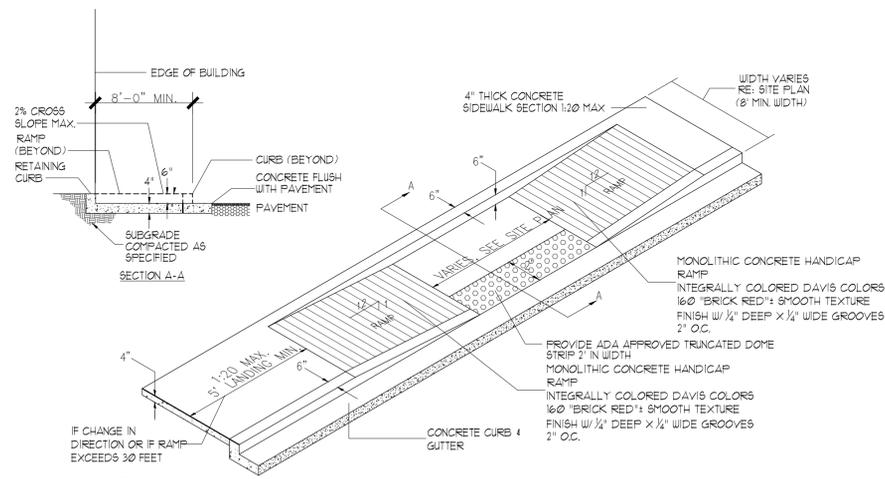


Coors Front Street Yard Plant Coverage

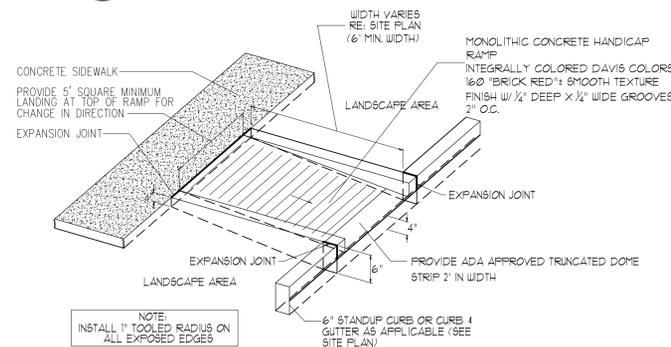
	Coverage
Austrian Pine.....1	675
Crape Myrtle.....2	800
Carpet Rose.....2	18
C. Pistache.....4	4900
Barberry.....12	300
bbush.....4	100
chamisa.....2	98
Apache Plume.....2	98
Blue Mist.....5	45
feathertop.....15	60
Buffalo.....8	152
Bradford Pear.....4	576
Coverage Provided	8772.00
Coverage Street Yard	7084
Coverage Required	3542

The Hilltop
7909 Edith NE,
Albuquerque, NM 87113
Cont. Lic. 26458
Ph. (505) 898-9690
Fax (505) 898-1131
danny.hilltoplandscaping.com

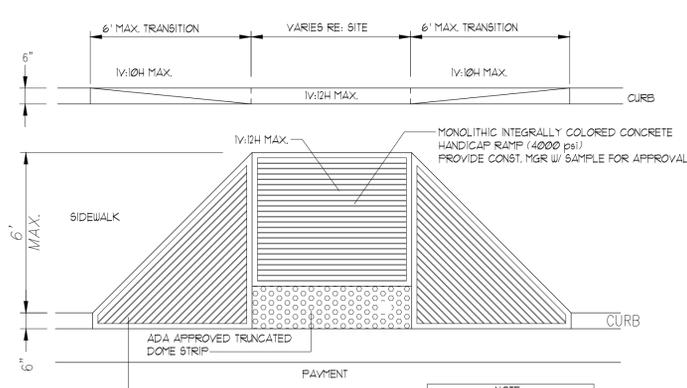




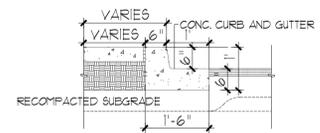
11 TAPERED RAMP DETAIL
NTS



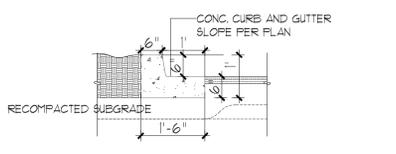
16 CURBED RAMP DETAIL
NTS



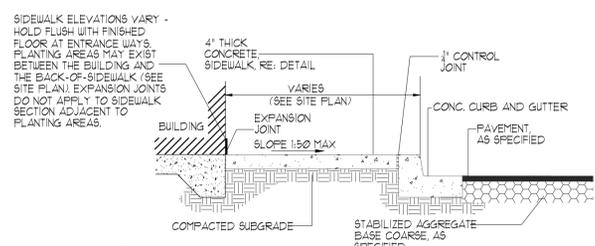
15 FLARED H.C RAMP
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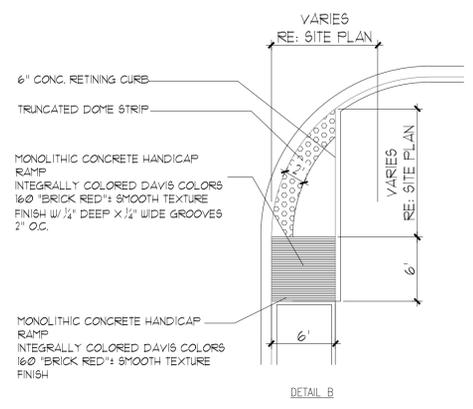
11 ISLAND CURB DETAIL
NTS



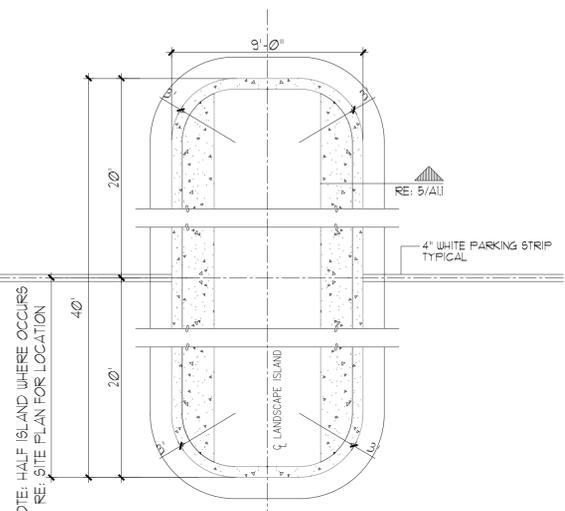
10 TYPICAL CURB DETAIL
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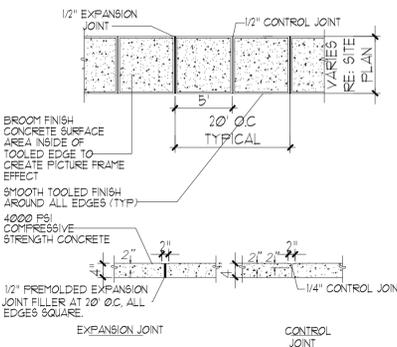
8 SIDEWALK WITH CURD SEC.
NTS



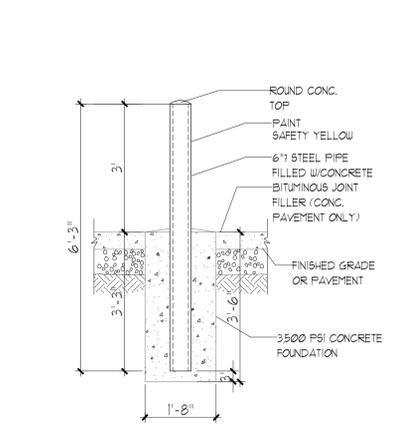
5 END ISLAND WITH WALK RAMP
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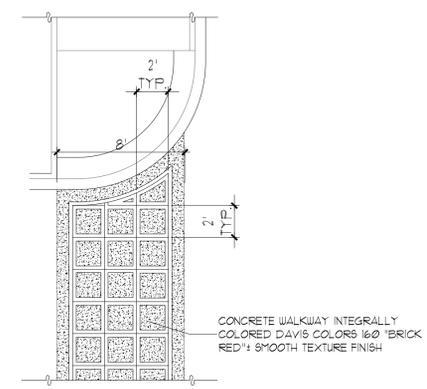
9 ISLAND DETAIL
NTS



