



**Environmental
Planning
Commission**

Agenda Number: 01
Project Number: 2018-001188 (1001831)
Hearing Date: July 12, 2018

Staff Report

Agent	Jeremy Ortiz
Applicant	Artson Properties LLC, Jeff Mauldin
Request	Site Development Plan for Subdivision Amendment, and Site Development Plan for Building Permit Amendment
Legal Description	Tracts G-1A-2C, G-1A-2D, G-1A-2E, G-1A-1, G-1A-2A-1A, and G-1A-2B-1A, Seven Bar Ranch
Location	10301 Cottonwood Park Drive NW, between Ellison Drive NW, and Cottonwood Drive NW
Size	9.5 acres
Existing Zoning	SU-1 for C-2 uses
Proposed Zoning	N/A

Staff Recommendation

APPROVAL of Project # 2018-001188 (1001831)

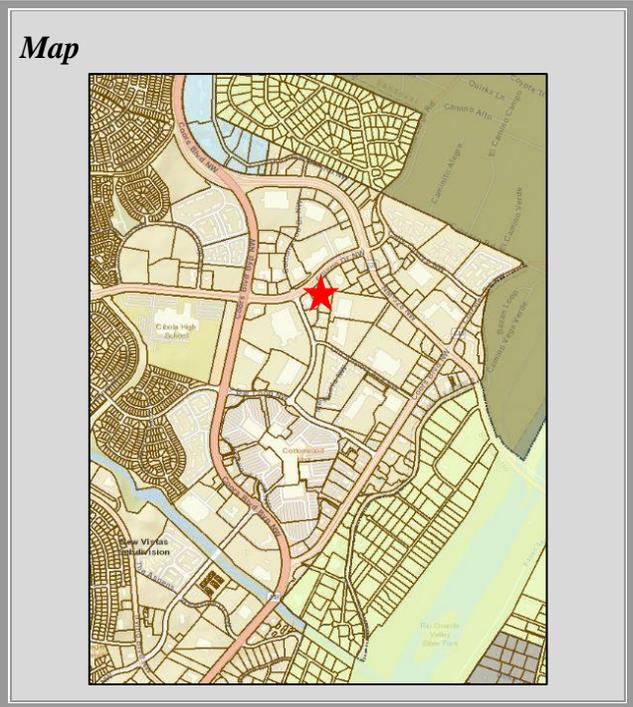
Based on the Findings and subject to the Conditions of Approval included within this report.

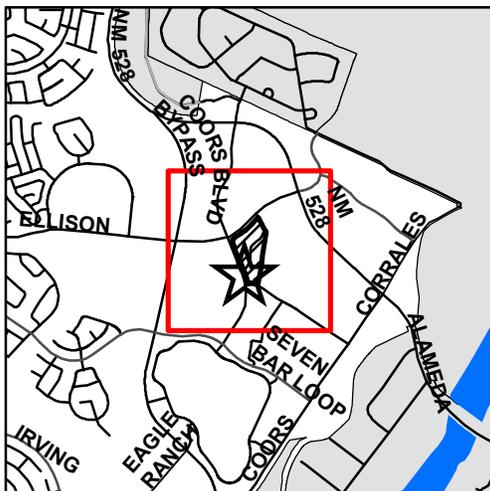
**Staff Planner
Cheryl Somerfedt**

Summary of Analysis

This is a request for a Site Development Plan (SDP) for Subdivision Amendment and a SDP for Building Permit Amendment. The applicant proposes to amend the existing SDP for Subdivision and Building Permit to remove the freestanding sign detail and to add language that will confirm that all future freestanding signs will comply with the underlying zoning.

The Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were notified as required. A facilitated meeting was not requested. Staff recommends approval subject to the Findings and Conditions in this report.





LAND USE MAP

Note: Gray 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



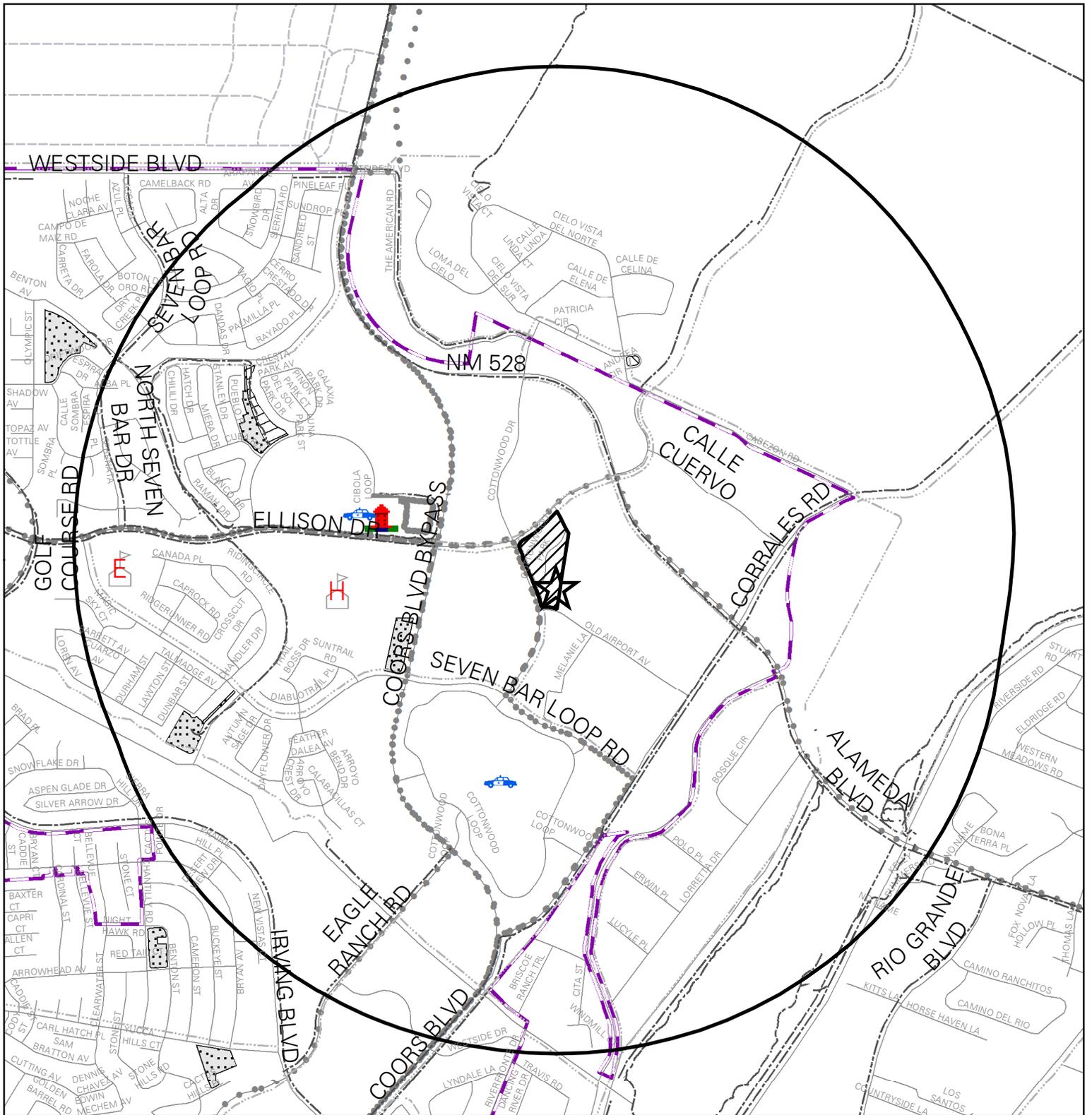
1 inch = 350 feet

Project Number:
2018-001188 (1001831)

Hearing Date:
7/12/2018

Zone Map Page:
A-14

Application Case Numbers:
SI-2018-00027 SI-2018-00028

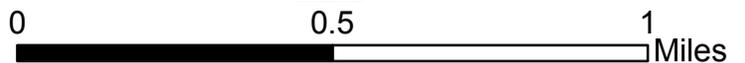


Public Facilities Map with One-Mile Buffer



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

Project Number: 2018-001188 (1001831)



