



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1008585
Case Number: 18EPC- 40004
Hearing Date: March 8, 2018**

Staff Report

Agent	Tierra West LLC
Applicant	Utility Trailer Sales, Inc.
Request	Site Development Plan for Building Permit
Legal Description	Tract 3 (Plat of Tracts 1 through 12) Avalon Subdivision (Unit 5)
Location	On the north side of Daytona Road NW east of 90 th Street NW, addressed 8201 Daytona Road NW
Size	Approximately 5.6 acres
Existing Zoning	SU-1 for IP Uses & C-2 Permissive Uses with Exceptions
Proposed Zoning	N/A

Staff Recommendation

APPROVAL of Project # 1008585 Case # 18EPC-40004 based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner

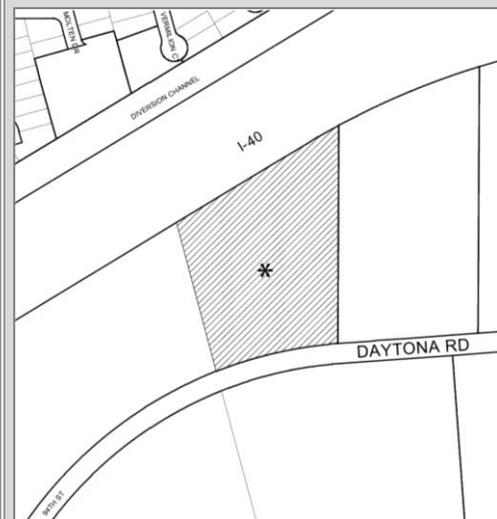
Cheryl Somerfeldt

Summary of Analysis

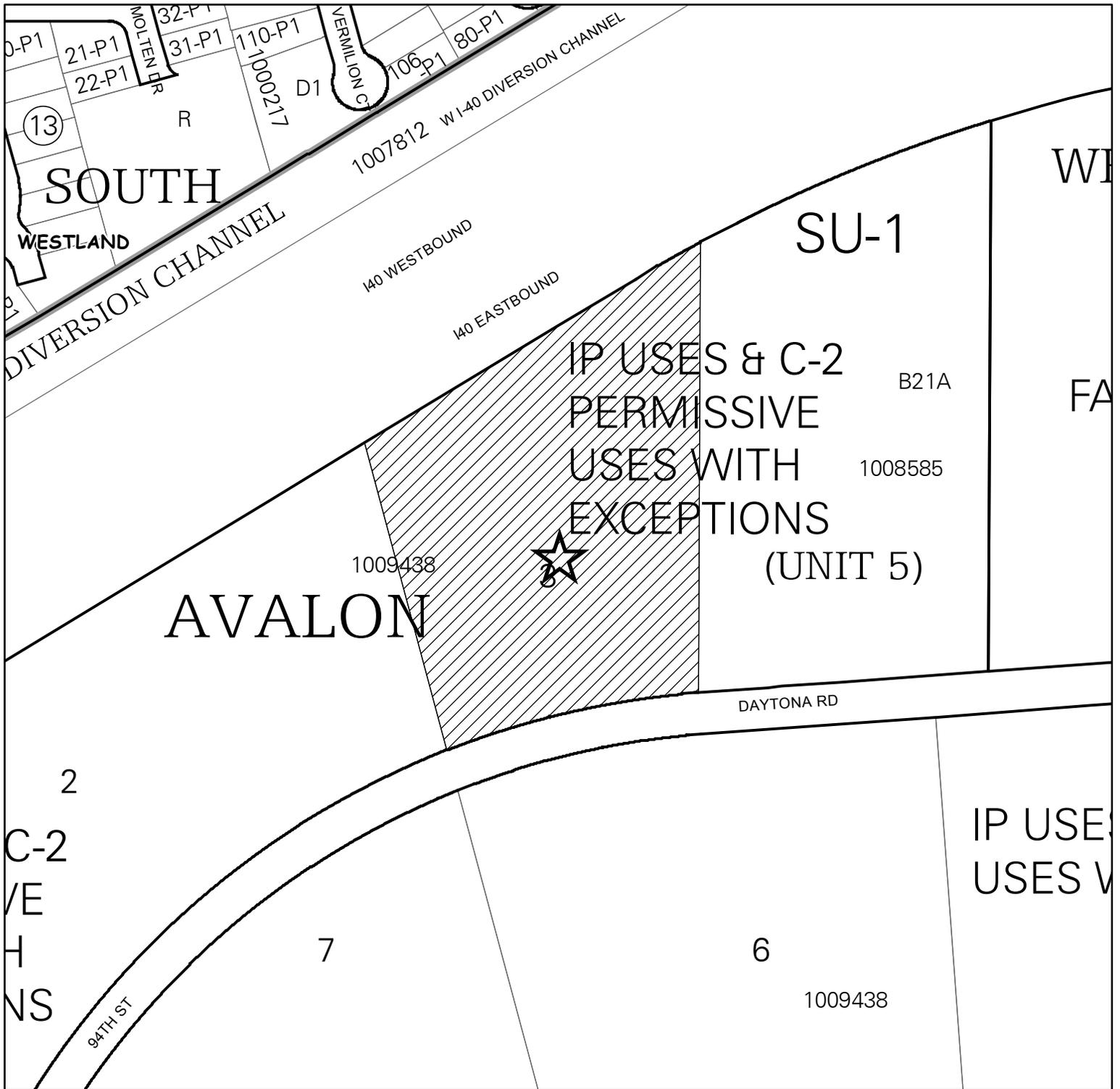
This is a request for a Site Development Plan for Building Permit to allow the development of a 15,635 square foot facility located on north side of Daytona Road at the corner of 90th Street NW (just west of the Bruckner Trucking site). The subject site is within an Area of Consistency of the Comprehensive Plan and within the Atrisco Park area of the West Side Strategic Plan. This request furthers several goals and policies of these plans.

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

Map







ZONING MAP

Note: Grey shading indicates County.