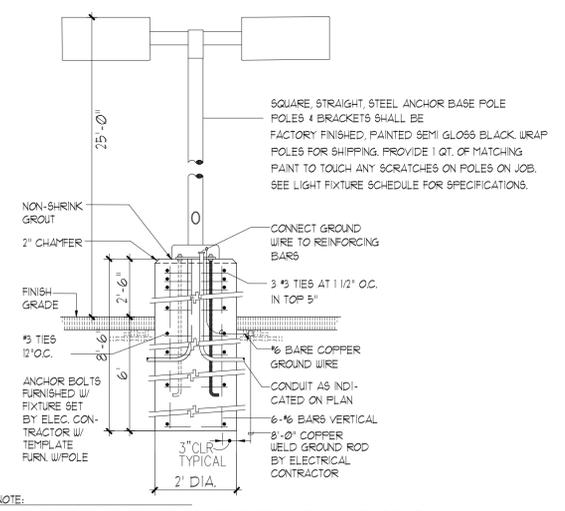
7 TYPICAL SIDEWALK
NTS



4 BOLLARD DETAIL
NTS



6 TYPICAL CONC. CROSSWALK
NTS



3 LIGHT POLE DETAIL
NTS

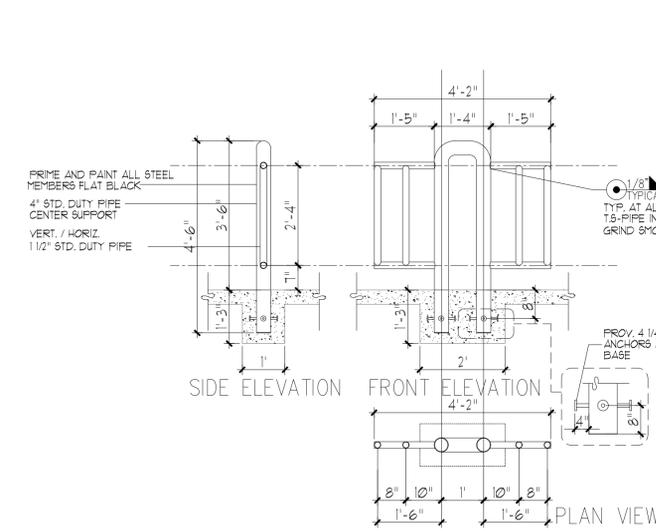
REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

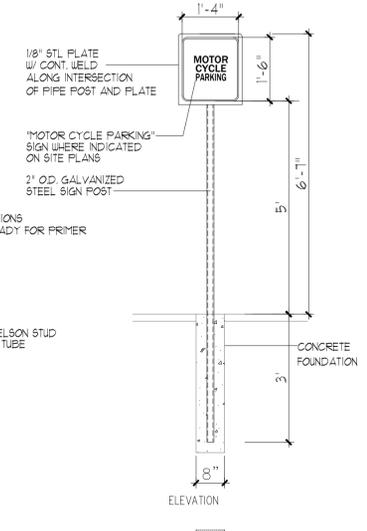


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 COORS BLDG. NW ALBUQUERQUE
 PROJECT MANAGER: SAJ
 DRAWN BY: SAJ
 SHEET TITLE: SITE DETAILS

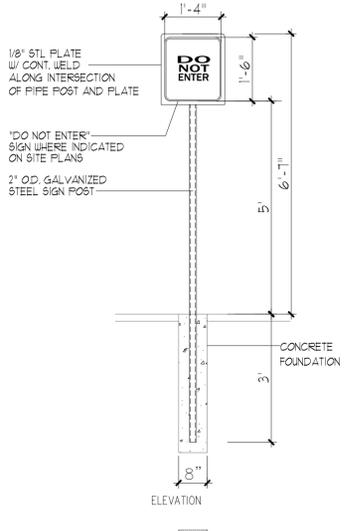
DATE: 02/22/2018
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 SHEET: A11



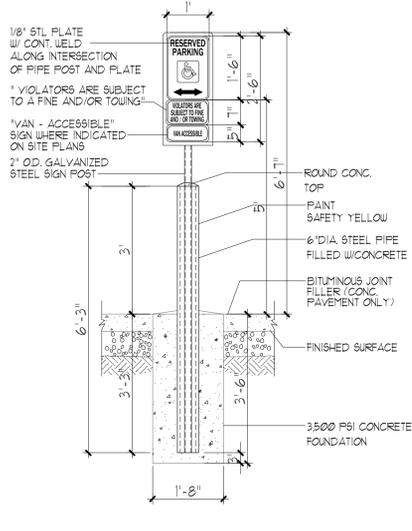
13 BIKE RACK
NTS



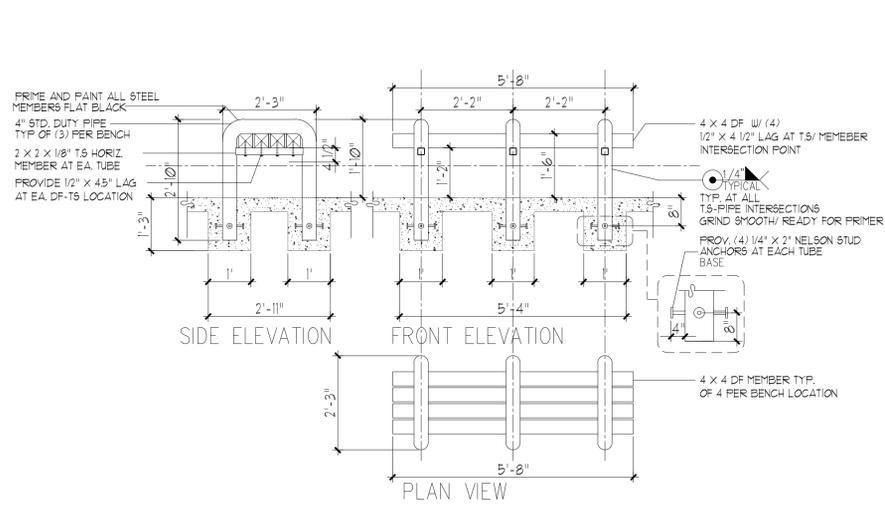
12 MISC. SIGNAGE
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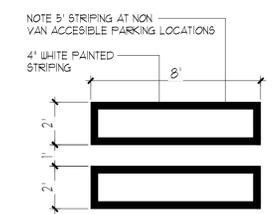
12A MISC. SIGNAGE
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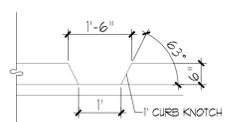
11 H.C SIGNAGE
NTS