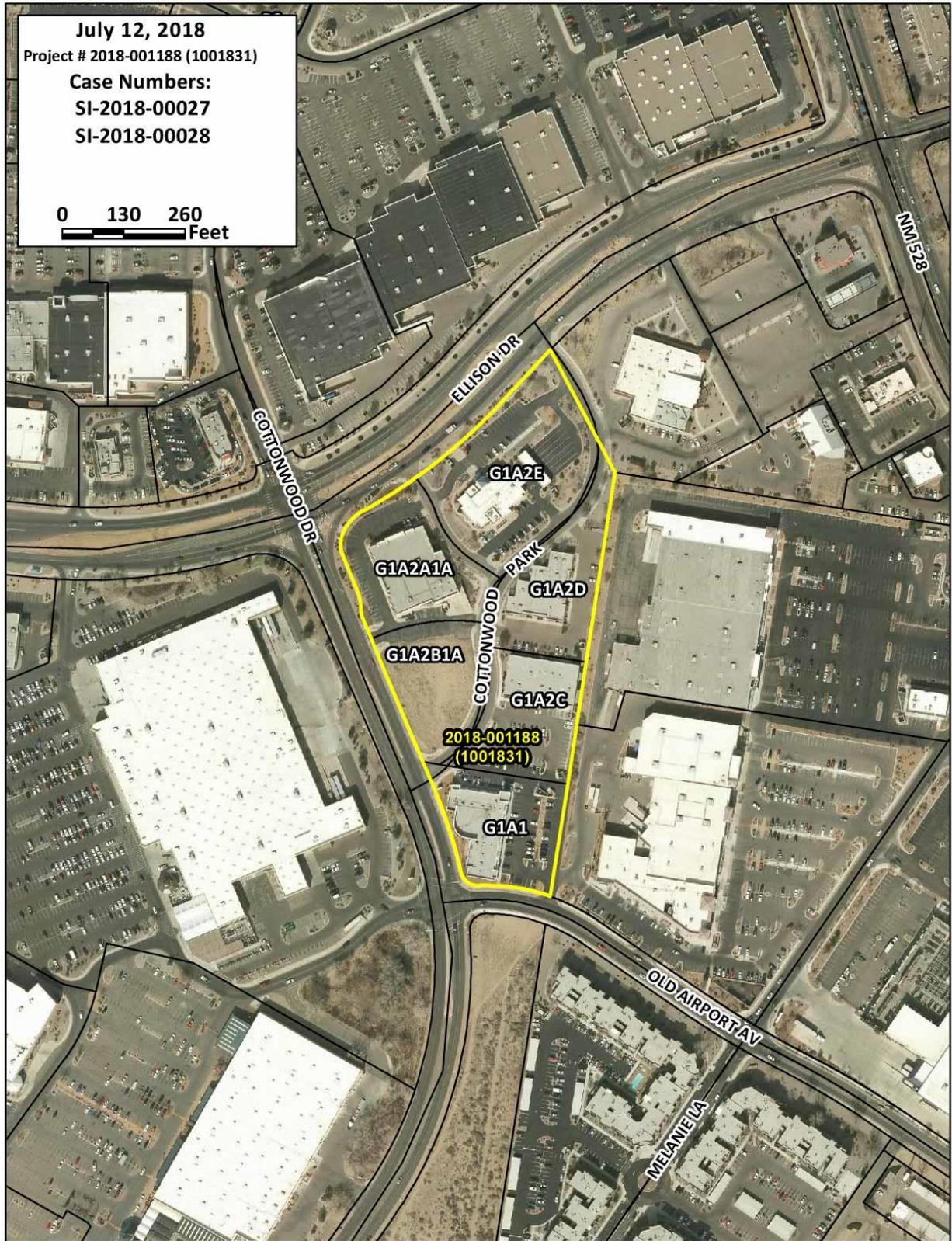


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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for C-2 Uses	Area of Change, Seven Bar Ranch	Commercial Retail, Commercial Service, and Vacant / Other
<i>North</i>	SU-1 for IP Uses	Area of Change, Seven Bar Ranch	Commercial Retail
<i>South</i>	C-2	Area of Change, Seven Bar Ranch	Vacant / Other
<i>East</i>	SU-1 for IP Uses, SU-1 for C-1 Uses, and SU-1 for C-2 Uses, IP Permissive Uses, and R-3 Permissive Uses	Area of Change, Seven Bar Ranch	Commercial Retail
<i>West</i>	SU-1 for C-2 Uses, SU-1 for IP uses	Area of Change, Seven Bar Ranch	Commercial Retail

Proposal

This is a request for an amendment to a Site Development Plan for Subdivision and an amendment to a Site Development Plan for Building Permit to remove a free-standing signage detail from the Site Plans which limits size to be smaller than what is permitted by the Zoning Code. The applicant wishes to provide freestanding signs that will meet the underlying zoning code for size and number of signs rather than be restricted by the existing Site Development Plan’s sign detail. The applicant has updated the notes and deleted the detail as well as deleted the placement of one freestanding sign on the corner of Cottonwood Drive NW and Ellison Drive NW.

Signage was regulated by the C-2 zone prior to the effective date of the Integrated Development Ordinance (IDO) and subsequent to the effective date, signage will be regulated by the MX-M zone. Additional flexibility will be beneficial in meeting the needs of future tenants on the site. The applicant requests that the EPC delegates final sign-off authority of this amendment to the SDP for Subdivision and SDP for Building Permit to the Administrative Approval process.

EPC Role

The EPC is hearing this case because the EPC approved the original Site Development Plan for Subdivision and Building Permit for this site pursuant to the SU-1 zone designation requirements; and the EPC is required to hear amendments to previously approved Site Development Plans. The EPC is the final decision-making body unless the decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

History/Background

1991, the subject site was annexed and zoned SU-1 for R-3 as part of a larger annexation request that created Special Assessment District 223 (Z-91-10, AX-91-1). In 1996, the EPC denied a three part request for a Sector Plan Amendment, a Zone Change from SU-1 for R-3 uses to SU-1 for C-2 Uses, and a Site Plan for Subdivision for a larger 9.1 acre site (former Tract G-1-A), which included the subject site (Z-96-92). The EPC decided to deny the request, which was subsequently appealed, and then City Council granted the appeal and the requests were granted.

Context

The subject site is located within the Seven Bar Ranch Area in a major commercial center north of the Cottonwood Mall. The area has developed with large retail stores, offices, restaurants, and various other commercial uses. West of the subject site is a major retail development that consists of some big box retail such as a Walmart Supercenter and other commercial uses. East of the subject site are more large retail stores such as Dick’s Sporting Goods. North of the subject site are more large retail stores such as Office Max. South of the subject site is a multi-family apartment complex.

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 Ellison Drive NW as a Regional Principal Arterial.

The LRRS designates Cottonwood Drive NW and Cottonwood Park Drive NW as Local streets.

Comprehensive Plan Corridor Designation

The Comprehensive Plan identifies Ellison Drive NW west of Cottonwood Drive NW and Cottonwood Drive NW until it connects to 7 Bar Loop NW to the south as Major Transit Corridors.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed bicycle and pedestrian facilities. Ellison Drive NW is identified as having a proposed bicycle lane and a proposed trail. Cottonwood Drive NW is identified as having a proposed bicycle lane.

Transit

The subject site is located close to Coors Boulevard NW, a Major Transit Corridor, and Alameda Boulevard NW, a Commuter Corridor. Commuter Routes 96 and 98 and Fixed Route 155 all share a stop pair on Ellison between Cottonwood Drive and the Coors By-Pass.

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

At the time of this application, the subject site is zoned SU-1 for C-2 uses.

The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design. Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan.

The C-2 zone provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

At the time of this application the Zoning Code as last amended in 2014 was in effect. Since then, the City's new Zoning Code, the Integrated Development Ordinance (IDO) became effective on May 17, 2018. Under the IDO, the subject site is zoned MX-M. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

Under IDO regulations, major amendments to previously approved Site Plans, would require the originally approving body's subsequent approval. With this proposal, the size of freestanding signs will be removed from the Site Plan, and freestanding signage will be required to meet the current Zoning Code regulations upon submittal for a permit.

The applicant's proposal for an increase in the permitted size of the subject site's freestanding signage to meet the current Zoning Code regulations is permitted, and no zone change is required.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in an Area of 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 5.4.2, West Side Jobs: Foster employment opportunities on the West Side.

- b) Prioritize employment opportunities within Centers.
- c) Prioritize incentives and support employers providing base employment on the West Side.
- d) Promote the clustering of employment opportunities within business parks or industrial parks served by transit.

The request furthers Policy 5.4.2 b) through d) because the request will allow flexibility in signage, which may help to encourage development on the subject site. Part of the subject site is vacant and the proposed tenants have requested a multi-tenant sign prior to completing the lease agreement. The proposed project will permit a sign that meets the Zoning Code maximum size while providing enough space for multi-tenants to be listed. Therefore, the request encourages commercial development in an expected area, which then results in an increase in the amount of employers on the West Side and located along a transit corridor.

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 the intent of policy 5.6.2 because it will allow signage to support increased growth and development in an area where change is encouraged.

West Side Strategic Plan

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 WSSP defines areas for nodes of higher density development to support services and transit. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high density forms.

The subject site is located within the Seven Bar Community Service Area and is within the Regional Center Core. This Regional Center is to develop with a greater density a larger amount of commercial services than other areas on the west side. It is characterized by a major concentration of the most intensive activities needed to serve metropolitan populations. Typical uses include regional shopping centers, regional commercial activities, corporate offices, large public and quasi-public uses, etc (uses found on page 36 of the WSSP). The Seven Bar Community as a whole encompasses 5000 acres, of which 57% was vacant at the time the Plan was written. Major existing streets are Coors Boulevard, the Coors By-Pass and NM 528 and Ellison/McMahon.

The WSSP called for the development of design guidelines for the area, but these guidelines were not developed area-wide. The WSSP does not have specific policies regarding signage, but does encourage view preservation. The request would be consistent with the intent of the WSSP to have a well design development.

Seven Bar Sector Development Plan

This site falls within the boundary of the Seven-Bar Ranch Sector Development Plan (1985 revision) which encompasses over 1000 acres of land. The plan boundaries are Westside Avenue and Alameda Boulevard (NM 528) to the north, the Corrales Main to the east, the Calabacillas Arroyo to the south and a western boundary best understood by viewing the map on Figure 7 A, page 15 of the Seven Bar Sector Plan. The plan seeks to effectively meet the growing demand for jobs and housing in the area and to effectively harmonize with City

policies, goals and planning processes by establishes zoning for the area.

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

Request

The request is to update the Site Development Plan for Subdivision to remove the monument sign detail and the Site Development Plan for Building Permit, to remove the Signage Detail, and to update the keyed notes to state that freestanding signage will be “per the underlying zoning”.

At the time of the application, the Zoning Code as amended in 2014 was effective, and the underlying zone was C-2. The C-2 zone limits the number of signs to one per street frontage per premise. The C-2 zone limits the size of the sign face on freestanding signs on local roads (Cottonwood Drive NW) to *75 square feet* and the overall height to 26 feet. The C-2 zone limits the size of the sign face of freestanding signs on arterial streets (Ellison Road NW) to 250 square feet and the overall height to 26 feet.

The Integrated Development Ordinance (IDO) became effective on May 17, 2018 and assigned new zoning designations to all properties within the City. The subject site is currently zoned MX-M; and if this proposal is approved, the MX-M zone will be the underlying zone regulating signage. The MX-M zone limits the number of signs to one per street frontage per premise. The MX-M zone limits the size of the sign face on freestanding signs on local roads (Cottonwood Drive NW) to *100 square feet* and the overall height to 26 feet. The C-2 zone limits the size of the sign face of freestanding signs on arterial streets (Ellison Road NW) to 200 square feet and the overall height to 26 feet.

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 applicant requests that the EPC delegate final sign-off authority of this Site Development Plan to Administrative Approval.

The Site Plan Layout, Vehicular Access, Parking, Pedestrian Access, Bicycle Access, Transit Access, Walls/Fences, Lighting, Security, Landscaping, Grading, Drainage, Utility Plans, and Architecture are not analyzed in this report because they are not being revised from the original project since this request is purely regarding freestanding signage.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Refer to the Agency Comments at the end of the staff report.

Neighborhood/Public

The Westside Coalition of Neighborhood Associations and property owners within 100 feet of the subject site were notified as required. A facilitated meeting was not requested nor scheduled. Staff has not received comments in opposition or support.

CONCLUSION

The applicant proposes to amend the existing approved Site Development Plan for Subdivision and Site Development for Building Permit to remove the free-standing signage detail, revise the notes to state that all “freestanding signage” will be “per the underlying zoning”, and remove the free-standing sign from the corner of Cottonwood Drive NW and Ellison Drive NW. The underlying zoning is C-2 pursuant to the City’s Comprehensive Zoning Code as last amended in 2014 at the time of this request, and will be MX-M pursuant to the IDO at the time the applicant applies for a permit for the updated signage.