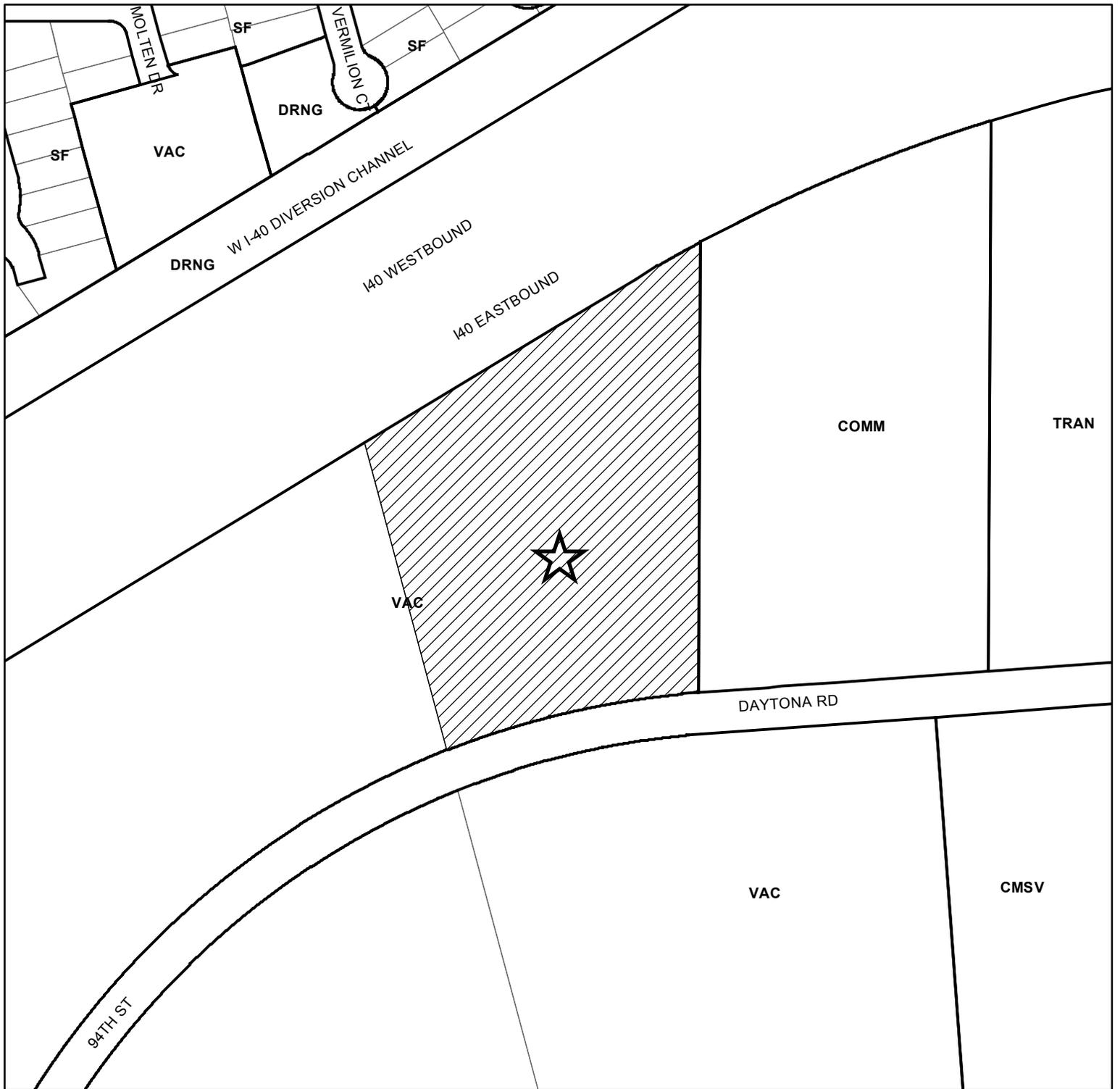


1 inch = 200 feet

Project Number:
1008585

Hearing Date:
3/8/2018

Zone Map Page: D19
Application Case Numbers:
18EPC-40004



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

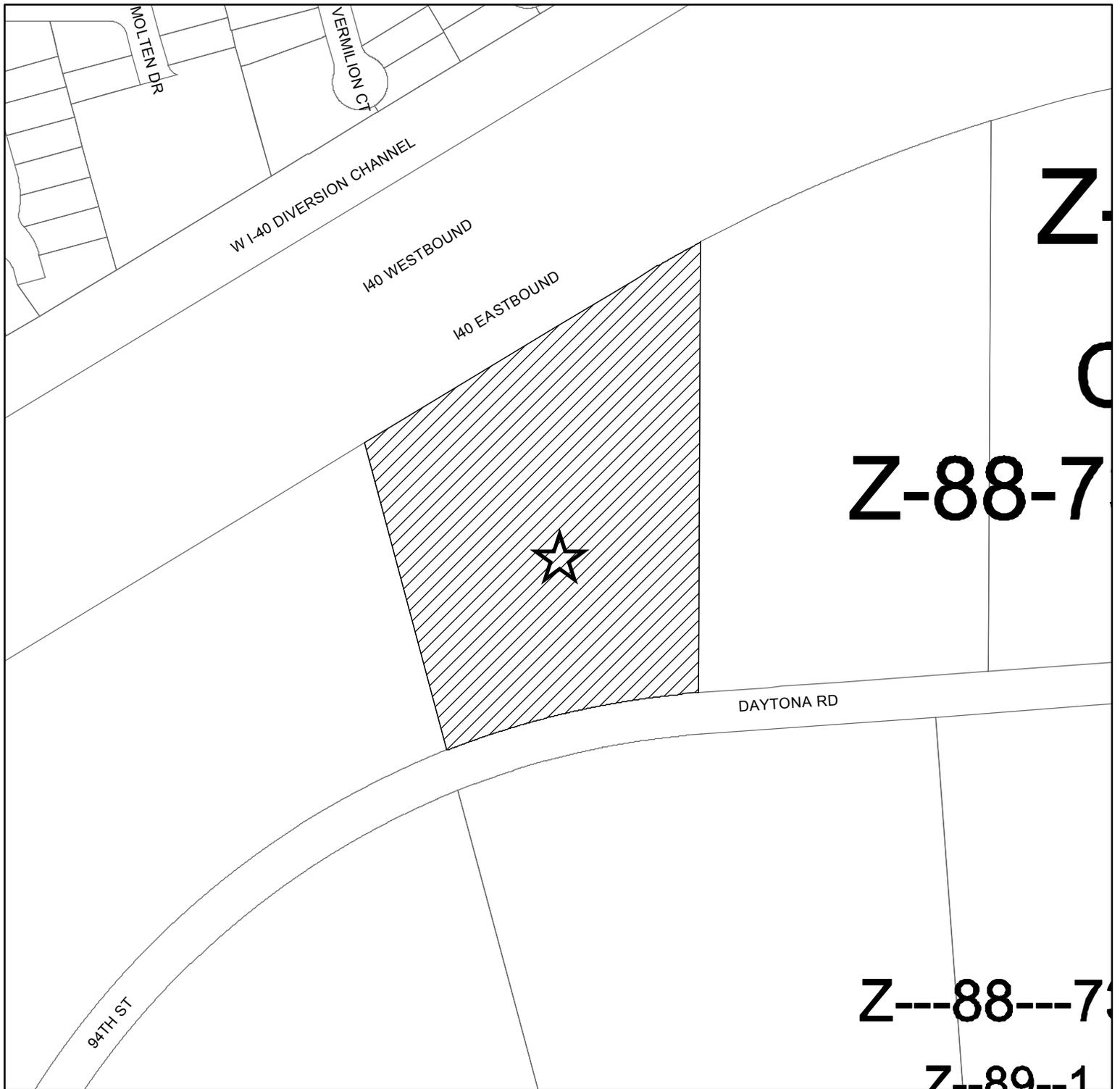


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HISTORY MAP

Note: Grey shading indicates County.