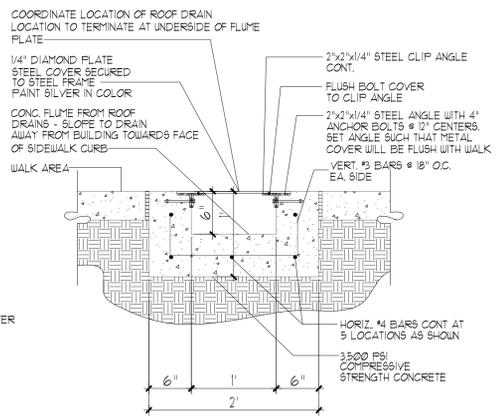
10 SITE BENCH, TYP.
NTS



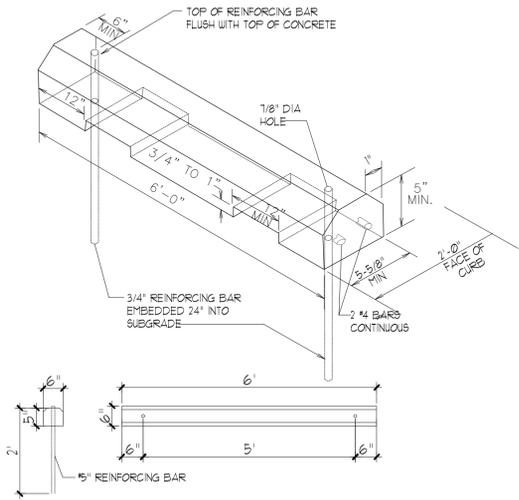
9 H.C PARKING-WALK PAINT DETAIL
NTS



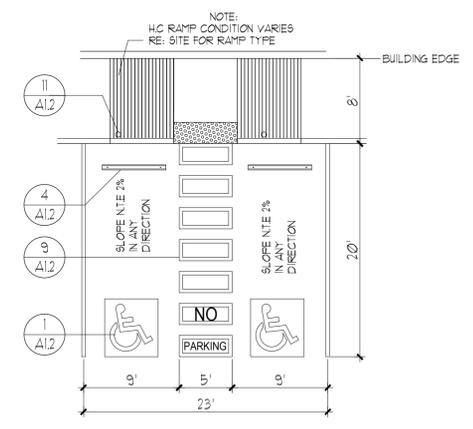
7 CURB NOTCH
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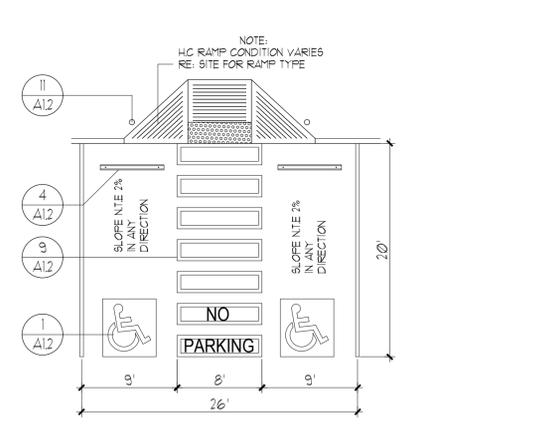
6 CONCRETE FLUME DETAIL
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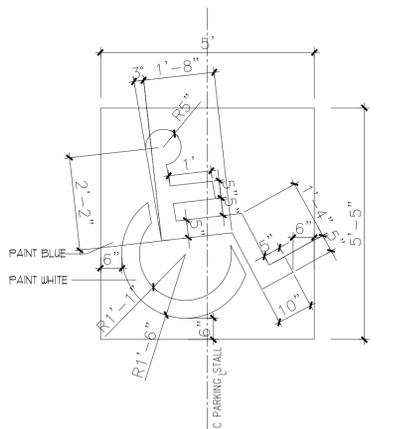
4 WHEEL STOP
NTS



3 H.C PARKING PLAN DETAIL
NTS



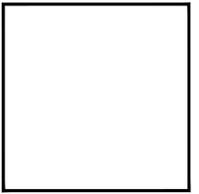
2 H.C PARKING PLAN DETAIL (VAN ACCESSIBLE)
NTS



1 H.C SIGNAGE
NTS

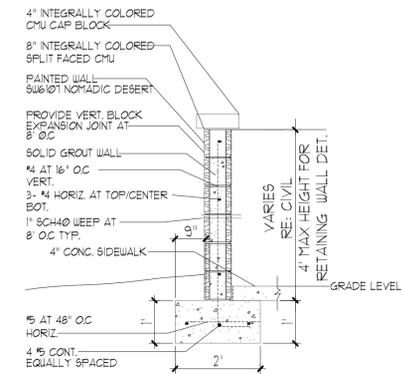
REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

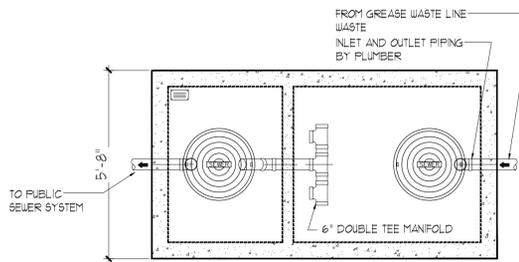


PROJECT TITLE	COORS & SEQUOIA	PROJECT MANAGER	COORS BLDG. NW	DRAWN BY:	SAP
PROJECT NUMBER	ALBUQUERQUE	SHEET TITLE	SITE DETAILS	JOB NO.	

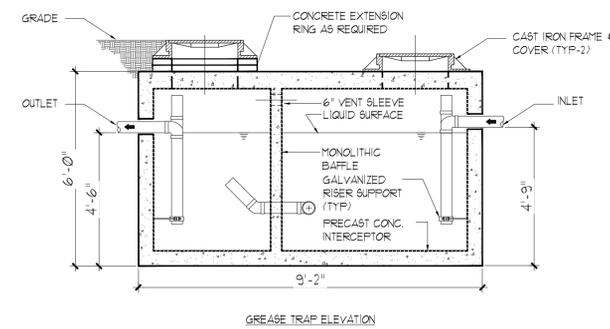
DATE	02/22/2018	SHEET	A12
SCALE			
REBAR SCALE			



12 GARDEN WALL DETAIL
NTS

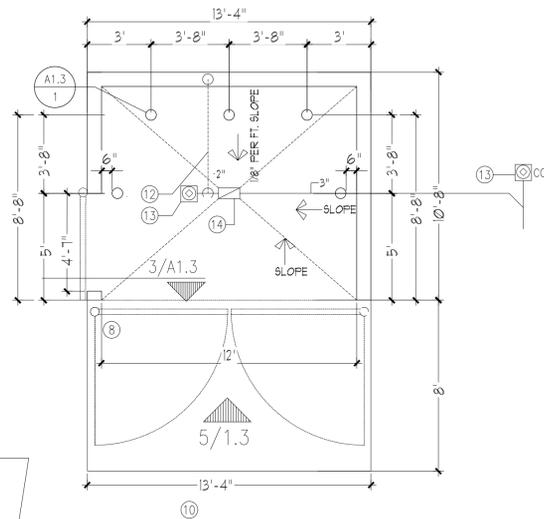


GREASE TRAP PLAN VIEW

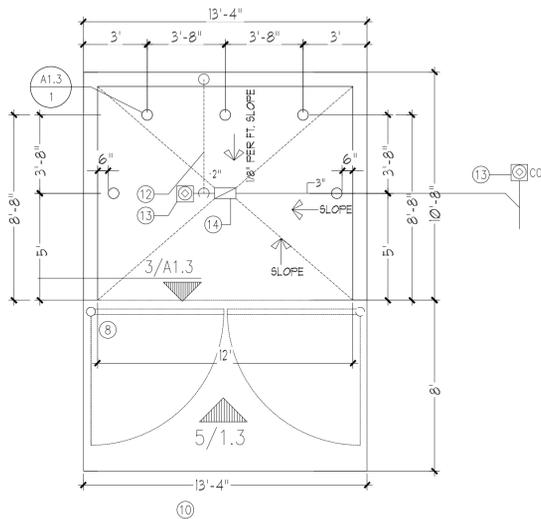


GREASE TRAP ELEVATION

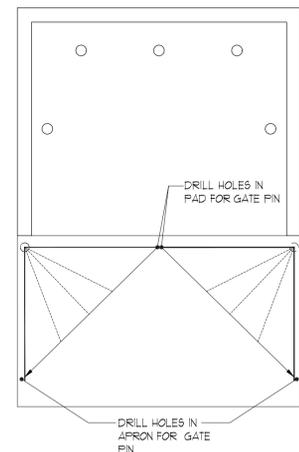
11 INTERCEPTOR DETAIL
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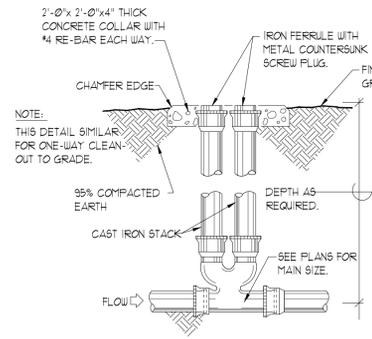
4A DUMPSTER PLAN
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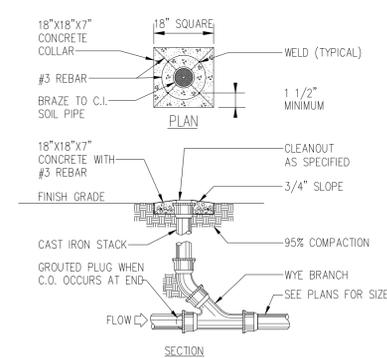
4 DUMPSTER PLAN
NTS