The request will allow some flexibility for the applicant while maintaining the intent to have consistency in the general area along with signage designed to be pleasing and way-finding. The request complies with the intent as well as applicable policies from the Comprehensive Plan, the Westside Strategic Plan, and the Seven Bar Sector Development Plan. Staff recommends approval.

FINDINGS, Site Development Plan for Subdivision

Project # 1001831, 2018-001188

1. This is a request for a Site Development Plan for Subdivision for Tracts G-1A-2C, G-1A-2D, G-1A-2E, G-1A-1, G-1A-2A-1A, and G-1A-2B-1A, Seven Bar Ranch located at 10301 Cottonwood Park Drive NW, between Ellison Drive NW and Cottonwood Drive NW, and containing approximately 9.5 acres.
2. The purpose of this request is to update the Site Development Plan for Subdivision so that freestanding signage is per the underlying zone. The applicant proposes to delete the freestanding signage detail from the Site Development Plan for Subdivision.
3. A Site Development Plan for Building Permit is associated with this request.
4. At the time of this application, the underlying zoning to which signage is subject is the C-2 zone. Since then, the Integrated Development Ordinance (IDO) converted the C-2 zone to MX-M, which shall be in place for the signage permitting process.
5. The proposed use is permissive under the existing zoning. Additional flexibility will be beneficial in meeting the needs of future tenants on the site.
6. The Albuquerque / Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code as last amended in 2014, the Integrated Development Ordinance, the West Side Strategic Plan, and the Seven Bar Ranch Sector Development 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 EPC delegates final sign-off authority of this amendment to the SDP for Subdivision and SDP for Building Permit to the Administrative Approval process.
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. The request furthers Policy 5.4.2 b) through d) because the request will allow flexibility in signage, which may help to encourage development on the subject site. Part of the subject site is vacant and the proposed tenants have requested a multi-tenant sign prior to completing the lease agreement. The proposed project will permit a sign that meets the Zoning Code maximum size while providing enough space for multi-tenants to be listed. Therefore, the request encourages commercial development in an expected area, which then results in an increase in the amount of employers on the West Side and located along a transit corridor.
 - B. The request furthers the intent of policy 5.6.2 because it will allow signage to support increased growth and development in an area where change is encouraged.

10. The subject site is within the boundaries of the West Side Strategic Plan (WSSP) and located within the Seven Bar Community Service Area within its Regional Center Core. This Regional Center is to develop with a greater density a larger amount of commercial services than other areas on the west side. The WSSP does not have specific policies regarding signage, but does encourage view preservation. The request would be consistent with the intent of the WSSP to have a well design commercial development in the area.
11. The subject site falls within the boundary of the Seven-Bar Ranch Sector Development Plan (1985 revision). The plan seeks to effectively meet the growing demand for jobs and housing in the area and to effectively harmonize with City policies, goals and planning processes by establishes zoning for the area.
12. The Westside Coalition of Neighborhood Associations and property owners within 100 feet of the subject site were notified as required. A facilitated meeting was not requested nor scheduled. Staff has not received comments in opposition or support.

RECOMMENDATION

APPROVAL of 2018-001188 (1001831), a request for Site Development Plan for Subdivision for Tracts G-1A-2C, G-1A-2D, G-1A-2E, G-1A-1, G-1A-2A-1A, and G-1A-2B-1A, Seven Bar Ranch based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1001831, 2018-001188

1. The EPC delegates final sign-off authority of this site development plan to Administrative Approval. The Administrator is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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 Administrator, the applicant shall contact the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS, Site Development Plan for Subdivision and Building Permit

Project # 1001831, 2018-001188

1. This is a request for a Site Development Plan for Subdivision for Tracts G-1A-2C, G-1A-2D, G-1A-2E, G-1A-1, G-1A-2A-1A, and G-1A-2B-1A, Seven Bar Ranch located at 10301 Cottonwood Park Drive NW, between Ellison Drive NW and Cottonwood Drive NW, and containing approximately 9.5 acres.
2. The purpose of this request is to update the Site Development Plan for Building Permit so that freestanding signage is per the underlying zone. The applicant proposes to revise the notes to state that freestanding signage is per the underlying zoning, delete the freestanding sign at the corner of Cottonwood Drive NW and Ellison Drive NW, and delete the freestanding signage detail from the Site Development Plan for Building Permit.
3. A Site Development Plan for Subdivision is associated with this request.
4. At the time of this application, the underlying zoning to which signage is subject is the C-2 zone. Since then, the Integrated Development Ordinance (IDO) converted the C-2 zone to MX-M, which shall be in place for the signage permitting process.
5. The proposed use is permissive under the existing zoning. Additional flexibility will be beneficial in meeting the needs of future tenants on the site.
6. The Albuquerque / Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code as last amended in 2014, the Integrated Development Ordinance, the West Side Strategic Plan, and the Seven Bar Ranch Sector Development 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 EPC delegates final sign-off authority of this amendment to the SDP for Subdivision and SDP for Building Permit to the Administrative Approval process.
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:
 - C. The request furthers Policy 5.4.2 b) through d) because the request will allow flexibility in signage, which may help to encourage development on the subject site. Part of the subject site is vacant and the proposed tenants have requested a multi-tenant sign prior to completing the lease agreement. The proposed project will permit a sign that meets the Zoning Code maximum size while providing enough space for multi-tenants to be listed. Therefore, the request encourages commercial development in an expected area, which then results in an increase in the amount of employers on the West Side and located along a transit corridor.
 - D. The request furthers the intent of policy 5.6.2 because it will allow signage to support

increased growth and development in an area where change is encouraged.

10. The subject site is within the boundaries of the West Side Strategic Plan (WSSP) and located within the Seven Bar Community Service Area within its Regional Center Core. This Regional Center is to develop with a greater density a larger amount of commercial services than other areas on the west side. The WSSP does not have specific policies regarding signage, but does encourage view preservation. The request would be consistent with the intent of the WSSP to have a well design commercial development in the area.
11. The subject site falls within the boundary of the Seven-Bar Ranch Sector Development Plan (1985 revision). The plan seeks to effectively meet the growing demand for jobs and housing in the area and to effectively harmonize with City policies, goals and planning processes by establishes zoning for the area.
12. The Westside Coalition of Neighborhood Associations and property owners within 100 feet of the subject site were notified as required. A facilitated meeting was not requested nor scheduled. Staff has not received comments in opposition or support.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1001831, 2018-001188

13. The EPC delegates final sign-off authority of this site development plan to Administrative Approval. The Administrator is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
14. Prior to application submittal to the Administrator, the applicant shall contact the staff planner to ensure that all conditions of approval are met.
15. 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.
16. The Site Plan shall note that all electronic sign regulations will apply.

RECOMMENDATION

APPROVAL of 2018-001188 (1001831), a request for Site Development Plan for Building Permit for Tracts G-1A-2C, G-1A-2D, G-1A-2E, G-1A-1, G-1A-2A-1A, and G-1A-2B-1A, Seven Bar Ranch based on the preceding Findings and subject to the following Conditions of Approval.

***Cheryl Somerfeldt
Planner***

Notice of Decision cc list:

Artson Properties LLC, Jeff Mauldin, 8408 Vina Del Sol Dr. NE, ABQ, NM 87107

Jeremy Ortiz, Darren Sowell Architecture, LLC, 4700 Lincoln Rd, Suite 111, ABQ, NM 87109

Westside Coalition of Neigh. Assoc., Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120

Westside Coalition of Neigh. Assoc., Harry Hendriksen, 10592 Rio del Sol NW, ABQ, NM 87114

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Long Range Planning

Comments for Site Plan for Subdivision Amendment:

The pre-existing SU-1 for C-2 uses will convert to MX-M under the IDO, but since the application was submitted prior to the IDO effective date, the regulations of C-2 apply to this request. These comments note, where relevant, what the IDO would allow for the applicant's information only for future requests.

The requested amendment is from an 8'6" tall x 8' wide monument sign that is internally illuminated and not to exceed 50 s.f. of sign face area to the following options:

- Detail 2 - 18' tall x 9'8" wide with 80 s.f. total sign face area, including the additional electronic sign option
- Detail 3 - 22' tall x 10'8" wide with 132 s.f. total sign face area, including the additional electronic sign option

While these larger signs are inconsistent with prior approvals for this site, the C-2 zone allows 75 s.f. sign face area on local roads and 250 s.f. sign face area on arterial roads, both with a maximum height of 26'. The requested signs are generally consistent with the C-2 allowances and also would be allowed under the IDO.

The Detail 3 sign and the option for a reader board on the Detail 2 sign would exceed the allowable sign size if the sign is located on Cottonwood Dr. A variance would be needed to exceed the 75 s.f. sign face area for a sign on Cottonwood Dr. Therefore, a note should be added to the Site Plan that only Detail 2 without an LED reader board is allowed along Cottonwood Dr. (Note that under the IDO, the sign could be 100 s.f. on Cottonwood Rd, so there would be space for the LED reader board. Detail 3 would be too large along Cottonwood Rd with or without a reader board.) The Site Plan should also specify that all electronic sign regulations will apply.

Technical corrections: The Site Plan should revise the Details titles to say that either sign option is a monument sign (which is a kind of freestanding sign). The Site Plan needs a bubble cloud around the two new sign details being requested (Detail 3 and Detail 2), with the date and a triangle symbol indicating the number of this amendment. The last amendment that is visible in this site plan is #6 on July 23, 1998. Please verify if this is the 7th amendment requested. The Site Plan also needs to strike the old detail of monument sign and revise the narrative description of the building sign standards and mark these changes with bubble cloud and the triangle symbol with the number of this amendment.

Comments for Site Plan for Building Permit Amendment:

It appears this request is for 3 new monument (freestanding) signs. The requested amendment is from an 8'6" tall x 8' wide sign that is internally illuminated and not to exceed 50 s.f. to

the following:

- 2 signs per Detail 2 on the Site Plan for Subdivision, one located on Ellison (arterial) and the other on Cottonwood Rd. (local).
- 1 sign per Detail 3 on the Site Plan for Subdivision located at the corner of Ellison (arterial) and Cottonwood Rd. (local).

These sign sizes are consistent with the proposed amendment to the Site Plan for Subdivision; however, the sign on Cottonwood Rd. would not be allowed to have the LED reader board option unless a size variance is granted by the ZHE. To address this, please add a new note in the general notes section that “All monument (freestanding) signs shall meet the requirements of the C-2 zone.”