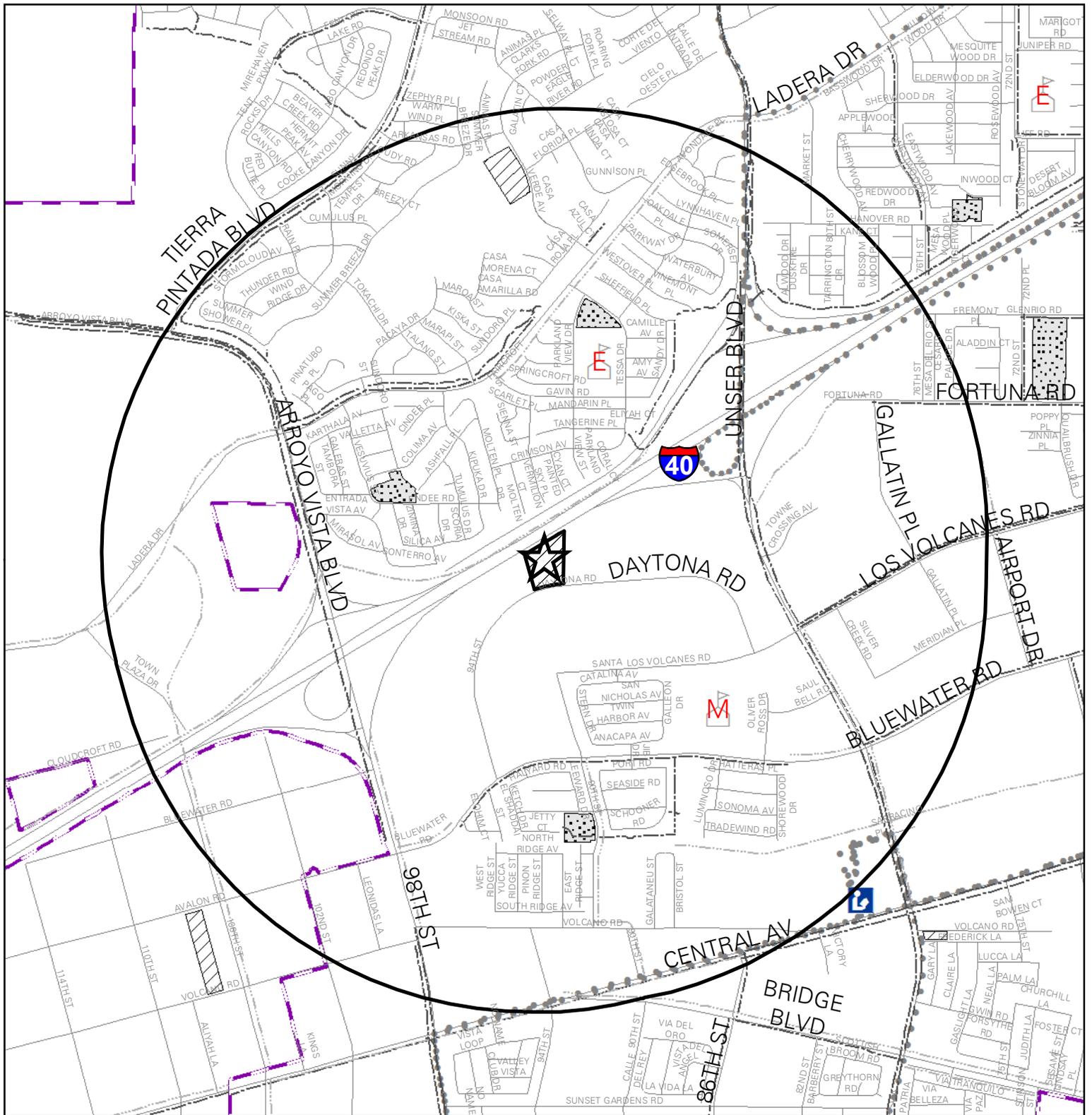


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Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  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 |

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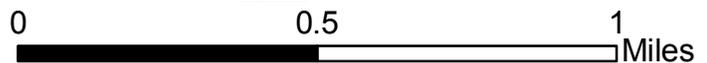


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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for IP Uses & C-2 Permissive Uses with Exceptions	Area of Consistency, West Side Strategic Plan	Vacant
North	SU-2 R-LT	Area of Consistency, West Side Strategic Plan	I-40 / Flood Control Drainage / Residential
South	SU-1 for IP Uses & C-2 Permissive Uses with Exceptions	Area of Consistency, West Side Strategic Plan	Daytona Rd / Vacant
East	SU-1 for IP Uses & C-2 Permissive Uses with Exceptions	Area of Consistency, West Side Strategic Plan	Commercial Retail
West	SU-1 for IP Uses & C-2 Permissive Uses with Exceptions	Area of Consistency, West Side Strategic Plan	Vacant

Proposal

This is a request for approval of a Site Development Plan for Building Permit for an approximately 5.6 acre parcel (subject site) located on the west side of the Rio Grande river adjacent to the south side of Interstate-40 between the interchanges of Unser Boulevard NW and 98th Street NW, and on the north side of Daytona Road NW east of 90th Street NW (Tract 3).

The applicant proposes to develop a 15,635 square foot building that is 27-feet tall at its center point with 8 garage doors designed for Utility Trailer Sales commercial sales and storage. Primary access to the property will be via the I-40 Unser Boulevard NW interchange south to Los Volcanes Road NW and then north on Daytona Road NW, which currently dead-ends at the subject site but will be extended to accommodate this development. This new sales and service facility will replace an undersized, existing facility located in the metro area that is currently in a location with no room for expansion.

The subject site is zoned SU-1 for IP Uses & C-2 Permissive Uses with Exceptions, and is within an Area of Consistency of the Comprehensive Plan, and within the Atrisco Park Community of the West Side Strategic Plan; which means that it is expected to comply with applicable policies of these plans.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plans in SU-1 zones pursuant to Zoning Code

14-16-2-22(A)(1). The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4-(A)(2) Appeal. This is a quasi-judicial matter.

History/Background

In 1998, City Council annexed an 80-acre property in the area, which established the Avalon Neighborhood, the Jimmy Carter Middle School, and 9-acres of IP zoned land. In 2001, 57-acres to the south and west were annexed into the city and zoned SU-1 for I-P uses. In 2005, the 20-acre West Side Transit Center land, two lots to the east, was annexed with the established zoning of SU-1 for transit facility and daycare was developed.

In 2011, the 170-acre area upon which the subject site is a part was annexed into the City and the existing SU-1 zone was established at that time (11EPC-40025). A master planned industrial park with many different landowners was intended, however a master plan was not completed.

In 2012, Bruckner Truck Sales completed the DRB process for the Site Plan for Building Permit on the abutting lot to the east. In 2014, Fed Ex acquired EPC approval for a Site Development Plan for Building Permit to allow the development of an 183,000 square foot warehouse distribution facility located across Daytona Road NW to the south of the subject site.

Context

The currently undeveloped subject site is sandwiched between Interstate-40 abutting the northern property line and Daytona Road NW, from which the site is accessed, abutting the southern property line. The Unser Boulevard NW interchange is located to the east of the subject site and the 98th Street NW interchange is located to the west.

Abutting the site to the east is Bruckner Truck sales, a private trucking company. Abutting the site to the west are vacant properties that may accommodate future development. Further east is the ABQ Ride Transit Bus Terminal facility. Across Daytona Road NW to the south and east lies an existing FedEx Ground facility. Further to the south is Los Volcanes Road NW and south of that is the existing Avalon residential neighborhood. To the east of this neighborhood (across the Unser Diversion Channel) is Jimmy Carter Middle School and further east of the school is the Atrisco Business Park. Also east of the Unser Diversion Channel is the Sundance Subdivision Single-family homes.

Daytona Road NW is currently constructed only up to the eastern edge of the subject property, but will be extended west along the property frontage as part of this development. The developers to the west are currently under design and plan to extend Daytona Road to the west to tie to 98th street, creating a second access to the site. The applicant intends to relocate the existing vehicle turn-around in front of the subject site to the western edge of the proposed roadway extension.

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 Unser Boulevard NW as a Regional Principal Arterial.

The LRRS designates 98th Street NW as a Community Principal Arterial.

The LRRS designates Daytona Road NW as a Major Collector up to the subject site.

The LRRS designates Los Volcanes Road NW as a Collector street.