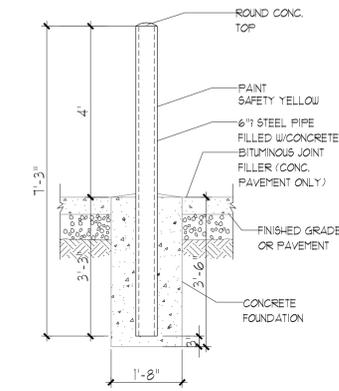
9 DUMPSTER GATE PINS
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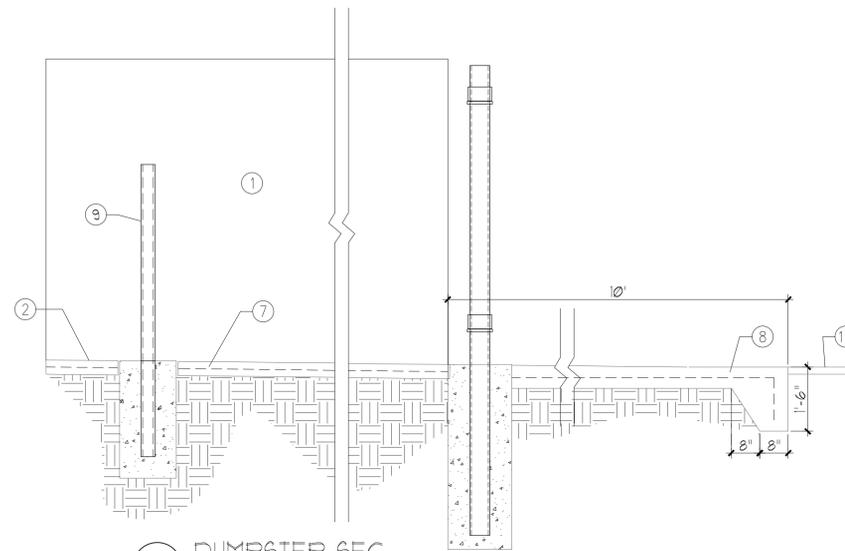
8A 2 WAY CLEANOUT DETAIL
NTS



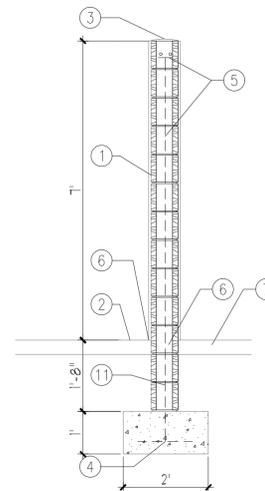
8 CLEANOUT DETAIL
NTS



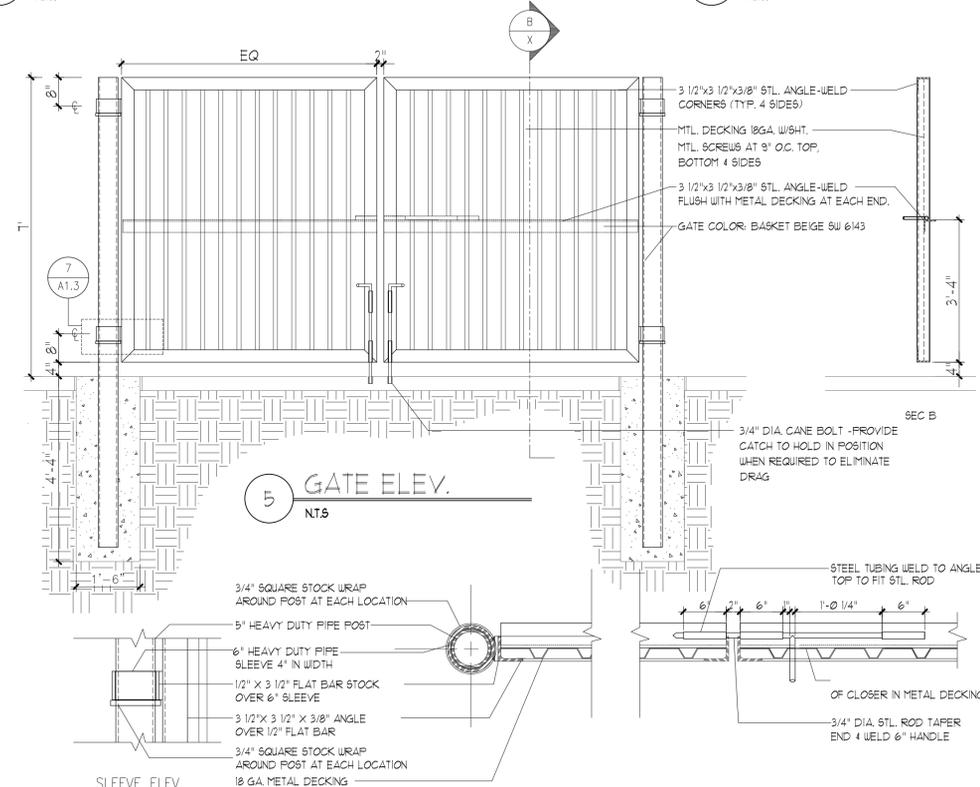
1 BOLLARD DETAIL
NTS



2 DUMPSTER SEC.
NTS



3 DUMPSTER SEC.
NTS



5 GATE ELEV.
NTS

SLEEVE ELEV.

6 GATE POST/SLIDE BOLT DETAIL
NTS

KEYED NOTES

- 1 8" CMU WALL WITH 2 COAT SYN. STUCCO FINISH GRADE.
- 2 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
- 3 SLOPE STUCCO CAP.
- 4 4" X 4" BARS CONT. # BOTTOM OF FOOTING 4" X 16" O.C. ACROSS BOTTOM OF FOOTING.
- 5 2" X 5" BARS # TOP KNOCK-OUT BLOCK BOND BE 4". CONTINUOUS 15 BARS # 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURAWALL # 16" O.C. HORIZONTAL.
- 6 1/2" EXPANSION JOINT MATERIAL.
- 7 6" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6"x6" 10"x10" W/M W TURNDOWN EDGE.
- 8 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6"x6" 10"x10" W/M W TURNDOWN EDGE.
- 9 GREASE INTERCEPTOR ZURN I10E 600 (RE: DETAIL 9/SD3) 25 GPM FLOW RATE, 50 LB. CAPACITY. WITH INTERNAL AIR RELIEF BY-PASS BRONZE CLEANOUT PLUG. VISIBLE DOUBLE WALL TRAP SEAL WITH REMOVABLE DIFFUSING BAFFLE AND SEDIMENT TRAY. FINISH WITH 2-1/2" VENTED FLOOR CONTROL VALVE (17) AND 2-1/2" SOLIDS INTERCEPTOR (NOTED) DET. 10/SD3 LOCATED PER DETAIL 4/SD3
- 10 ASPHALT PAVING
- 11 GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL
- 12 2" VENT TO 6" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP
- 13 CLEAN OUT RE: DET 8/SD3 FOR INFO
- 14 CATCH BASIN ZURN Z-851 6" X 20" SANI-FLO CATCH BASIN FABRICATED 1/2" GAGE TYPE 304 STAINLESS STEEL BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET. PROVIDE SPECIAL DUTY, CLASS 5 "E" 2-881-DGE, DUCTILE IRON SLOTTED GRATE AND SEDIMENT BASKET. CATCH BASIN WILL BE CONNECTED TO SANITARY SEWER DRAIN.

7 ENCLOSURE NOTES
NTS

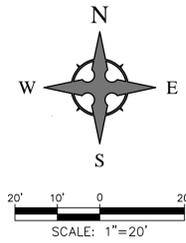
REV	DATE	BY	REVISION
1			
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MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	COORS & SEQUOIA
PROJECT NUMBER	COORS BLDG. NU ALBUQUERQUE
JOB NO.	
DRAWN BY:	5-AF
SHEET TITLE	SITE DETAILS

DATE:	02/22/2018	SHEET:	A13
SCALE:	RE-BAR SCALE	DATE:	



CAUTION - NOTICE TO CONTRACTOR

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

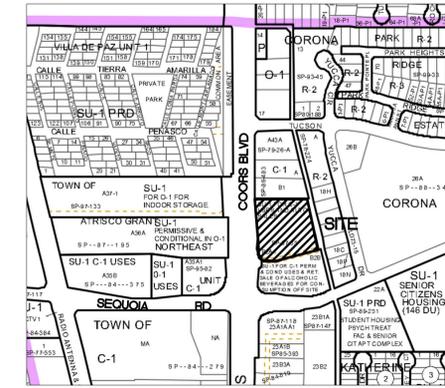
LEGEND

- ← FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- TS27.8 PROPOSED TOP OF SIDEWALK ELEVATION
- (1.11) FGH83.40 FINISHED GRADE AT TOP OF WALL
- FGL83.40 FINISHED GRADE AT BOTTOM OF WALL
- 515--- EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- --- EXISTING STORM DRAIN



FIRM MAP 35001C0327J

Per FIRM Map 35001C0327J, dated November 04, 2016, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.