Technical corrections: It is difficult to track what is requested to be amended in this plan. It appears that the changes are summarized in a box titled “Keyed Notes.” If this is the case, please add a date and include the hexagon symbol for the keyed numbers so that the revisions are easily identifiable. Additionally, mark all revisions with the next consecutive number in the Triangle notation scheme, which was used for previous revisions to this site plan.

It is unclear which sign details in the Site Plan for Building Permit are still valid. Please cross out all sign details that are being replaced by this update. It does not appear that the updated sign details are included in the Site Plan for Building Permit. If this is the case, it would be more clear to revise the Keyed Note text box and the call-out text on Sheet A to indicate the sign details are found in the Site Plan for Subdivision, which is a separate document and separate approval (instead of referring to “Sheet B,” which is not a sheet in this Site Plan for Building Permit).

CITY ENGINEER

Transportation Development

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

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

No Comment.

WATER UTILITY AUTHORITY

Site Development Plan for Subdivision Amendment

- No adverse comment to the proposed subdivision amendment

Site Development Plan for Building Permit Amendment

- No adverse comments to the building permit amendment. The south most property received a serviceability (170613) as well as a service connection agreement (C-17-29) which are still in effect.

POLICE DEPARTMENT/Planning

No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

No comment.

TRANSIT DEPARTMENT

2018-001188 SI- 2018-00027	Amendments to SDPBP and SDPS for 1.75 acres at 10301 Cottonwood Park NW (Request is for amendments to signage plan only.)	Proximate to Coors Major Transit Corridor and Alameda Commuter Corridor	Not on a route	Commuter Routes 96 and 98 and Fixed Route 155 all share a stop pair on Ellison between Cottonwood Drive and the Coors By-Pass	No comment
----------------------------------	---	---	----------------	---	------------

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT has no comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objections.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes, in the project area:

- Ellison Dr NW is functionally classified as a Principal Arterial.
- Ellison Dr NW & Cottonwood Dr NW are identified to include a proposed bike lane in the Long Range Bikeway System.
- The project area is in a Regional Center of the 2040 MTP Preferred Scenario.
- Ellison Dr NW is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- Existing electric underground distribution lines are located along the western and eastern boundaries and in the southern portion as well as in the center of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements.
- The location of the proposed monument signs is unclear. The project site plans need to identify the location of all existing public utility easements including the existing electric distribution lines so that the monument signs will avoid interference with the existing underground utility infrastructure.



View of the subject site looking east from Cottonwood Drive NW at the location of the proposed primary multi-tenant sign.



View of the subject site looking south from the corner of Elliston Drive NW and Cottonwood Drive NW at the location of the proposed secondary single-tenant sign.

APPLICATION INFORMATION



Supplemental Form (SF)

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

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

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. (Zipped files and files over 9 Megabytes will not get delivered via email, Therefore, PDF files must be provided on a CD)

APPLICATION INFORMATION:

Professional/Agent (if any): JEREMY ORTIZ PHONE: 948-8908
 ADDRESS: 4700 LINCOLN RD, SUITE 111 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: jeremy@dsaabq.com
 APPLICANT: ARTSON PROPERTIES LLC, JEFF MAULDIN PHONE: 345-7817
 ADDRESS: 8408 VINA DEL SOL DR NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: jeff.mauldin@lazyboyabq.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: PROVIDE MODIFICATION TO THE MONUMENT SIGN DETAILS AS WELL AS ADD A SECOND LARGER MONUMENT SIGN OPTION TO BE USED FOR MULTI-TENANT BLDG

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

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

Lot or Tract No. G1-AZB1 & G-1A-2A1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: 7-BAR RANCH
 Existing Zoning: SU-1 Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): A-14 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1001831 & 1010806

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.75

LOCATION OF PROPERTY BY STREETS: On or Near: ELISON DR. AND COTTONWOOD DR.
 Between: _____ and _____

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

SIGNATURE [Signature] DATE 1/20/18

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"

IP MASTER DEVELOPMENT PLAN (EPC11)

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

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

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

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

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

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

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

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

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) ~~20 copies~~ *10 copies each* *MSV*
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) ~~20 copies.~~
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: ARTSOL PROPERTIES DATE OF REQUEST: 5/1/18 ZONE ATLAS PAGE(S): A-14-2

CURRENT:

ZONING SU-1
PARCEL SIZE (AC/SQ. FT.) 1.75 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 61A2B1 BLOCK # 61A2A1
SUBDIVISION NAME 7 BAR RANCH

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: _____ (sq. ft.)

DIFFERENT SIGN OPTIONS FOR SITE

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

APPLICANT OR REPRESENTATIVE _____

DATE 5/11/18

(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.**

[Signature]
TRAFFIC ENGINEER

05-11-18
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

ARTSON PROPERTIES, LLC
8408 Vina Del Sol Dr NE
Albuquerque / New Mexico / 87122
505-238-5331 Cell
Jeff.mauldin@lazboyabq.com

May 10, 2018

City of Albuquerque
David Campbell, Planning Director
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: dcampbell@cabq.gov

Property Owner:

Artson Properties, LLC
Jeff Mauldin, Managing Member
8408 Vina Del Sol Dr. NE
Albuquerque, NM 87122

Agent

Jeremy Ortiz
Darren Sowell Architecture, LLC.
4700 Lincoln Road NE, Suite 111
Albuquerque, New Mexico 87109
Phone (505) 342-6200
jeremy@dsaabq.com

RE: Agent Authorization for Jeff Mauldin of La-Z-Boy Albuquerque –Administrative Amendment for Siteplan for Subdivision and Site Plan for Building Permit for the site located at 10301 Cottonwood Park NW (A-14)

Mr. Campbell,

The purpose of this letter is to authorize Jeremy Ortiz, with DSA Architects, LLC, to act as my agent of record in this request for an Administrative Amendment to an approved Site Plan Subdivision and Site Plan for Building Permit on the property legally described as: Tracts G1A-2A and G-1A-2B, Seven Bar Ranch, located at 10301 Cottonwood Park NW, zoned SU-1 For C-2 Uses, containing approximately 1.75 Acres.

This authorization is valid until further written notice from Jeremy Ortiz (Agent) or Jeff Mauldin (Owner/Developer). Please direct all correspondence and communication to our Agent for the purpose of this request for Administrative approval.

Respectfully,


cc: File



Darren Sowell
ARCHITECTURE

June 29, 2018

City of Albuquerque
David Campbell, Planning Director
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: dcampbell@cabq.gov

RE: Letter of Justification to change the approved monument sign design and add a larger one for multi-tenant use at 10301 Cottonwood Park NW and 3750 Ellison Dr. NW, Albuquerque NM 87114

(Atlas Zone Map A-14-Z)

Mr. Campbell,

The purpose of this letter is to request that we be granted an Amendment to the existing Site Plan for Subdivision and the existing Site Plan for Building Permit in order to provide updates to the monument sign requirements of said plans. The two requests are as follows:

1. We would like to modify the existing monument sign detail to be deleted and replace it with directives that all freestanding signage be per the underlying zoning ordinance. This will default the process to the zoning requirements in affect and keep the sign requirements relevant for the properties into perpetuity.

For any questions or additional information, please contact us at jeremy@dsaabq.com or (505) 948-8908

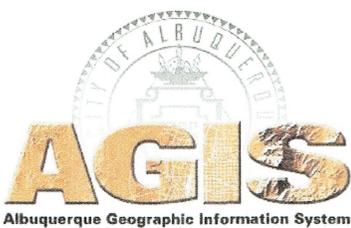
Respectfully,

A handwritten signature in black ink, appearing to read 'Jeremy Ortiz', written over a faint circular stamp or watermark.

Jeremy Ortiz, AIA, NCARB, CDT
Project Manager
Darren Sowell Architecture



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



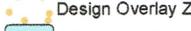
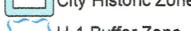
Map amended through: 9/2/2014

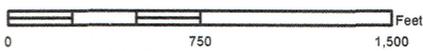


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-14-Z

Selected Symbols

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



**NOTIFICATION &
NEIGHBORHOOD INFORMATION**

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), 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.

jeremy@archisdesign.net

From: jeremy@dsaabq.com
Sent: Friday, May 11, 2018 2:11 PM
To: jeremy@archisdesign.net
Subject: Fwd: Notification Inquiry_10301 Cottonwood Park NE_EPC
Attachments: image001.png; image002.png; image003.png; Page_A-14-Z.PDF; Notification Inquiry_10301 Cottonwood Park NE_EPC.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

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

From:
"Quevedo Vicente M." <vquevedo@cabq.gov>

To:
"jeremy@dsaabq.com" <jeremy@dsaabq.com>
Sent:
Fri, 11 May 2018 16:34:07 +0000
Subject:
Notification Inquiry_10301 Cottonwood Park NE_EPC

Jeremy,

See list of affected neighborhood associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Westside Coalition of Neighborhood Associations	Rene	Horvath	land@trna.org	5515 Palomino Drive NW
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio del Sol NW

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, May 10, 2018 4:00 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Environmental Planning Commission Submittal

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

Contact Name

Jeremy Ortiz

Company Name

Darren Sowell Architects

Address

4700 Lincoln Rd, Suite 111

City

Albuquerque

State

NM

ZIP

87109

Telephone Number

(505) 948-8908

Email Address

jeremy@dsaabq.com

Anticipated Date of Public Hearing (if applicable):

July 12

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

Lot G-1A-2A1 and lot G-1A-2B1, 7-Bar Ranch

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

10301 Cottonwood Park NE and 3750 Ellison Dr. NW, Albuquerque NM 87114

This site is located on the following zone atlas page:

A-14-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

COLE MT ALBUQUERQUE NM LLC C/O
COLE REAL ESTATE INVESTMENTS
COLE CAPITAL CORPORATION C/O
RYAN LLC
HOUSTON TX 77056-8369

DGM LLC
PO BOX 37438
ALBUQUERQUE NM 87176

KALLISON RANCH OF VIRGINIA LIMITED
PARTNERSHIP LLP
2828 CONNECTICUT AVE
WASHINGTON DC 20008

GIBSON-COTTONWOOD LLC &
BENSON-COTTONWOOD LLC & ETAL
142 A SOUTH SANTA CRUZ AVE
LOS GATOS CA 95030

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

3700 ELLISON LLC
7001 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3695

RSF LAND & CATTLE COMPANY LLC
4801 LANG AVE NE SUITE 210
ALBUQUERQUE NM 87109-4474

BERNALILLO COUNTY % COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

TRAPITO LLC
3730 ELLISON DR NW SUITE B
ALBUQUERQUE NM 87114

MOMENTUM WEST LLC
2600 AMERICAN RD SUITE 260
RIO RANCHO NM 87124

~~ARTSON PROPERTIES LLC
8408 VINA DEL SOL DR NE
ALBUQUERQUE NM 87122-4217~~

WAL-MART STORES EAST LTDPTNS C/O
WAL-MART PROP TAX DEPT MS 0555
PO BOX 8050
BENTONVILLE AR 72716-8055

GIBSON-COTTONWOOD LLC
& BENSON-COTTONWOOD LLC & ETAL
C/O BEST BUY
7601 PENN AVE SO
MINNEAPOLIS MN 55423-3645

~~COLE MT ALBUQUERQUE NM LLC C/O
COLE REAL ESTATE INVESTMENTS
COLE CAPITAL CORPORATION C/O
RYAN LLC
HOUSTON TX 77056-8369~~

MOMENTUM WEST LLC
2600 AMERICAN RD SUITE 260
RIO RANCHO NM 87124

~~ARTSON PROPERTIES LLC
8408 VINA DEL SOL DR NE
ALBUQUERQUE NM 87122-4217~~

Exact Duplicate

owner

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	land@trna.org	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio del Sol NW	Albuquerque	NM	87114	5052214003	5058903481



May 10, 2018

Business name
Address
Address

Re: Request to add two new monument sign options to the approved monument sign design for use at 10301 Cottonwood Park NW and 3750 Ellison Dr. NW, Albuquerque NM 87114.