The LRRS designates Avalon Road NW to the south as a Major Collector.

A Trip Generation Analysis was prepared for this site with the proposed commercial use. The analysis was review by COA Planning Department- Transportation, and it was concluded that the development does not meet the COA threshold for requiring a Traffic Impact Study. The surrounding transportation network has capacity for the proposed development and it will not overload the streets.

Comprehensive Plan Corridor Designation

Unser Boulevard is designated a Commuter Corridor by the Comprehensive Plan.

Trails/Bikeways

A buffered bike lane exists on Unser Boulevard NW and Los Volcanes Road NW east of Unser Boulevard NW, but there are no bike facilities on Daytona Road NW and no pedestrian trails.

Transit

The subject site is not located on a transit route. Central Avenue, a Premium Transit Corridor as designated by the 2017 Comprehensive Plan, is located approximately one mile south of the subject site. This development is not expected to generate excess traffic to hinder the use of the ABQ Ride Transit facility located to the east.

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 IP Uses and C-2 permissive uses with exceptions for more intense uses such as car wash, automotive sales, railroad right-of-way, automobile dismantling, adult uses, pawn shops, commercial agricultural activities, and several M-1 uses. The M-1 uses would have been allowed as part of the IP conditional uses. The zoning also prohibits truck terminals, tractor, trailer or truck storage, sales and repairs within 100 feet of property zoned

for single-family homes or townhouses. IP zoning permits a mixture of industrial park uses and basic commercial services. Allowing C-2 permissive uses expands the range to include commercial uses and limited residential uses – minus the list of exceptions. The proposed use of commercial utility trailer sales is permitted.

Definitions

SU-1 Special Use Zone: This 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.

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; Staff Analysis is in ***Bold Italics***

The subject lots are located in the area designated Area of Consistency by the Comprehensive Plan with a Goal to reinforce the character and intensity of the surrounding area. Within an Area of Consistency, the Comprehensive Plan policies are intended to protect and enhance the character of existing single-family neighborhoods outside of Centers and Corridors.

Applicable policies include:

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

The request furthers Policy 5.6.3 because the request would result in development of commercial trailer sales in an industrially zoned area away from existing single-family neighborhoods. The request meets applicable Zoning Code regulations and is therefore appropriate in scale and density for the area and provides additional industrial services to the broader community.

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.

Westside Strategic Plan (WSSP) (Rank 2)

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 neighborhood clusters. The Atrisco Park Community is the triangular wedge of land located between I-40 and Central Avenue and west Coors Boulevard.

Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The request furthers Plan Objective 1 because the proposed facility will provide new jobs for the area, which may cut down on the number of cross metro trips from the West Side.

Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side. A smaller number (one or two) export industries shall be identified and targeted for location on the West Side.

The request will bring new development to the Atrisco Park area, and will allow the development of an employer that will serve the metro and West Side.

Land Use Goal 1.a: Traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods.

The request complies with applicable plans and Zoning Code design regulations.

SITE DEVELOPMENT PLAN FOR 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.

This is a request for a Site Development Plan for Building Permit to allow the development of a 15,635 square foot trailer service and sales 26-foot tall building with garage door bays with associated landscaping and parking on an approximately 5.6 acre vacant site.

Site Plan Layout / Configuration

The Trailer Sales development will be access from Daytona Road NW, which is currently constructed only up to the eastern edge of the subject property, but will be extended by the applicant to a new truck turn-around. The proposed use is compatible with the surrounding uses that also accommodate large trucks (Bruckner Trucking and a City of Albuquerque Transit maintenance facility).

The front parking lot where the main activity will occur is located on the south side of the building. The parking lots are required to be oversized to accommodate trucks turning-around. Although the parking is oversized, the site still complies with regulations regarding landscaping, pedestrian features, parking etc. Setbacks are determined by the C-2 zone and the subject building complies. Standard parking stalls are located along the edges of the front parking lot which is to be asphalt paving, and truck parking stalls are located along the edges of the back parking lot which is to be millings or crushed asphalt at an acceptable depth. The dumpster enclosure is located on the west side of the parking lot.

Public Outdoor Space

Designated public outdoor space is not a requirement because of the use and size of the building. However, per Zoning Code 14-16-3-18 (C) (3), major facades greater than 100 feet in length shall incorporate outdoor seating, at a minimum of one seat per 25 linear feet, and at least 25% of the seating area shall be shaded when on the south side of the building. This equates to 9 seats at a minimum of 24-inches wide. The provision of required benches and a shade tree is a recommended condition.

Vehicular Access, Circulation and Parking

The Site Plan shows one access point from Daytona Road NW at the southwest area of the site. The southern main front lot holds standard vehicular parking and space for truck turn-around and the northern back lot holds truck parking and space for truck turn-around. The building accommodates rolled doors in order for trucks to pull through.

Zoning Code section 14-16-3-1 (27), Off-Street Parking Regulations, requires one space per 200 square feet for the first 15,000 square feet of net leasable area, then one space per 250 square feet, which equates to 78 space total required spaces. The site provides 53 spaces in the front of the building for automobiles and light trucks, and 24 large truck spaces in the back, totaling 77 spaces. Since the EPC has discretion over parking for SU-1 sites, a parking count different than required may be approved. Given the nature of the business and that the large size of the building is largely due to vehicle service bays, the parking count appears reasonable and staff recommends approval of the parking quantity.

Pedestrian and Bicycle Access and Circulation, Transit Access

A 6-foot standard sidewalk will be provided along the east side of the parking lot, connecting the proposed entrance to a 6-foot sidewalk on Daytona Road NW. Per Zoning Code 14-16-3-18 (C) (1) (a), a 10-foot sidewalk is required along the entire length of facades containing

entrances, therefore, it will be conditioned to increase the sidewalk in front of the entrance on the southeast side of the building.

Bicycle parking is required at a rate of one bicycle space per each 20 parking spaces required for automobiles and light trucks, which equates to four bicycle spaces required. A small bike rack with approximately 5 spaces is proposed at the northeast corner of the parking lot near the front entrance. Three motorcycle spaces are required, and three motorcycle spaces are provided.

Currently no transit service operates to the subject site. The closest bus stops are about a mile away along Central Avenue between Unser Boulevard NW and 98th Street NW.

Walls/Fences

Because of the nature of the proposed use, fencing of the property is required. A tubular fence is proposed for the front portion of the property similar to the existing fence to the east and in front of Daytona Road. A roll gate at the single auto/truck entrance at the southwest corner of the site along is proposed. A pedestrian gate along the pedestrian path from Daytona Road NW to the building entrance is proposed for use during non-working hours.

Although the site plan currently shows a 6-foot chain link fence with intruder barrier surrounding the back portion of the property, Zoning Code 14-16-3-19 (C) (c) does not permit a straight chain-link fence facing the (Interstate-40) right-of way, and some type of variation or undulation is required, which is a recommended condition.

Lighting and Security

25-foot tall street lights are proposed around the perimeter of both the front and back parking lots, and are permitted pursuant to Zoning Code 14-16-3-9 (E).

Landscaping

The landscape design was developed to meet the design guideline requirements set forth in the General Landscape Regulations including compliance with the Water Conservation Ordinance. Emphasis was placed on the landscaping on the south side of the property, along Daytona Road NW. This landscaping will continue the existing theme established with the adjacent Bruckner Truck Sales site and the FedEx Ground facility across the street and to the east.