VICINITY MAP - Zone Map G-1-Z

Legal Description: Tract B2A1, Northeast Unit Town of Atrisco Grant

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. 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.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a conceptual grading plan and drainage management plan for the redevelopment of Tract B2A1, Northeast Unit Town of Atrisco Grant. The site is located at 3500 Coors Blvd NW in Albuquerque, NM. The site contains approximately 1.94 acres. The proposed redevelopment consists of a new Retail Building and a New Restaurant Building with the associated parking lot and landscaping. The City Drainage File Number is G11/D038.

EXISTING HYDROLOGIC CONDITIONS

The site was previously developed as a Chalmers Used Car Lot and consisted of multiple drainage basins that split the site. The western portion of the site drained west to a pond which overflowed into Coors Blvd NW. The eastern portion of the site slopes to the west and into an existing Alley. Reference the calculations table this sheet for approximate flows rates and volumes.

PROPOSED HYDROLOGIC CONDITIONS

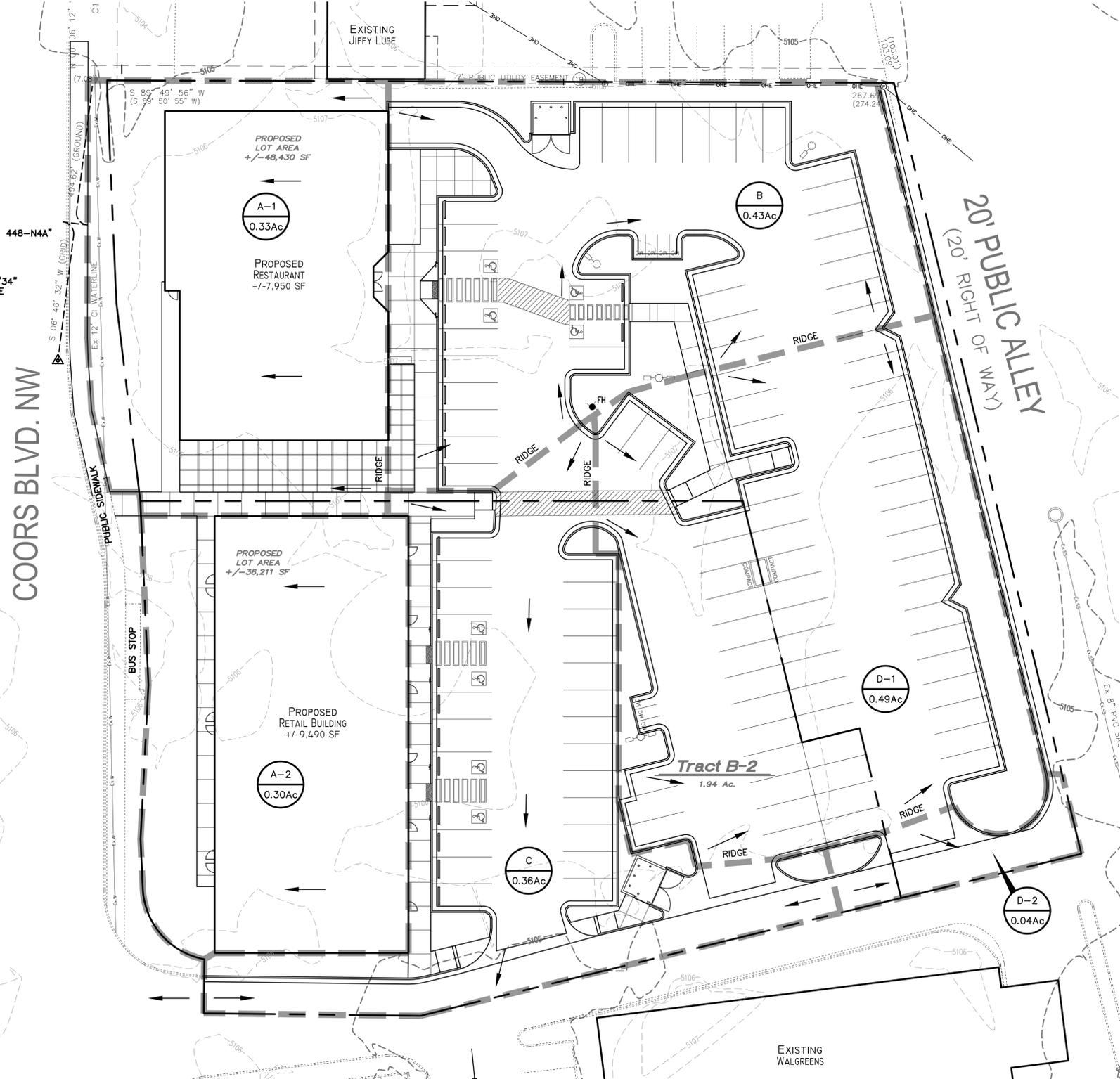
The site will continue to drain in general conformance with the original Chalmers Plan. The topography used for the Grading Plan has been obtained from the 2014 Bernalillo County GIS data. As we progress toward the DRB submittal, on an on the ground survey will be obtained and a more detailed grading plan will be provided. Since the existing site was 100 percent developed, there will not be any increase in runoff from the site. Reference the calculations table this sheet for approximate flows rates and volumes.

As required per current Ordinance, we will provide Stormwater quality ponds in landscape islands as required. Any areas that cannot be routed into stormwater quality ponds will be required to pay a fee-in-lieu of the ponds.

CONCLUSION

This conceptual drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meet city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of the EPC level Site Plan for Building Permit.

ACS MONUMENT "NM 448-N44"
 x = 365,125.21
 y = 1,499,735.31
 Ground-to-Grid:
 0.9996767
 Delta Alpha: -00°15'34"
 NAD83 CENTRAL ZONE
 NAD 1927



Pre-Developed Drainage Calculations

This table is based on the COA DPM Section 22.2, Zone: 1

BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) ₈₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{1day} (CF)
			A	B	C	D						
A-1	14373	0.33	0.0%	0.0%	10.0%	90.0%	4.22	1.39	1.87	2242	2673	3967
A-2	12876	0.30	0.0%	0.0%	10.0%	90.0%	4.22	1.25	1.87	2009	2395	3554
B	18777	0.43	0.0%	0.0%	10.0%	90.0%	4.22	1.82	1.87	2929	3493	5182
C	15670	0.36	0.0%	0.0%	10.0%	90.0%	4.22	1.52	1.87	2445	2915	4325
D-1	21234	0.49	0.0%	0.0%	10.0%	90.0%	4.22	2.06	1.87	3313	3950	5861
D-2	1727	0.04	0.0%	0.0%	10.0%	90.0%	4.22	0.17	1.87	269	321	477
TOTAL	84657	1.94	0.0%	0.0%	10.0%	90.0%	4.22	8.20		13206	15746	23365

Post-Developed Drainage Calculations

Ultimate Development Conditions Basin Data Table

This table is based on the COA DPM Section 22.2, Zone: 1

BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) ₈₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{1day} (CF)
			A	B	C	D						
A-1	14373	0.33	0.0%	0.0%	10.0%	90.0%	4.22	1.39	1.87	2242	2673	3967
A-2	12876	0.30	0.0%	0.0%	10.0%	90.0%	4.22	1.25	1.87	2009	2395	3554
B	18777	0.43	0.0%	0.0%	10.0%	90.0%	4.22	1.82	1.87	2929	3493	5182
C	15670	0.36	0.0%	0.0%	10.0%	90.0%	4.22	1.52	1.87	2445	2915	4325
D-1	21234	0.49	0.0%	0.0%	10.0%	90.0%	4.22	2.06	1.87	3313	3950	5861
D-2	1727	0.04	0.0%	0.0%	10.0%	90.0%	4.22	0.17	1.87	269	321	477
TOTAL	84657	1.94	0.0%	0.0%	10.0%	90.0%	4.22	8.20		13206	15746	23365