To Whom It May Concern:

Artson Properties is submitting application to request that they be granted an Amendment to the existing Site Plan for Subdivision and the existing Site Plan for Building Permit in order to provide updates to the monument sign requirements of said plans as well as provide other sign locations. The two requests are as follows:

1. We would like to modify the existing monument sign detail, which is designed for a single tenant or single tenant building, to include an option for an updated look of the sign and provide more design features than are currently designated or allowed.
2. We would also like to add a second monument sign option that is designed that is a larger size for the multi-tenant building. The currently allowed sign is too small making it problematic for visibility of individual tenants to passing traffic and for wayfinding. This design also aligns with the changes for the single tenant monument sign option and better matches our updated shopping center design.

Our request to be heard at the next Environmental Planning Commission (EPC) hearing is scheduled for July 12, 2018 beginning at 8:30am. The hearing will be located at Plaza Del Sol in the basement hearing room at 600 2nd St. NW, Albuquerque, NM 87102.

For any questions or additional information, please contact us at jeremy@dsaabq.com or (505) 948-8908

Respectfully,

Jeremy Ortiz, AIA, NCARB, CDT
Project Manager
Darren Sowell Architecture



May 10, 2018

Attn: Mr. Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio Del Sol NW
Albuquerque, NM 87114
(505) 221-4003

Re: Neighborhood Association Notification

Request to add two new monument sign options to the approved monument sign design for use at 10301 Cottonwood Park NW and 3750 Ellison Dr. NW, Albuquerque NM 87114.

Legal Description: Lots G1A2A1 and G1A2B1, 7 bar Ranch

The properties are located at the intersection of Ellison Drive and Cottonwood Drive. The businesses are the existing La-Z-Boy store and the newly constructed Shoppes at Ellison shopping center.

Artson Properties is submitting application to request that they be granted an Amendment to the existing Site Plan for Subdivision and the existing Site Plan for Building Permit in order to provide updates to the monument sign requirements of said plans as well as provide other sign locations.

The two requests are as follows:

1. We would like to modify the existing monument sign detail, which is designed for a single tenant or single tenant building, to include an option for an updated look of the sign and provide more design features than are currently designated or allowed.
2. We would also like to add a second monument sign option that is designed that is a larger size for the multi-tenant building. The currently allowed sign is too small making it problematic for visibility of individual tenants to passing traffic and for wayfinding. This design also aligns with the changes for the single tenant monument sign option and better matches our updated shopping center design.

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: June 11, 2018.

Our request to be heard at the next Environmental Planning Commission (EPC) hearing is scheduled for July 12, 2018 beginning at 8:30am. The hearing will be located at Plaza Del Sol in the basement hearing room at 600 2nd St. NW, Albuquerque, NM 87102.

For any questions or additional information, please contact us at jeremy@dsaabq.com or (505) 948-8908

Respectfully,

A handwritten signature in black ink, appearing to read 'Jeremy Ortiz', with a stylized flourish at the end.

Jeremy Ortiz, AIA, NCARB, CDT
Project Manager
Darren Sowell Architecture



May 10, 2018

Attn: Ms. Rene Horvath
Westside Coalition of Neighborhood Associations
5515 Palomino Dr. NW
Albuquerque, NM 87120
(505) 898-2114

Re: Neighborhood Association Notification

Request to add two new monument sign options to the approved monument sign design for use at 10301 Cottonwood Park NW and 3750 Ellison Dr. NW, Albuquerque NM 87114.

Legal Description: Lots G1A2A1 and G1A2B1, 7 bar Ranch

The properties are located at the intersection of Ellison Drive and Cottonwood Drive. The businesses are the existing La-Z-Boy store and the newly constructed Shoppes at Ellison shopping center.

Artson Properties is submitting application to request that they be granted an Amendment to the existing Site Plan for Subdivision and the existing Site Plan for Building Permit in order to provide updates to the monument sign requirements of said plans as well as provide other sign locations.

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For any questions or additional information, please contact us at jeremy@dsaabq.com or (505) 948-8908

Respectfully,

A handwritten signature in black ink, appearing to read 'Jeremy Ortiz', with a stylized, cursive script.

Jeremy Ortiz, AIA, NCARB, CDT
Project Manager
Darren Sowell Architecture

7017 3040 0000 8685 0511

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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Total \$6.70 05/17/2018

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

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Ms. Rene Horvath
Westside Coalition of Neighborhood
Associations
5515 Palomino Dr. NW
Albuquerque, NM 87120

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Postage	\$0.50
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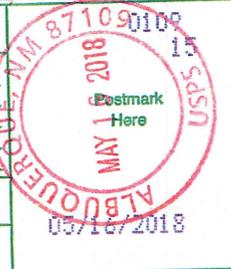
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Total Postage and Fees	\$6.70	

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 Street and Apt. No., or PO Box No.: 7601 PENN AVE SO ETAL C/O BEST BUY
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ALBUQUERQUE NM 87109
MAY 16 2015
05/18/2015

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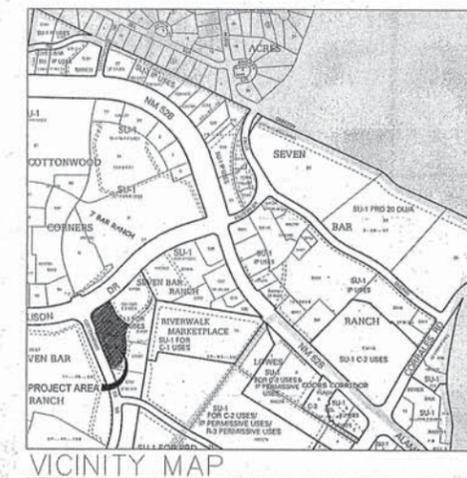
Street and Apt. No., or PO Box No. 2600 AMERICAN RD SUITE 260

City, State, ZIP+4® RIO RANCHO NM 87124

*******SITE PLANS**

Amendment - Site Plan For Building Permit Monument Sign Update TRACTS G-1A-2A1 & G-1A-2B1

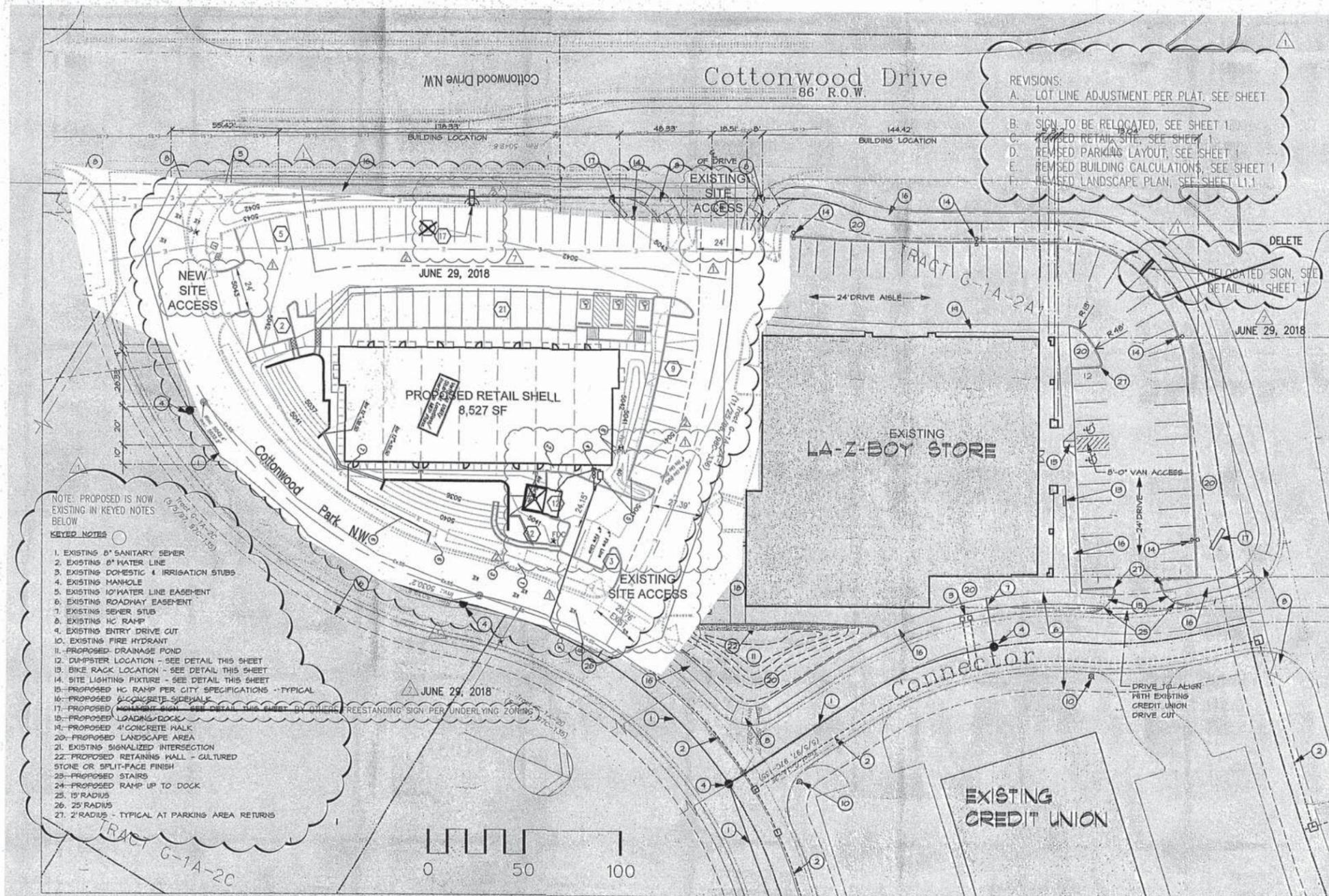
BUILDING CALCULATIONS:
 GROSS LOT AREA- 1.0015 AC. (43,625 S.F.)
 BUILDING AREA- 8,527 S.F.
 COVERED AREA- 0 S.F.
 WALKS- 2,362.46 S.F.
 NET LOT AREA- 36,420 S.F.
 LANDSCAPING REQUIRED- SEE ADMINISTRATIVE AMENDMENT SHEET L1.1
 LANDSCAPING PROVIDED- SEE ADMINISTRATIVE AMENDMENT SHEET L1.1
 COMMERCIAL/OFFICE REQUIRED PARKING- 43 SPACES
 (INCLUDING 3 HC)
 LESS 10% BUSS DISCOUNT LEAVES 39 TOTAL
 COMMERCIAL/OFFICE PROVIDED PARKING 39
 (INCLUDING 3 HC)
 PARKING SPACE DIMENSIONS-
 HC PARKING SPACE 8' X 20' (INCLUDING 2' OVERHANG)
 HC VAN ACCESS AISLE - 8.5' X 20'
 STANDARD PARKING SPACE- 9' X 20' TYPICAL, (8'-6" X 20' MIN)