The landscaping plan shows a good mix of low to medium water use plants, many of which are native, which are appropriate to the area. Pursuant to Zoning Code (14-16-3-10 (F)), one tree is provided per every ten parking spaces and no parking space is more than 100-feet from a tree trunk. Daytona Road NW is classified as a major collector; therefore, street trees are required (per Zoning Code (14-16-3-10 (G))), and are provided at the required density of no greater than the diameter of the tree canopy at maturity.

The back landscape areas will be seeded with a xeric seed mix which will result in a grass and wildflower meadow that re-seeds itself if properly maintained, but it may be necessary to reseed some areas, which will be conditioned.

Grading, Drainage, Utility Plans

The site is currently undeveloped and drains from northwest to southeast with two arroyos running diagonally through the site. The runoff from north of Interstate-40 is captured in the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) North 1-40 Diversion system. The applicant stated that this will remove the bulk of the runoff contributing to the two arroyos that cross the site as well as remove the subject site and the adjacent site out of the previously existing flood plain. AMAFCA completed a Letter of Map Revision (LOMR) to adjust the Federal Emergency Management Agency (FEMA) mapping. Runoff from the undeveloped site is conveyed to the Unser Diversion Pond system via street flow and existing storm drain in Daytona Road NW.

Architecture

The proposed building is an approximately 15,600 square foot utility building. The loading bays on the north, east, and south elevations break up the mass of these facades. The west elevation contains small windows for the office area. The building design is functional and appropriate for the proposed use.

The proposed buildings are contemporary and utilitarian by nature but extra details such as the covered entry, changes in panel texture from vertical to horizontal striping, and color changes assist with providing additional interest and scale. The building is proposed to be 27-feet high at its tallest point which meets the Zoning Code requirement.

Signage

Signage is requested to be a 22' high monument sign at the main entrance on Daytona Road NW and a 43' high pylon sign along the Interstate-40 frontage.

One free-standing sign is permitted for each premise which has at least 200 feet of street frontage, which is interpreted by Code Enforcement as the applicant is permitted a free-standing sign for both its frontage on Daytona Road NW and Interstate-40. Since Daytona Road NW is classified as a Major Collector, free-standing signs may be sized up to 100 square feet, and the proposed sign meets this regulation.

Per Zoning Code 14-16-2-17 (A) (10) (d) (1), height of a free-standing sign within 200 feet of the freeway shall not exceed 26-feet above the freeway at its closest point. The sign proposed for Interstate-40 will be conditioned to meet this regulation. If the applicant wishes to construct a sign which exceeds 26-feet above the freeway elevation, a variance is required since the EPC does not have discretion over signs when an underlying zone is referenced.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Describe significant comments or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report

Neighborhood/Public

The Southwest Alliance of Neighborhoods (SWAN Coalition) and the Westside Coalition of Neighborhood Association along with property owners within 100 feet were notified as required. A facilitated meeting was not requested nor held for this request. No public comments have been received in support or opposition as of the writing of this staff report.

CONCLUSION

This is a request for a Site Development Plan for Building Permit that will allow a 15,600 square foot warehouse distribution center. This request is consistent with applicable policies including those regarding economic development and increasing job opportunities on the West Side from the Comprehensive Plan and West Side Strategic Plan.

FINDINGS, Site Development Plan for Building Permit

Project # 1008585, Case # 18EPC- 40004

1. This is a request for a Site Development Plan for Building Permit for Tract 3 (Plat of Tracts 1 through 12) Avalon Subdivision (Unit 5) located on the north side of Daytona Road NW east of 90th Street NW, addressed 8201 Daytona Road NW, and containing approximately 5.6 acres.
2. The subject site is zoned SU-1 for IP Uses & C-2 Permissive Uses with Exceptions. The proposed utility trailer commercial use is a permitted use in this zone.
3. The purpose of the request is to develop a 15,635 square foot building to accommodate utility trailer sales in the center of the subject site.
4. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
5. The Albuquerque/Bernallilo County Comprehensive Plan, the West Side Strategic Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency are intended to be the focus of urban-scale development that benefits job growth and housing opportunities to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Applicable policies include:
 - A. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request furthers Policy 5.6.3 because the request would result in development of commercial trailer sales in an industrially zoned area away from existing single-family neighborhoods. The request meets applicable Zoning Code regulations and is therefore appropriate in scale and density for the area and provides additional industrial services to the broader community.
 - B. 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.

7. The subject site is within the Atrisco Park Community of the West Side Strategic Plan. The Atrisco Park Community is the triangular wedge of land located between I-40 and Central Avenue and west Coors Boulevard. Applicable policies include:

C. Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The request furthers Plan Objective 1 because the proposed facility will provide new jobs for the area, which may cut down on the number of cross metro trips from the West Side.

D. Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

E. Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side. A smaller number (one or two) export industries shall be identified and targeted for location on the West Side.

The request will bring new development to the Atrisco Park area, and will allow the development of an employer that will serve the metro and West Side.

F. Land Use Goal 1.a: Traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods.

The request complies with applicable plans and Zoning Code design regulations.

8. The Southwest Alliance of Neighborhoods (SWAN Coalition) and the Westside Coalition of Neighborhood Association along with property owners within 100 feet were notified as required. A facilitated meeting was not requested nor held for this request. No public comments have been received in support or opposition.

RECOMMENDATION

APPROVAL of 18EPC-40004, a request for Site Development Plan for Building Permit, for Tract 3 (Plat of Tracts 1 through 12), Avalon Subdivision (Unit 5), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1008585, Case # 18EPC- 40004

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. Conditions of Approval - “shall” statements
4. Pursuant to Zoning Code 14-16-3-18 (C) (3), outdoor seating, at a minimum of one seat per 25 linear feet (9 seats at a minimum of 24-inches wide) shall be provided near the entrance, and at least 25% of the seating area shall be shaded.
5. Pursuant to Zoning Code 14-16-3-18 (C) (1) (a), a 10-foot sidewalk shall be provided along the entire length of facades containing entrances.
6. Pursuant to Zoning Code 14-16-3-19 (C) (c), the 6-foot chain link fence with intruder barrier surrounding the back portion of the property shall be changed to tubular fencing or having some type of design detail to meet this regulation.
7. The back landscape areas shall be re-seeded with a xeric seed mix which will result in a grass and wildflower meadow until fully established.
8. Pursuant to Zoning Code 14-16-2-17 (A) (10) (d) (1), the height of the free-standing sign within 200 feet of the freeway shall not exceed 26-feet above the freeway at its closest point.
9. Conditions of Approval from other agencies:
 - **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:

- Vicinity Map on Sheet C1 needs the Zone Atlas page listed.
- Motorcycle parking needs to be dimensioned and note or detail for signage needs to be included. There is a reference to a detail on Sheet C6, but no detail exists.