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS

100 SUN AVENUE N.E., Ste 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

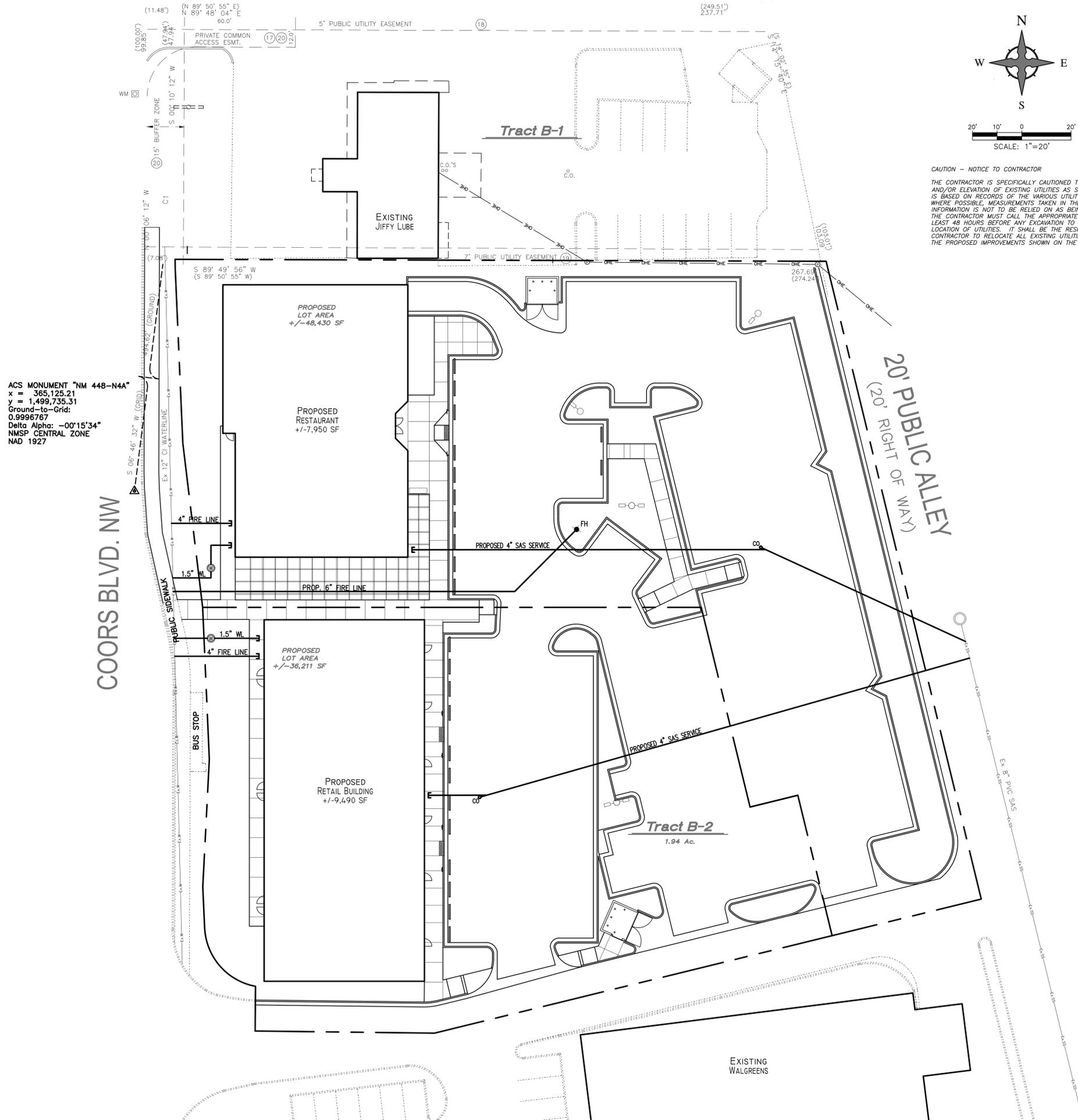
Not For Construction

PROJECT TITLE 3500 COORS BLVD NW NW/4 COORS AND SEQUOIA RD ALBUQUERQUE, NEW MEXICO 87120	DRAWN BY: JG
PROJECT MANAGER JEFF WOOTEN	JOB NO. 2018001
SHEET TITLE Conceptual Grading Plan	

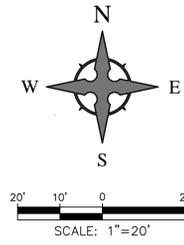
W E Wooten Engineering

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

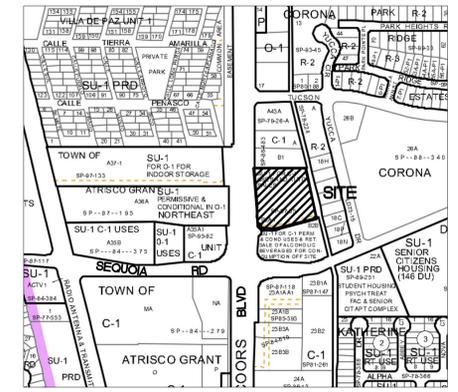
DATE 2/26/2018	SHEET C1.1
SCALE AS NOTED	OF 2



ACS MONUMENT "NM 448-N4"
 x = 365,125.21
 y = 1,499,735.31
 Ground-to-Grid:
 0.9996767
 Delta Alpha: -00°15'34"
 NMSP CENTRAL ZONE
 NAD 1927



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



VICINITY MAP - Zone Map G-II-Z
 Legal Description: Tract B2A1, Northeast Unit Town of Atrisco Grant

GENERAL NOTES

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

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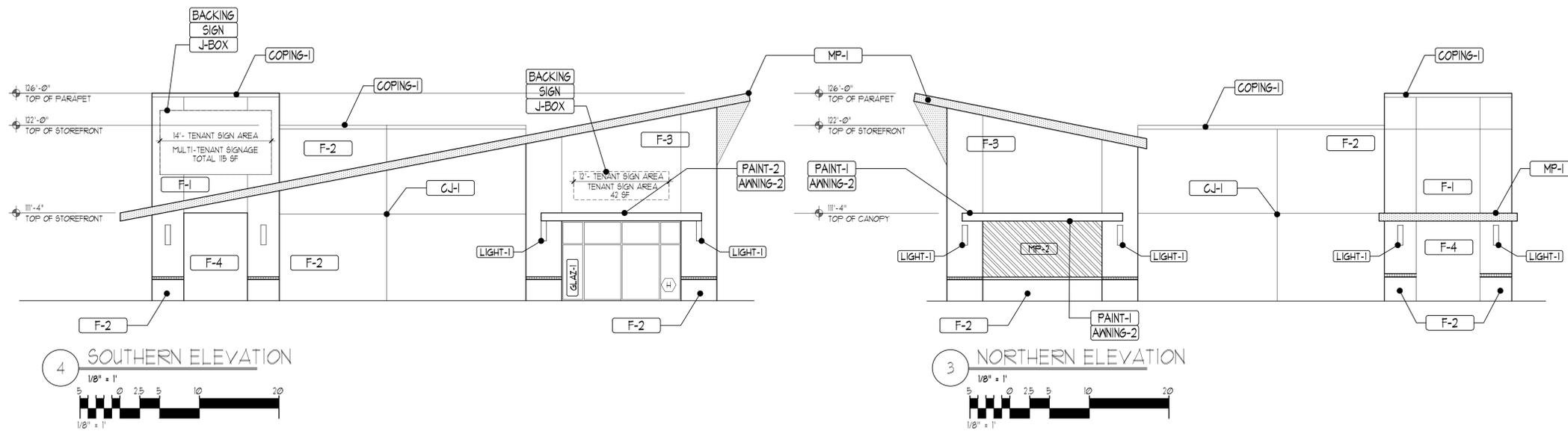
MODULUS ARCHITECTS
 100 SUN AVENUE N.E., Ste 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