DISA
 Darren Sowell
 ARCHITECTURE
 4700 Lincoln N.E., Suite 111
 Albuquerque, N.M. 87109
 Phone: (505) 342-6200
 Fax: (505) 342-6201



11/02/16



REVISIONS:
 A. LOT LINE ADJUSTMENT PER PLAT, SEE SHEET
 B. SIGN TO BE RELOCATED, SEE SHEET 1.
 C. PROPOSED RETAIL SHELL, SEE SHEET 1.
 D. REVISED PARKING LAYOUT, SEE SHEET 1.
 E. REVISED BUILDING CALCULATIONS, SEE SHEET 1.
 F. REVISED LANDSCAPE PLAN, SEE SHEET L1.1

JUNE 29, 2018

ALL FREESTANDING SIGNAGE SHALL MEET THE REQUIREMENTS OF THE UNDERLYING ZONING

NOTES:
 1. ALL BUILDING MOUNTED SIGNAGE SHALL MEET THE REQUIREMENTS OF THE G-9 ZONE.
 2. TCL WILL BE SUBMITTED FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.

ADMINISTRATIVE AMENDMENT
 FILE # 1000 PROJECT # 1010806
 Relocate dumpster enclosure
 APPROVED BY *[Signature]* DATE 2/16/2018

REVISED PARKING CALCULATIONS:

PARKING NOTE:
 A SHARED PARKING AND ACCESS AGREEMENT WILL BE PART OF THIS DEVELOPMENT.

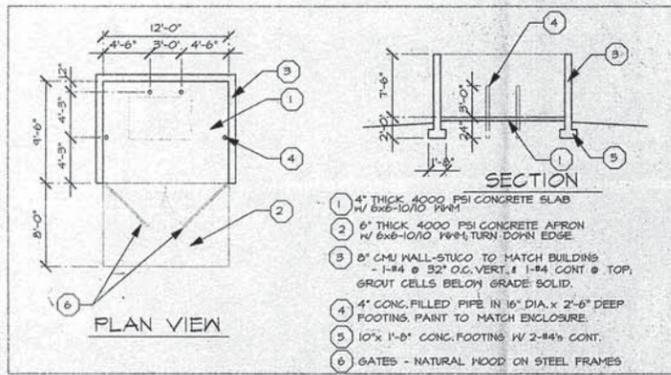
BUILDING & PARKING DATA			
BUILDING AREA:	# SEATS	AREA (SQUARE FEET)	
EXISTING COMMERCIAL/OFFICE BUILDING AREA SEE SHEET 1	N/A	19,862 SF	
PROPOSED RETAIL SHELL	N/A	8,527 SF	
TOTAL AREA	N/A	28,389 SF	
PARKING REQUIREMENTS:	RATIO	REQUIRED	PROVIDED
EXISTING PARKING FOR EXISTING BUILDING APPROVED FOR DRB		79 SPACES	79 SPACES
		Count includes 3 loading dock spaces	
PROPOSED RETAIL SHELL	1/200 SF	43 SPACES	40 SPACES
ACCESSIBLE SPACES		3 SPACES	3 SPACES
10% TRANSIT		-4 SPACES	
Motorcycle		2	2
TOTAL		118 SPACES	119 SPACES

1-6-17 PERMIT COMMENTS
 1-26-18 Refuse / Sign Relocation
 REVISED JUNE 29, 2018

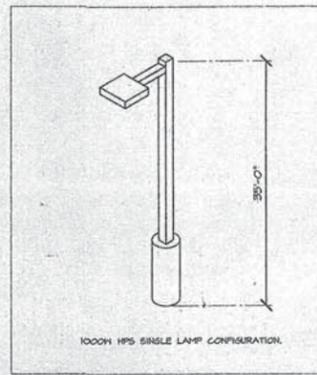
Project Number 1515
 Drawn By JO
 Checked DLS
 Issue Date November 2, 2016
 ARCHITECTURAL
 SITE PLAN

Scale: AS SHOWN

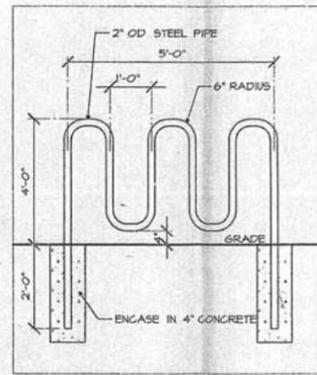
The Shoppes at Ellison
 Retail Shell
 10301 Cottonwood Park NW
 Albuquerque, New Mexico 87114



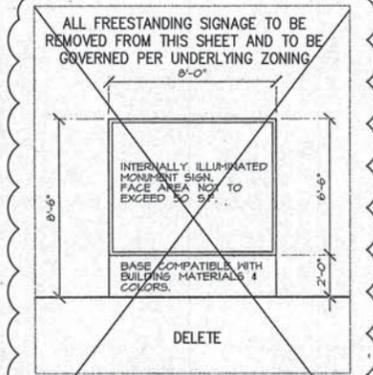
A DUMPSTER ENCLOSURE (8 YARD UNIT)



C SITE LIGHTING NTS



D BIKE RACK 1/2" = 1'-0"

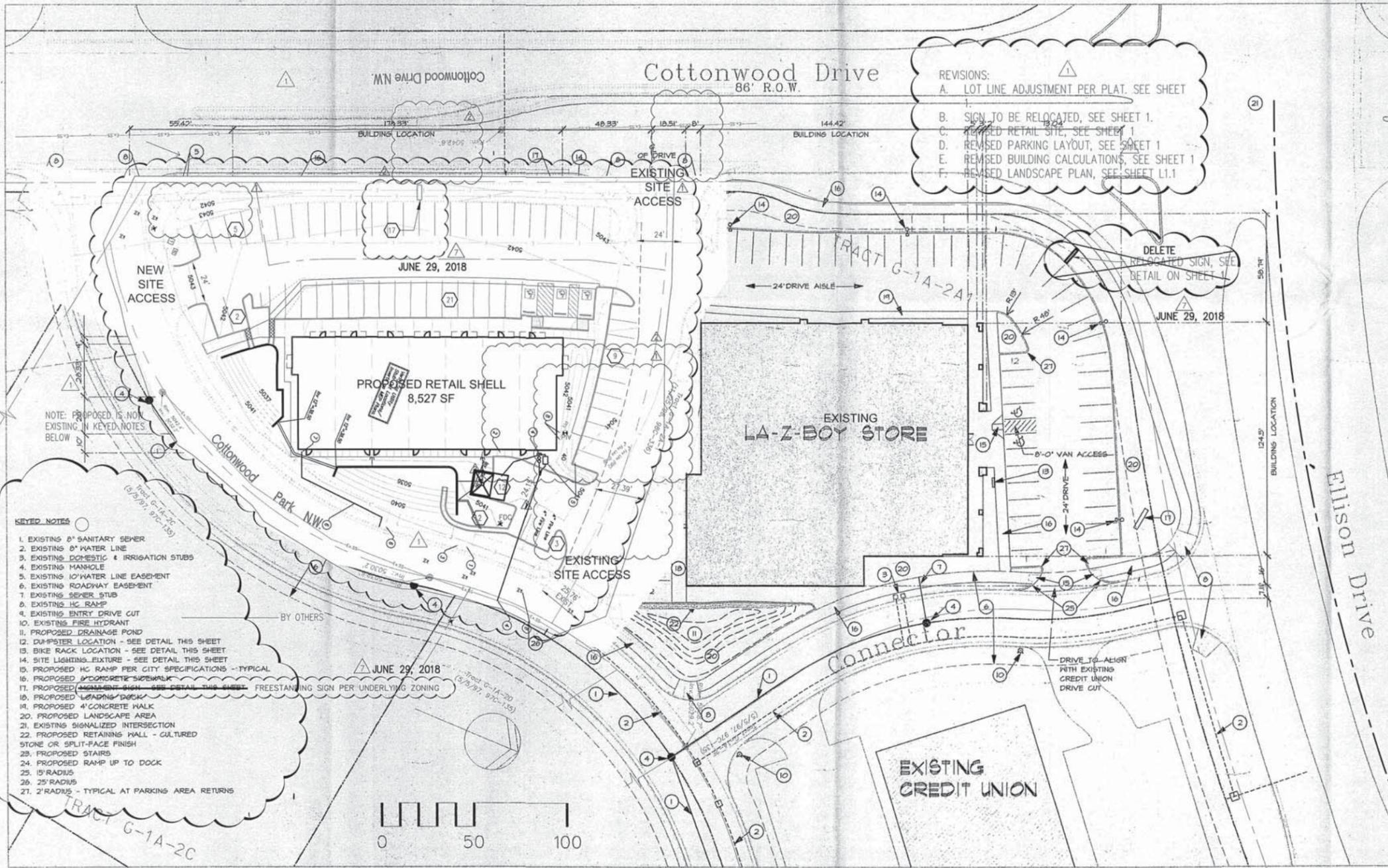


E SIGNAGE 1/4" = 1'-0"