- On Sheet C6 adjust the signs on the HC Parking Detail to align with the parking spaces.
- Sheet C1 under Site Data, the number shown for Parking required has a typo. It lists 30 spaces where there should be 3. All other calculations are correct.
- HYDROLOGY DEVELOPMENT
 - Approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit.
- WATER UTILITY AUTHORITY
 - A prior Availability Statement (Statement #170928) was issued January 31 2018 and included the subject site but was intended for sizing of public infrastructure.
 - Two conditions of approval exist for this building permit:
 - Condition 1: As a condition of approval of this building permit please execute 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.
 - Condition 2: Project #655784 assessed pro rata to the property in the amount of \$14638.96 for water infrastructure installed. As a condition of approval of this building permit please pay the assessed pro rata.
- The following comments pertain to the proposed Utility Plan
 - The indicated fire line shows two hydrants. Please note that these hydrants are to be considered private and shall be painted safety orange.
 - The proposed fire line connection to the 20 PVC distribution main along the west border of the site is not a permissible connection. If this hydrant is a required hydrant consider an additional connection to Daytona Rd.
- SOLID WASTE MANAGEMENT DEPARTMENT
 - All new/proposed refuse enclosures must be built to COA minimum requirements. Angle refuse enclosure 10-15 degrees to the South for refuse truck access. Light pole located next to refuse enclosure must not create an overhang.
- PUBLIC SERVICE COMPANY OF NEW MEXICO
 - 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)
 - NMDOT is requesting additional information regarding the traffic impacts to the interchange associated with this development. Please contact Margaret Haynes or Nancy Perea to discuss.

10. 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.



Name
Title

Notice of Decision cc list:

cc: Utility Trailer Sales, Inc, 9200 Brighton Road, Henderson, CO 80640
Tierra West LLC, 5571 Midway Park Pl. NE, ABQ, NM 87109
Southwest Alliance of Neighborhoods, Jerry Gallegos, 6013 Sunset Gardens SW, ABQ, NM 87121
Southwest Alliance of Neighborhoods, Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121
Westside Coalition of Neigh. Assoc., Harry Hendriksen, P.O. Box 6270, ABQ, NM 87197
Westside Coalition of Neigh. Assoc., Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120

AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

No comment.

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.

The following items need to be addressed prior to DRB:

- Vicinity Map on Sheet C1 needs the Zone Atlas page listed.
- Motorcycle parking needs to be dimensioned and note or detail for signage needs to be included. There is a reference to a detail on Sheet C6, but no detail exists.
- On Sheet C6 adjust the signs on the HC Parking Detail to align with the parking spaces.
- Sheet C1 under Site Data, the number shown for Parking required has a typo. It lists 30 spaces where there should be 3. All other calculations are correct.

Hydrology Development

Approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments.

WATER UTILITY AUTHORITY

- A prior Availability Statement (Statement #170928) was issued January 31 2018 and included the subject site but was intended for sizing of public infrastructure.
- Two conditions of approval exist for this building permit:
 - Condition 1: As a condition of approval of this building permit please execute 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.

- Condition 2: Project #655784 assessed pro rata to the property in the amount of \$14638.96 for water infrastructure installed. As a condition of approval of this building permit please pay the assessed pro rata.
- The following comments pertain to the proposed Utility Plan
 - The indicated fire line shows two hydrants. Please note that these hydrants are to be considered private and shall be painted safety orange.
 - The proposed fire line connection to the 20 PVC distribution main along the west border of the site is not a permissible connection. If this hydrant is a required hydrant consider an additional connection to Daytona Rd.

SOLID WASTE MANAGEMENT DEPARTMENT

All new/proposed refuse enclosures must be built to COA minimum requirements. Angle refuse enclosure 10-15 degrees to the South for refuse truck access. Light pole located next to refuse enclosure must not create an overhang.

TRANSIT DEPARTMENT

1008585 18EPC-40004	Site Plan for Building Permit for 5.5251 acres west of Daytona Facility on Daytona Road; Utility Trailer Sales Inc.	Not on a corridor	Not on a route	Proximate to the Daytona Maintenance Facility. Memo sent to staff planner on 02/06/18	No comment.
------------------------	---	-------------------	----------------	---	-------------

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. 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:* Daytona Rd NW is functionally classified as a major collector in the project area.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

- Type of Development (Residential/Commercial): Commercial (Utility Trailer Sales)
- Possible Impacted NMDOT roadway(s): I-40 & Unser Interchange
- It appears that this commercial property will be utilizing Unser Blvd as its north/south route to I-40. NMDOT is requesting additional information regarding the traffic impacts to the interchange associated with this development. Please contact Margaret Haynes or Nancy Perea to discuss.



View of the subject site looking north.



View of the subject site looking east.



View of the subject site looking south.



View of the subject site looking west.

ZONING

Please refer to the Zoning Code for specifics of
the SU-1, I-P, and the C-2 zones.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rnb@tierrawestllc.com
APPLICANT: Utility Trailer Sales, Inc. PHONE: 303-886-5427
 ADDRESS: 9200 Brighton Road FAX: _____
 CITY: Henderson STATE CO ZIP 80640 E-MAIL: jbmartin@utilitytrailer.net
 Proprietary interest in site: _____ **List all owners:** _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

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

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

Lot or Tract No. Tract 3 Plat of TRS 1 THRU 12 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Avalon Subdivision
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): J-9-Z UPC Code: 10090582204730102

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1008585, 1009438

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 5.5251 acres +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Daytona Rd NW and Interstate 40
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 1/24/18
 (Print Name) Ronald R. Bohannon, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

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:

- N/A Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - N/A Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - N/A Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - N/A Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - N/A 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)
 - N/A Registered engineer or architect's stamp on the Site Development Plans
 - N/A Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

Ronald R. Bohannon, P.E.

 Applicant name (print)

 Applicant signature / date



Form revised **November 2010**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers

_____ Planner signature / date
 Project #: _____

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent), 1/24/13
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: January 16, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): 1008585, 1009438
Agent: Tierra West, LLC
Applicant: Bruckner Truck Sales, Inc.
Legal Description: TR 3 Plat of TRS 1 thru 12 Avalon Subdivision Unit 5
Zoning: SU01
Acreage: 5.5251
Zone Atlas Page(s): J-9-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT: Site visit conducted January 19, 2018

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(1): no significant archaeological sites in project area

SUBMITTED BY:

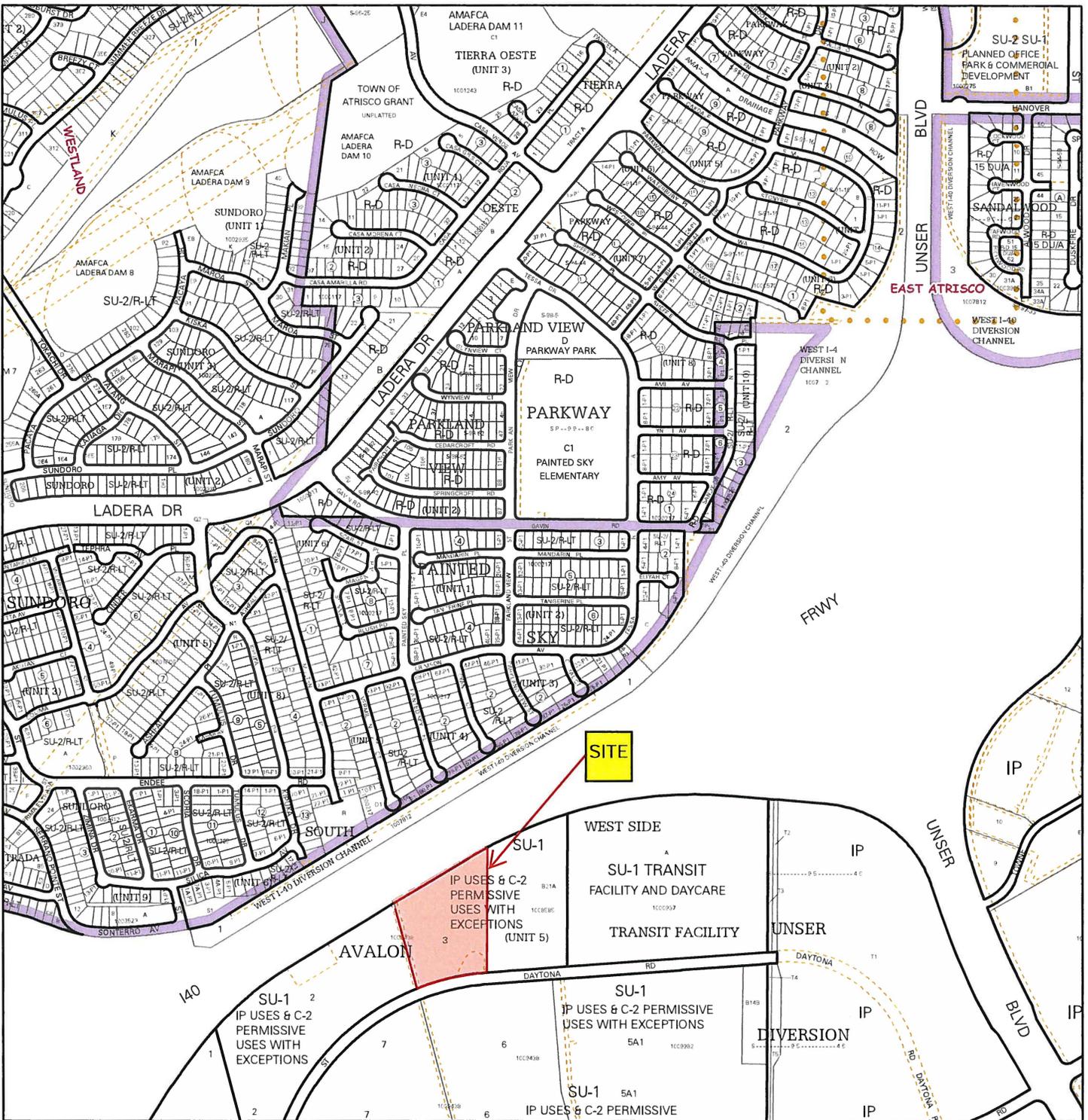
Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

1/23/18

Date

SUBMITTED TO:

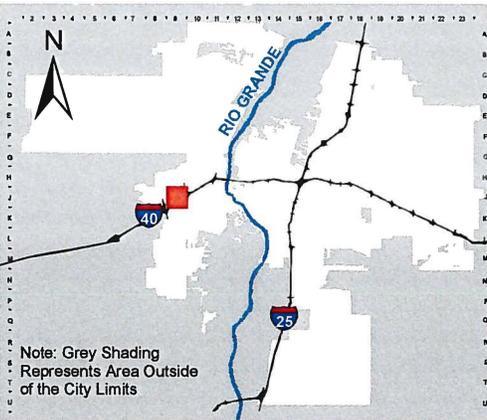
Russell Brito, Planning Manager
City of Albuquerque Planning Department



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:
J-09-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.	

0 750 1,500 Feet

January 16, 2018

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

RE: UTILITY TRAILER SALES
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5
J-9-Z

Dear Chairman Floyd:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Utility Trailer Sales Inc . pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

J.B. Martin

Print Name


Signature
Pres & Mgr

Title
1/17/18

Date

RETURN TO FIRST AMERICAN TITLE CO GF# 22 455 79 mgf

WARRANTY DEED

BRUCKNER TRUCK SALES, INC., a Texas corporation, Grantor, for consideration paid, grants to VM PROPERTIES, LLC, a Colorado limited liability company, Grantee, whose address is 2766 South Boston Court, Denver, Colorado, 80231, the following-described real estate in Bernalillo County, New Mexico:

TRACT NUMBERED 3, OF PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 May 22, 2014, IN PLAT BOOK 2014C, FOLIO 46, AS DOCUMENT NO. 2014040949.

SUBJECT TO the following:

1. Reservations contained in Patent from United States of America recorded in Book 35, page 91, records of Bernalillo County, New Mexico;
2. Easement(s) reserved across Land; covenants and conditions as noted, all as shown on the recorded plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 22, 2014, in Plat Book 2014C, Folio 46, as Document No. 2014040949;
3. Notice of Subdivision Plat Conditions, filed May 22, 2014, as Document No. 2014040956, records of Bernalillo County, New Mexico;
4. Reservations as contained in Quitclaim Deeds by Westland Development Co., Inc., a New Mexico corporation to Albuquerque Metropolitan Arroyo Flood Control Authority, recorded September 29, 1997, in Book 9726, page 9350, as Document No. 97101375; and recorded April 19, 2001, in Book A18, page 1952, as Document No. 2001043501, records of Bernalillo County, New Mexico;
5. City of Albuquerque Annexation Ordinances, recorded November 28, 2011, as Document No. 2011108122; and recorded March 17, 2014, as Document No. 2014021449, records of Bernalillo County, New Mexico;
7. Permanent Easement between Bruckner Truck Sales, Inc. and the City of Albuquerque, a municipal corporation, recorded January 31, 2013, as Document No. 2013011656, records of Bernalillo County, New Mexico;
8. Rights of easement, if any, relating to the 24" RCP, as shown on the ALTA/NSPS Land Title Survey by Larry W. Medrano, NMPS No. 11993, dated December 12, 2017, as Job Number 179088AL;

- 9. Encroachment of the improvements of the metal fence onto the Land as shown on the ALTA/NSPS Land Title Survey prepared by Larry W. Medrano, NMPS No. 11993, dated December 12, 2017, as Job Number 179088AL; and
- 10. Taxes for the year 2018 and thereafter.

with warranty covenants.

WITNESS my hand and seal this 14 day of December, 2017.

Bruckner Truck Sales, Inc., a Texas corporation

By: Chris Bruckner
Chris B. Bruckner
Executive Vice President

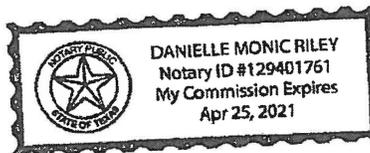
STATE OF TEXAS)
COUNTY OF POTTER)

The foregoing instrument was acknowledged before me on December 14th, 2017, by Chris B. Bruckner, Executive Vice President of Bruckner Truck Sales, Inc., a Texas corporation.

[Signature]
Notary Public

My Commission Expires:
4/25/2021

H:\FATCO\Bruckner VM Warranty Deed.docx



NOTIFICATION &
NEIGHBORHOOD INFORMATION

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	6013 Sunset Gardens SW	Albuquerque	NM	87121	5052610878	5053855809	jgallegoswccd@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	6525 Sunset Gardens SW	Albuquerque	NM	87121	5053213551	5058390372	johnnyepena@comcast.net
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	PO Box 6270	Albuquerque	NM	87197		5058903481	hlhen@comcast.net
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrall@comcast.net

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 striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: February 5, 2018.
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.