Not For Construction

PROJECT TITLE 3500 COORS BLVD NW NWCS COORS AND SEQUOIA ALBUQUERQUE, NEW MEXICO 87120	DRAWN BY: PG
PROJECT MANAGER JEFF WOOTEN	JOB NO. 2018001
SHEET TITLE Conceptual Utility Plan	

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

DATE: 2/26/2018	SHEET: C2.1
SCALE: AS NOTED	OF: 2

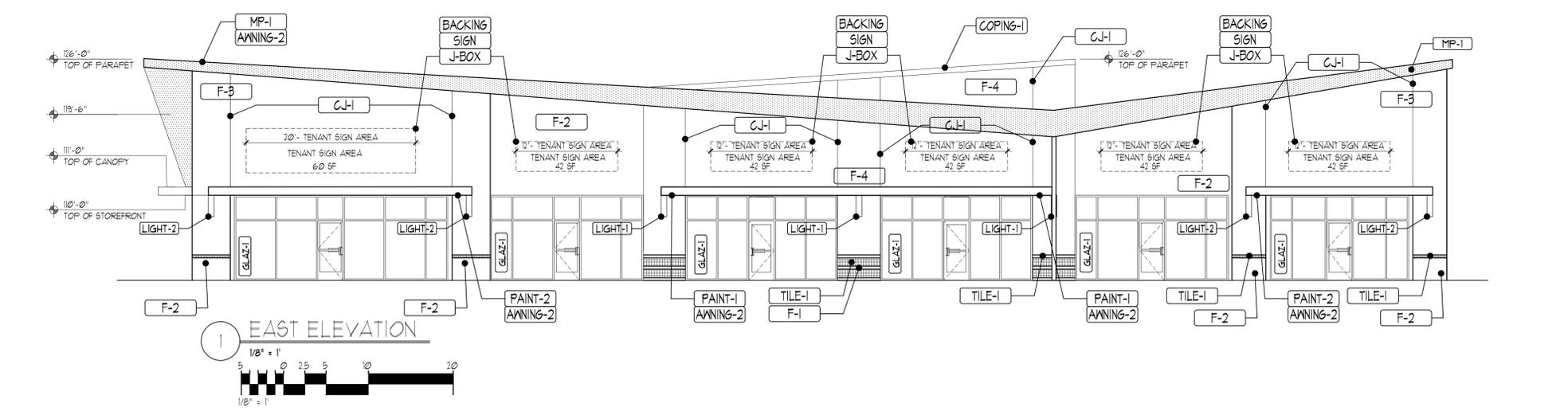
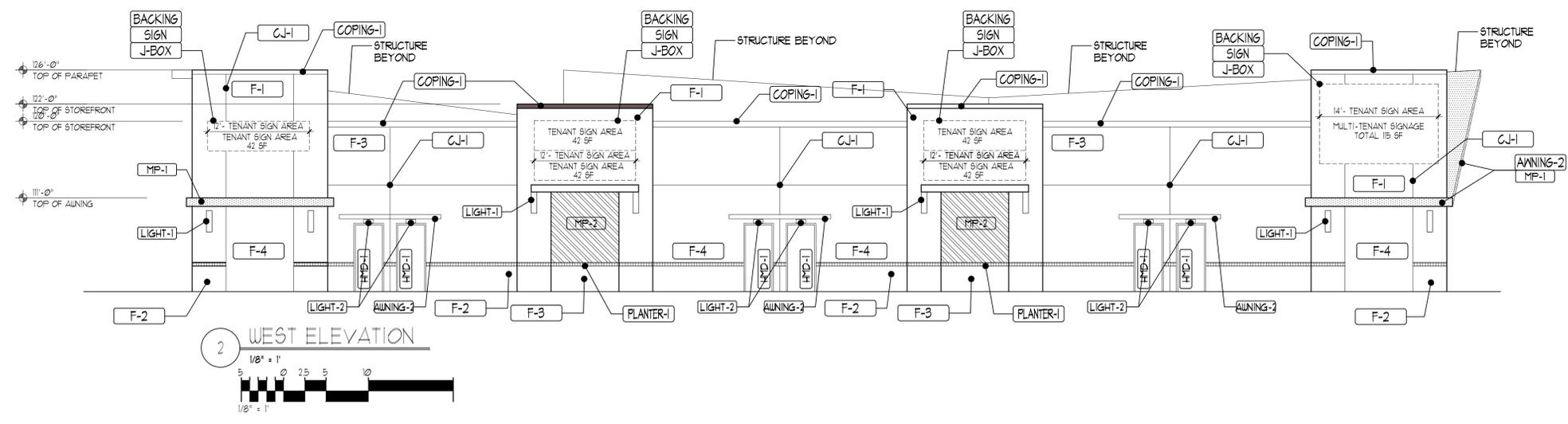


REVISION	BY	DATE	REV
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EXTERIOR MATERIALS	DESCRIPTION
F-1	EXTERIOR STUCCO SYSTEM (2 COAT STO OR EQUAL) COLOR = SW 6101 NOMADIC DESERT
F-2	EXTERIOR STUCCO SYSTEM (2 COAT STO OR EQUAL) COLOR = SW 0005 DEEPEST MUAVE
F-3	EXTERIOR STUCCO SYSTEM (2 COAT STO OR EQUAL) COLOR = SW 6386 NAPERY
F-4	EXTERIOR STUCCO SYSTEM (2 COAT STO OR EQUAL) COLOR = SW 0013 MAJOLICA GREEN
C.O.P-I	KYNAR 500 PREFINISHED 24 GA. METAL COPING COLOR = SW 0005 DEEPEST MUAVE
P.A-I-NING-1	EXTERIOR PAINT/DECORATIVE ELEMENTS/AWNING STEEL/STAIRS AND RAILINGS) COLOR =FLAT BLACK
P.A-I-NING-2	EXTERIOR PAINT/DECORATIVE ELEMENTS/AWNING STEEL/STAIRS AND RAILINGS) COLOR =SW 6101 NOMADIC DESERT
A.W-I-NING-1	EXTERIOR STEEL AWNING
A.W-I-NING-2	EXTERIOR STEEL AWNING/PERGOLA
G.L-AZ-1	ALUMINUM STOREFRONT SYSTEM, SILVER KAWNEER TRI-FAB 451T THERMALLY BROKEN SILVER ANNO. W/ 1" INSULATED LOW 'E' GLAZING UNITS
S-I-G-N-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNAL ILLUMINATION PROVIDE 5/8" FIRE RETARDANT FLY. BACKING AT SIGN AREA
B-A-C-K-I-N-G	5/8" FIRE RETARDANT TREATED PLYWOOD SIGN BACKING SUBSTRATE LOCATION
J-B-O-X	EXTERIOR SURFACE MOUNT 'J' BOX LOCATION AS INDICATED PROVIDE TEMP. COVER PLATE, ROUTE 1-1/2" CONDUIT FROM J-BOX LOCATION TO TENANTS PANEL LOCATION.
L-I-G-H-T-1	EXTERIOR DECORATIVE WALL SCONCE LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS FOR INFO
L-I-G-H-T-2	EXTERIOR WALL PACK LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS FOR INFO
H-M-D-1	EXTERIOR HOLLOW METAL DOOR AND FRAME, COLOR: PAINT TO MATCH ADJACENT STUCCO
C-J-1	1/4" STUCCO CONTROL JOINT
M-P-1	EXTERIOR PERFORATED METAL PANEL SYSTEM, COLOR: FLAT BLACK
M-P-2	EXTERIOR CORTEN STEEL PANEL SYSTEM 10'X6' PANEL WIDTH, ART DECORATIVE PATTERN WITH BACK LIGHTING.
T-I-L-E-1	DECORATIVE WALL TILE
P-L-A-N-T-E-R-1	EXTERIOR PLANTER-LANDSCAPE

NOTE: ALL EXTERIOR MOUNTED GEAR SHALL BE PAINTED TO MATCH ADJACENT EXTERIOR FINISH COLOR.