F MAP A-14-Z

JUNE 29, 2018



T SITE PLAN FOR BUILDING PERMIT FOR TRACTS G-1A-2A1 & G-1A-2B1

APPROVED/NOT APPROVED
9/1/18
SIGNATURE & DATE

ZONING - SU FOR G-2 USES
OCCUPANCY GROUP - B-2
CONSTRUCTION TYPE - VN SPRINKLED (LA-Z-BOY)
VN (COMMERCIAL BLDG)

PROPOSED USE FURNITURE STORE & RETAIL/
COMMERCIAL LEASE SPACE

ADDRESS SW CORNER OF COTTONWOOD & ELLISON

LEGAL DESCRIPTION -
LOTS G-1A-2A1 & G-1A-2B1
SEVEN BAR RANCH SUBDIVISION
ZONE ATLAS PAGE A-14-Z

LA-Z-BOY SITE AREAS - (LOT G-1A-2A1)
GROSS LOT AREA- 1.7542 AC. (76,145 S.F.)
BUILDING AREA- 19,862 S.F.
COVERED AREA- 1104 S.F.
WALKS- 4906 S.F.
NET LOT AREA- 49,537 S.F.
LANDSCAPING REQUIRED (15% NET)- 7581 S.F.
LANDSCAPING PROVIDED (23.7% NET)- 11,833 S.F.
LA-Z-BOY REQUIRED PARKING - 81 (INCL. 4 HC)
LESS 10% BUS DISCOUNT LEAVES - 74 TOTAL
LA-Z-BOY PROVIDED PARKING - 79 (INCL. 4 HC)

COMMERCIAL BLDG. SITE AREAS - (LOT G-1A-2B1)
GROSS LOT AREA- 1.0015 AC. (43,625 S.F.)
BUILDING AREA- 10,042 S.F.
COVERED AREA- 0 S.F.
WALKS- 5115 S.F.
NET LOT AREA- 28,420 S.F.
LANDSCAPING REQUIRED (15% NET)- 4263 S.F.
LANDSCAPING PROVIDED (20.8% NET)- 5755 S.F.
COMMERCIAL/OFFICE REQUIRED PARKING -
46 (INCLUDING 4 HC)
LESS 10% BUS DISCOUNT LEAVES - 40 TOTAL
COMMERCIAL/OFFICE PROVIDED PARKING -
41 (INCLUDING 4 HC)

PARKING SPACE DIMENSIONS -
HC PARKING SPACE - 8'X20' (INCL. 2' OVERHANG)
HC VAN ACCESS AISLE - 8'X20'
STANDARD PARKING SPACE - 8'X30' TYPICAL
(8'-6" X 20' MIN)

NOTE:
A CROSS-LOT PARKING ACCESS AGREEMENT
WILL BE A PART OF THIS DEVELOPMENT.

SLNB ARCHITECTS
1620 Central Avenue Southeast
Albuquerque, NM 87106
(505) 247-1529

M NOTES

- Z SHEET INDEX**
- A SITE PLAN
 - B LANDSCAPE PLAN
 - C LA-Z-BOY ELEVATIONS
 - D OFFICE ELEVATIONS
 - E GRADING & DRAINAGE

Z SHEET INDEX

CASE NUMBER: DRB-96-353
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
FOR TRACTS G-1A-2A1 & G-1A-2B1 SEVEN BAR RANCH

APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Development Process Manual.

APPROVED/NOT APPROVED
9/1/18
SIGNATURE & DATE



PROJECT 9823



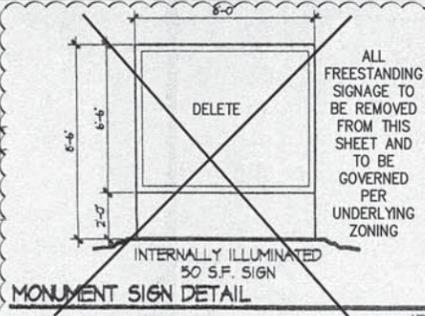
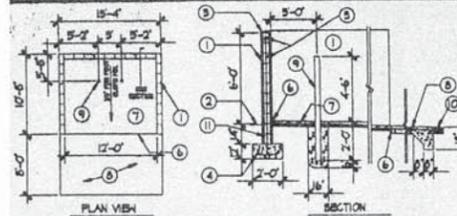
SLNB ARCHITECTS
1620 Central Avenue Southeast
Albuquerque, NM 87106
(505) 247-1529

SITE DEVELOPMENT PLAN
LA-Z-BOY Furniture Galleries
Cottonwood Drive & Ellison Drive NW
Albuquerque New Mexico 87114

REVISIONS
14 SEP 98
01 OCT 98
REVISED JUNE 6, 2016
REVISED MAR. 15, 2018
REVISED JUNE 29, 2018

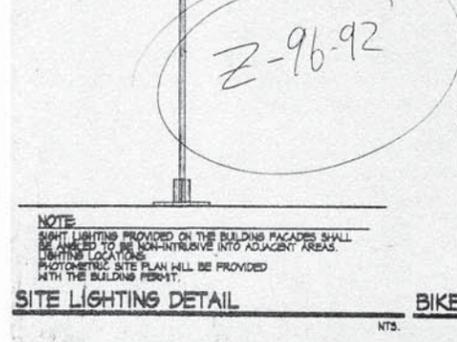
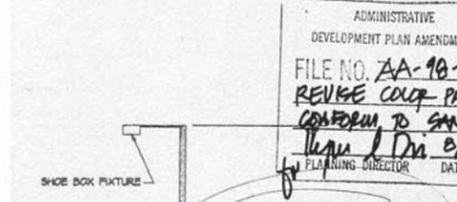
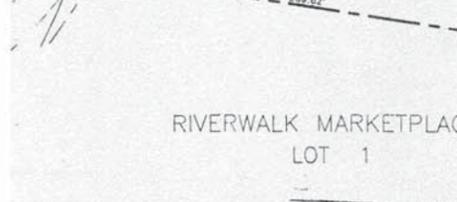
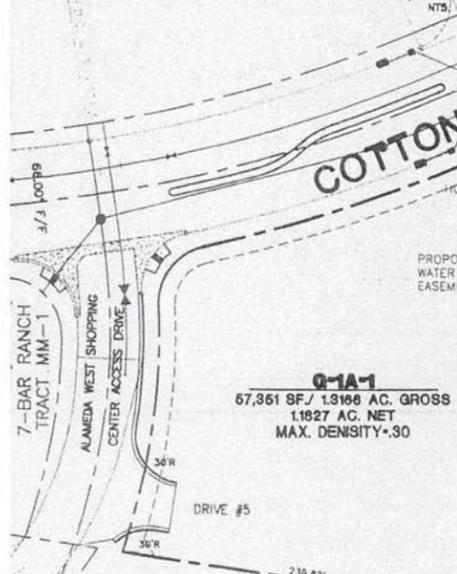
04 AUG 98

SHEET
A
OF 04



- KEYED NOTES**
- 6" CHU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER COLOR BY ARCHITECT.
 - FINISH GRAZE.
 - SLOPE STUCCO CAP.
 - 4-6 BARS CONT. 8" BOTTOM OF FOOTING 8" 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 3-10 BARS 8" TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS 10" BARS 8" 5" O.C. VERTICAL. BRACKET REINFORCED CELLS DRAWN 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL.
 - 4" CONCRETE SLAB 5000 PSI 5/4" AGGREGATE WITH 6x6 - 10x10 M.M.
 - 6" CONCRETE APRON 5000 PSI 5/4" AGGREGATE WITH 6x6 - 10x10 M.M. IN TURNDOWN EDGE.
 - 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING.
 - BROUT ALL CELLS SOLID BELOW GRADE TYPICAL.

REFUSE ENCLOSURE



NOTE
SITE LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE LIMITED TO NON-INTRUSIVE INTO ADJACENT AREAS. LIGHTING LOCATIONS AND PHOTOGRAPHIC SITE PLAN WILL BE PROVIDED WITH THE BUILDING PERMIT.

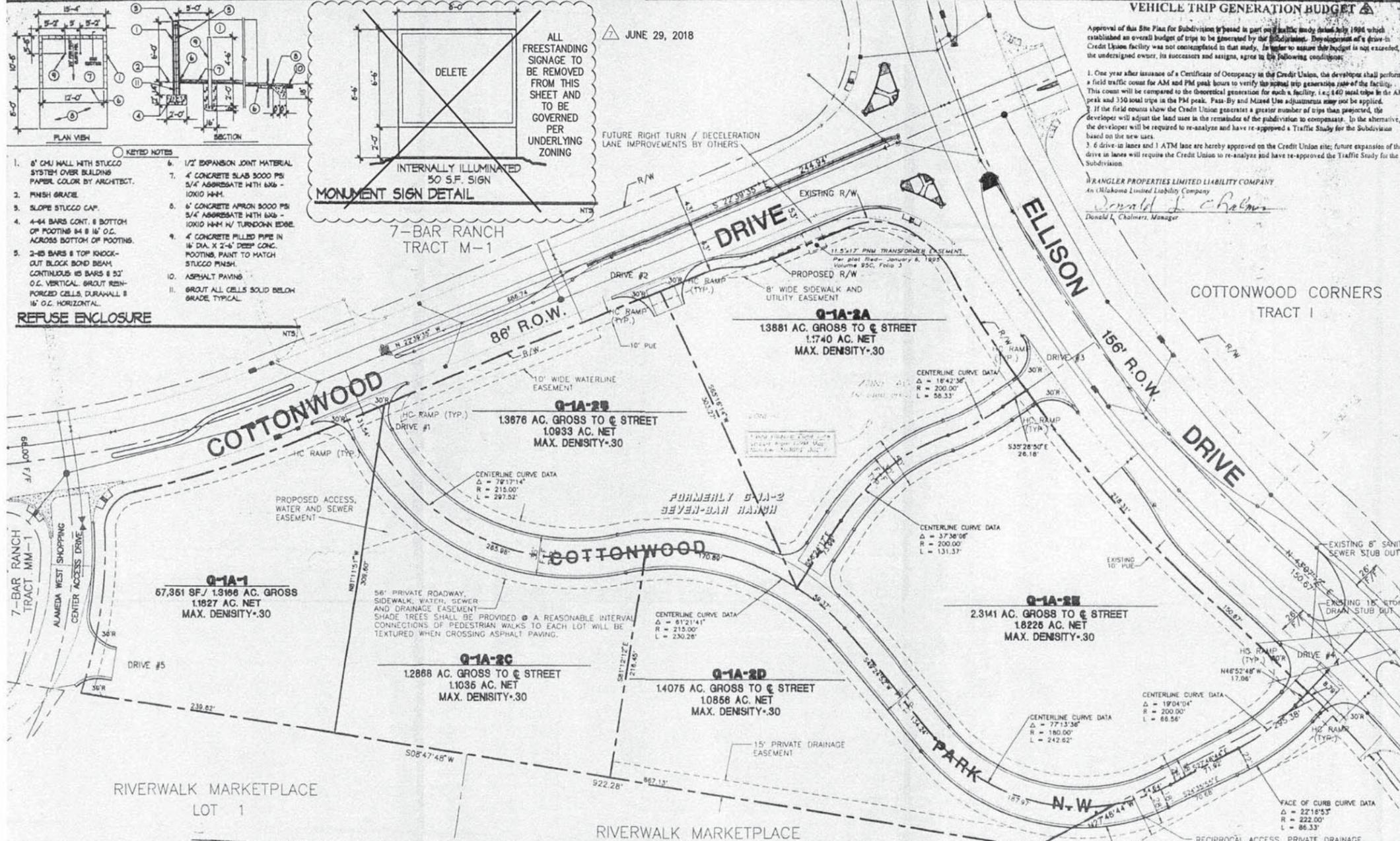
ALL FREESTANDING SIGNAGE TO BE REMOVED FROM THIS SHEET AND TO BE GOVERNED PER UNDERLYING ZONING

DELETE

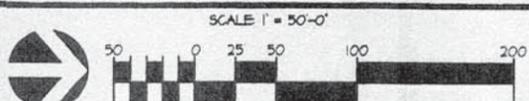
INTERNALLY ILLUMINATED 50 SF. SIGN MONUMENT SIGN DETAIL

JUNE 29, 2018

FUTURE RIGHT TURN / DECELERATION LANE IMPROVEMENTS BY OTHERS



SITE PLAN FOR SUBDIVISION



GENERAL ARCHITECTURAL DESIGN REQUIREMENTS
GENERAL ARCHITECTURE CHARACTER FOR G-1 SITES IS AS FOLLOWS. STRUCTURES WILL BE CEMENTITIOUS FINISH. STRUCTURES ARE TO BE PREDOMINANTLY PLAT-ROOFED. HOWEVER, PARTIAL BUILDING AREAS SUCH AS PORTALS OR SMALL EXTENSIONS OF BUILDING FUNCTIONS ADJACENT TO THE MAJOR BUILDING MASS MAY HAVE SLOPED ROOFS. BUILDING HEIGHTS ARE LIMITED TO 35' FOOT PARAPET HEIGHTS FOR THE MAIN BUILDING MASS. THE APPROVAL OF THE SITE PLANS FOR BUILDING PERMITS FOR EACH SITE WILL BE DELEGATED TO THE CITY OF ALBUQUERQUE DEVELOPMENT REVISION BOARD.

MECHANICAL EQUIPMENT SCREENING
ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW OF THE ADJACENT PARKING AREA AND PUBLIC RIGHT-OF-WAY.

COLOR PALETTE
GROUP #1 (PRIMARY): LIGHT TAN TO LIGHT PINK
GROUP #2 (BANDING): TAN, CREAM, ROSE
GROUP #3 (ACCENTS): BRONZE, BLUE/GREEN, WHITE
GROUP #4 (ROOF): GREEN, TEAL

BUILDING SIGNAGE
EXCEPT AS NOTED UNDER SIGNAGE ALL SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NO TO EXCEED 6 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION. LETTERS ARE TO BE INTERNALLY ILLUMINATED EXPOSED NEON IS PERMITTED. ONE 50 SF. MONUMENT SIGN PER SITE IS ALLOWED.

DRIVEWAY NOTES
DRIVEWAYS ARE TO BE LOCATED AWAY FROM THE FRONTS OF STORES TO MINIMIZE CONFLICTS BETWEEN PEDESTRIANS AND CURBS.

AWNINGS
AWNINGS ARE PERMITTED ABOVE WINDOW AREAS. AWNINGS WITH PAINTED OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDED THE AREA WHEN ADDED TO ALL OTHER HALL SIGNAGE DOES NOT EXCEED 10 PERCENT OF THE AREA OF BUILDING HALL. ILLUMINATION OF AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AWNING. ACCENT COLORS ON AWNING ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO PROVIDED WITH EACH SUBMITTAL.

ROOF SURFACE
THE PLAT ROOF SURFACING IS TO BE GRAVEL AND ROOFING IS TO BE STANDING SEAM METL. ROOF.

GLAZING
REFLECTIVE GLAZING IS PROHIBITED. BRONZE AND CLEAR TINTED GLASS IS PERMITTED.

SERVICE AREAS
SERVICE AREAS SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE TOTALLY SCREENED FROM THE ADJACENT PUBLIC RIGHTS OF WAY AND FREE-STANDING DUMPSTER LOCATIONS ARE TO BE GATED. SCREENING MATERIAL TO MATCH BUILDING HALL COLOR AND MATERIAL.

LIGHTING
SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA EXPOSED. IE UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

VEHICLE TRIP GENERATION BUDGET

Approval of this Site Plan for Subdivision is based in part on traffic study conducted by [redacted] in 1994 which established an overall budget of trips to be generated by the subdivision. Development of a drive in Credit Union facility was not contemplated in that study. In order to ensure that budget is not exceeded, the undersigned owner, its successors and assigns, agree to the following conditions:

- One year after issuance of a Certificate of Occupancy in the Credit Union, the developer shall perform a field traffic count for AM and PM peak hours to verify the actual trip generation rate of the facility. This count will be compared to the theoretical generation for such a facility. If 140 total trips in the AM peak and 150 total trips in the PM peak. Pass-By and Mixed Use adjustments may not be applied.
- If the field counts show the Credit Union generates a greater number of trips than projected, the developer will adjust the land uses in the remainder of the subdivision to compensate. In the alternative, the developer will be required to re-analyze and have re-approved a Traffic Study for the Subdivision based on the new uses.
- If 6 drive-in lanes and 1 ATM lane are hereby approved on the Credit Union site, future expansion of the drive-in lanes will require the Credit Union to re-analyze and have re-approved the Traffic Study for the Subdivision.

FRANGLER PROPERTIES LIMITED LIABILITY COMPANY
An Oklahoma Limited Liability Company
Donald L. Chalmers, Manager

LEGAL DESCRIPTION

TRACTS G-1A-1 AND G-1A-2A THRU G-1A-2E OF SEVEN BAR RANCH, REPLAT OF TRACT G-1A, COTTONWOOD DRIVE NW AND ELLISON DRIVE NW, ALBUQUERQUE, NEW MEXICO.

CURRENT ZONING: G-1 FOR G-1 SITES 9.11 AC. A-14-Z

TOTAL ACREAGE: 9.11 AC.
ZONE ATLAS: A-14-Z

PARKING CALCULATIONS

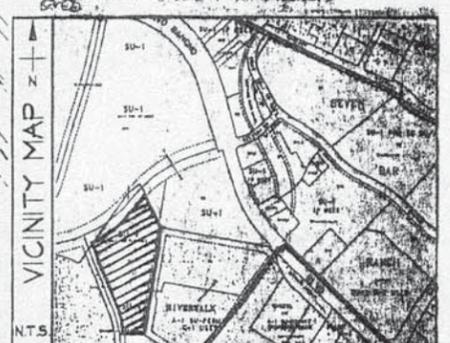
PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE:

LANDSCAPE NOTES

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY IDENTIFICATION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING & WATER ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

- ALL LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.

- 1' small oak trees (1-4)
- 1' small maple trees (1-4)
- 1' small shrubs (1-4)
- 1' small evergreen trees (1-4)
- 1' small grasses (1-4)
- 1' small groundcover (1-4)
- 1' small succulents (1-4)
- 1' small flowers (1-4)
- 1' small trees (1-4)
- 1' small shrubs (1-4)
- 1' small evergreen trees (1-4)
- 1' small grasses (1-4)
- 1' small groundcover (1-4)
- 1' small succulents (1-4)
- 1' small flowers (1-4)



SIGNATURE BLOCK

THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON EPC CASE # 96-92 DRB CASE # 96-255

PLANNING DIRECTOR	DATE
APPROVED AS TO THE REQUIREMENTS	DATE
TRAFFIC ENGINEER	DATE
CITY ENGINEER	DATE
WATER RESOURCES UTILITIES DIVISION	DATE
NEW MEXICO UTILITIES INC.	DATE

REV	DATE	BY	DESCRIPTION
1	4/18/97	NTS	ISSUED FOR PERMITTING
2	6/29/97	NTS	REVISED PER CITY REQUIREMENTS
3	6/29/97	NTS	REVISED PER CITY REQUIREMENTS
4	6/29/97	NTS	REVISED PER CITY REQUIREMENTS
5	6/29/97	NTS	REVISED PER CITY REQUIREMENTS
6	6/29/97	NTS	REVISED PER CITY REQUIREMENTS
7	6/29/97	NTS	REVISED PER CITY REQUIREMENTS

GEORGE BARNHART ARCHITECT & ASSOCIATES P.C.
2925 SAN PEDRO NE, SUITE 210
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 833-0810 FAX (505) 833-0877

TRACT G-1A-1 TRACT G-1A-2A TRACT G-1A-2B TRACT G-1A-2C TRACT G-1A-2D TRACT G-1A-2E

DISA
Darren Sowell
ARCHITECTURE
4700 Lincoln N.E., Suite 111
Albuquerque, N.M. 87109
Phone: (505) 342-6200
Fax: (505) 342-6201

STATE OF NEW MEXICO
DARREN LEE SOWELL
No. 3788
REGISTERED ARCHITECT
05/11/18

**Amendment - Site Plan For Subdivision
Monument Sign Update
TRACTS G-1A-2A1 & G-1A-2B1
Albuquerque, New Mexico 87114**

3-15-18 Subdivision Sign Changes
REVISED JUNE 29, 2018

Project Number: 1515
Drawn By: JO
Checked: [Signature]
Issue Date: May 11, 2018

SITE PLAN FOR SUBDIVISION SIGN ELEVATIONS
Scale: AS SHOWN

- SPS FILE NUMBERS:
- AC-96-25
 - AC-96-92
 - SD-78-3-G