- FLAT BLACK
- GENERIC COLOR: BLACK
- NOMADIC DESERT SW 6101
- NAPERY SW 6386
- DEEPEST MUAVE SW 0005
- MAJOLICA GREEN SW 0013

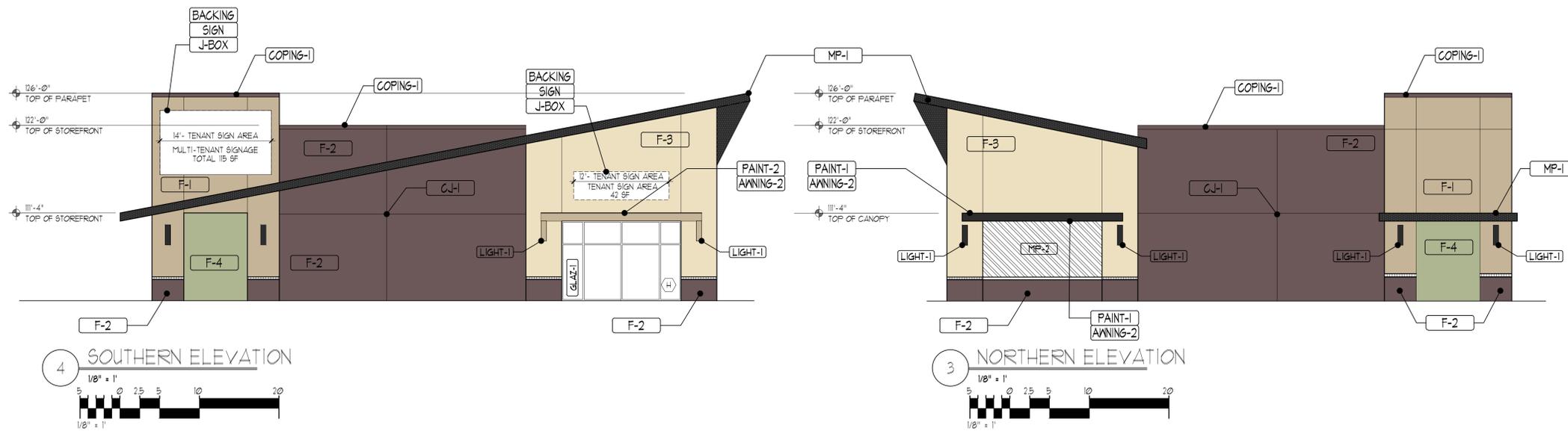


MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT: COORS & SEQUOIA
 COORS BLDG. NU
 ALBUQUERQUE

PROJECT NUMBER: S/AF
 DRAWN BY: C-MARKET
 SHEET TITLE: RETAIL EXTERIOR ELEVATIONS

DATE: 02/22/2018
 SCALE: 1/8" = 1'-0"
 SHEET: A4.0

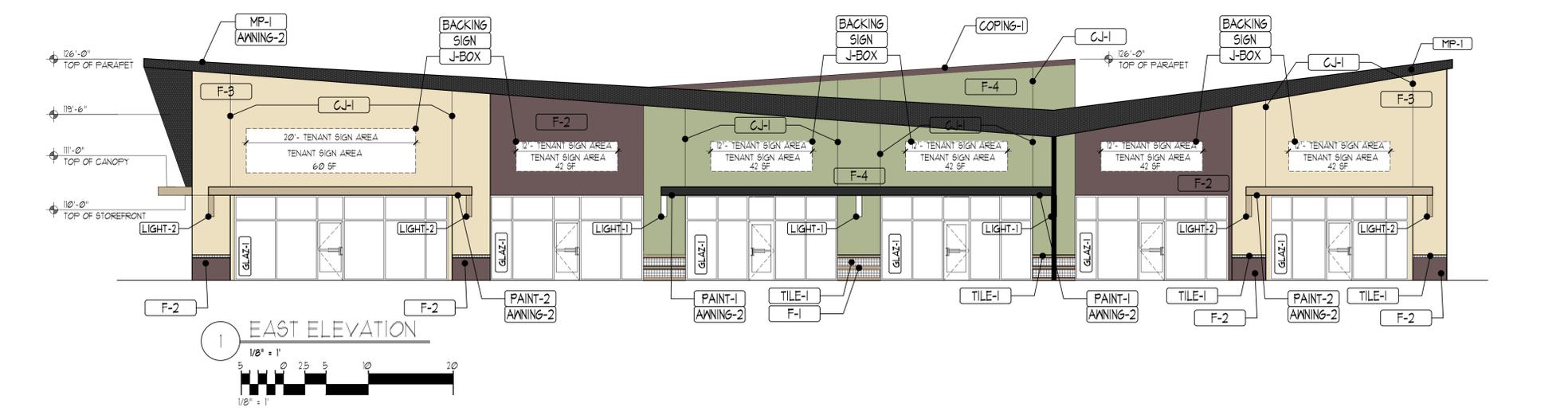
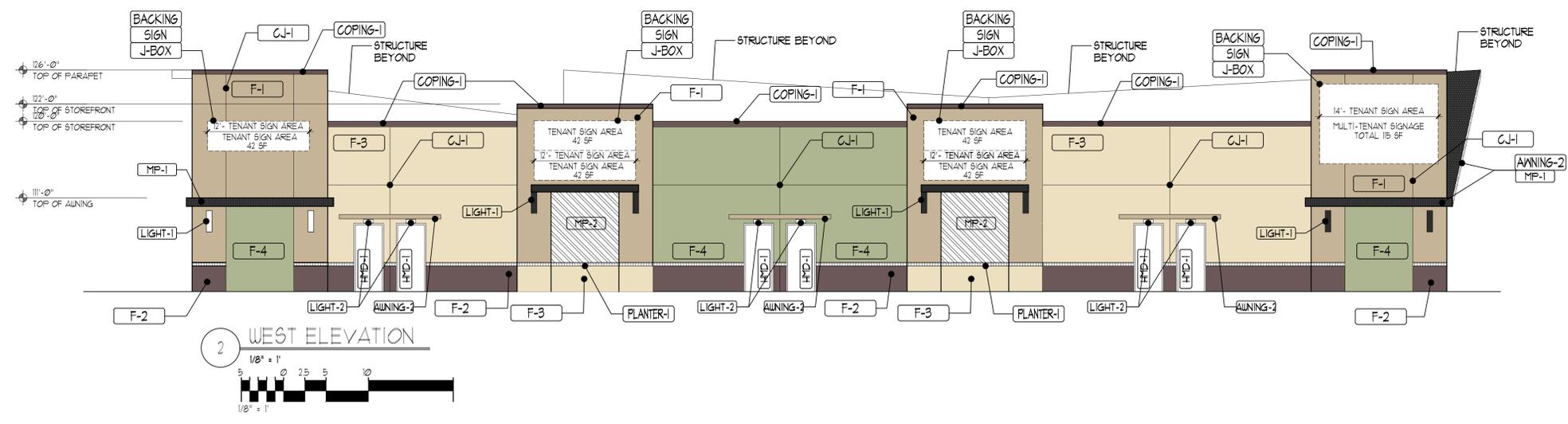


REVISION	BY	DATE	REV
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EXTERIOR MATERIALS	DESCRIPTION
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COPING-1	KYNAR 500 PREFINISHED 24 GA. METAL COPING COLOR = SW 0005 DEEPEST MUAVE
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AWNING-1	EXTERIOR STEEL AWNING
AWNING-2	EXTERIOR STEEL AWNING/PERGOLA
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SIGN-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNAL ILLUMINATION PROVIDE 5/8" FIRE RETARDANT FLY. BACKING AT SIGN AREA
BACKING	5/8" FIRE RETARDANT TREATED PLYWOOD SIGN BACKING SUBSTRATE LOCATION
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LIGHT-1	EXTERIOR DECORATIVE WALL SCONCE LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS FOR INFO
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HMD-1	EXTERIOR HOLLOW METAL DOOR AND FRAME, COLOR: PAINT TO MATCH ADJACENT STUCCO
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TILE-1	DECORATIVE WALL TILE
PLANTER-1	EXTERIOR PLANTER-LANDSCAPE

NOTE: ALL EXTERIOR MOUNTED GEAR SHALL BE PAINTED TO MATCH ADJACENT EXTERIOR FINISH COLOR.

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- GENERIC COLOR: BLACK
- NOMADIC DESERT SW 6101
- NAFERY SW 6386
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- MAJOLICA GREEN SW 0013



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PROJECT: COORS & SEQUOIA
 COORS BLDG. NU
 ALBUQUERQUE

PROJECT NUMBER: C-MARKET
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DATE: 02/22/2018
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