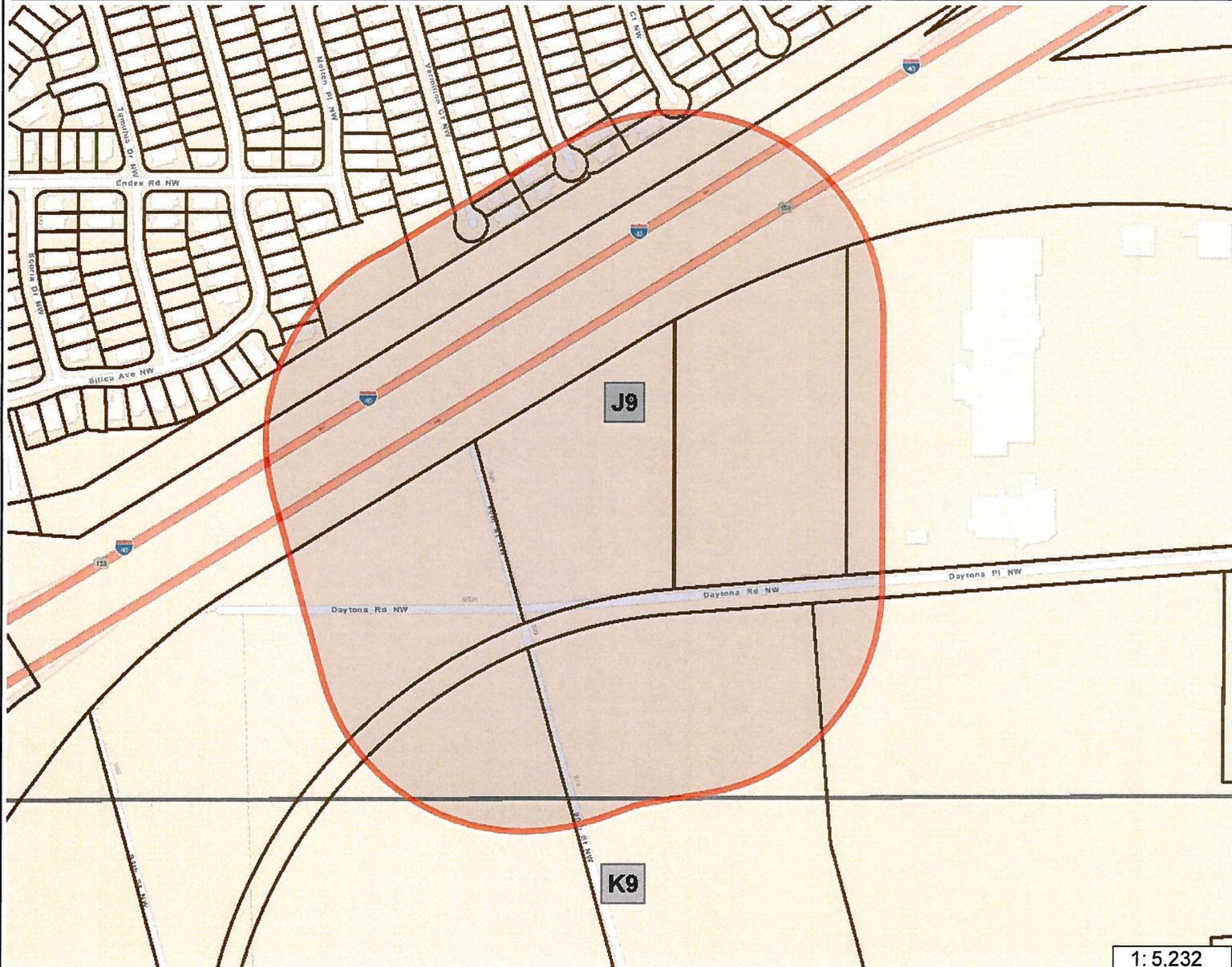
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

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.



8201 Daytona Rd.



Legend

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

Notes

Buffer 505ft.
ROW: I-40 FRWY

1: 5,232

0.2 0 0.08 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
1/23/2018 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

BURDEN CHERYL
601 CYAN CT NW
ALBUQUERQUE NM 87120

NIEVES-FLORES JAIME & DONNA
600 CYAN CT NW
ALBUQUERQUE NM 87120

BARELA DEMETRIO I & FRANCES L
GARCIA
6129 FLOR DEL SOL PL NW
ALBUQUERQUE NM 87120-2227

DOOLEY KEVIN H & GWENDOLYN F
609 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

LUCERO ELIZABETH R
605 CYAN CT NW
ALBUQUERQUE NM 87120

TENNYSON JASON
601 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

DZIURZYNSKI ERIC G
9300 SILICA AVE NW
ALBUQUERQUE NM 87120

PADILLA MARIA ELENA
604 VERMILION CT NW
ALBUQUERQUE NM 87120

GURULE LAWRENCE D & CARONA L
800 KIPUKA DR NW
ALBUQUERQUE NM 87120

WESTERN ALBUQ LAND HOLDINGS LLC
% GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

MASON JOEY W
608 VERMILLION CT NW
ALBUQUERQUE NM 87120

WESTERN ALBUQ LAND HOLDINGS LLC
% GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

ARVIZO MANUEL JR & TORRES JESSICA
418 52ND ST SW
ALBUQUERQUE NM 87105

SAMANIEGO DONALD P
604 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

WAN JAMES S
600 VERMILION CT NW
ALBUQUERQUE NM 87120

MAYVILLE TIMOTHY & CRYSTAL
TRUSTEES MAYVILLE RVT
804 KIPUKA DR NW
ALBUQUERQUE NM 87120-1088

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

BRUCKNER TRUCK SALES INC
9471 I-40 EAST
AMARILLO TX 79118

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

2500 BATES
4080 MALLARD DR
CONCORD CA 94520-1245

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

BRUCKNER TRUCK SALES INC
9471 I-40 EAST
AMARILLO TX 79118

TW

TIERRA WEST, LLC

January 23, 2018

Jerry Lovato
AMAFCA
2600 Prospect Ave NE
Albuquerque, NM 87107-1836

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear AMAFCA:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

Albuquerque, NM 87109
1-800-245-3102
tierrawestllc.com
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
Fax (505) 858-1118

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Harry Hendriksen
Westside Coalition of Neighborhood Associations
P.O. Box 6270
Albuquerque, NM 87197

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

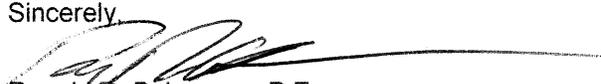
Dear Mr. Hendriksen:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. We are available to meet with you and the coalition to discuss the project. As usual affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Gerald Worrall, Westside Coalition of Neighborhood Associations
Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Jerry Gallegos
South West Coalition of Neighborhoods (SWAN)
6013 Sunset Gardens SW
Albuquerque, NM 87121

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

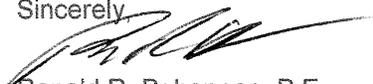
Dear Mr. Gallegos:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. We are available to meet with you and the coalition to discuss the project. As usual affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations
Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Johnny Pena
South West Coalition of Neighborhoods (SWAN)
6525 Sunset Gardens SW
Albuquerque, NM 87121

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. Pena:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. We are available to meet with you and the coalition to discuss the project. As usual affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations
Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

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

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. Worrall:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. We are available to meet with you and the coalition to discuss the project. As usual affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TOW

TIERRA WEST, LLC

January 23, 2018

Western Albuquerque Land Holdings LLC
% Garrett Dev Corp/Jeff Garrett
P.O. Box 56790
Albuquerque, NM 87187

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

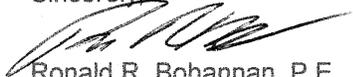
Dear Mr. Garrett:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TOW

TIERRA WEST, LLC

January 23, 2018

Western Albuq Land Holdings LLC
% Garrett Dev Corp/Jeff Garrett
P.O. Box 56790
Albuquerque, NM 87187

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. Garrett:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. James S. Wan
601 Painted Sky PL NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. Wan:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Jason Tennyson
601 Painted Sky PL NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. Tennyson:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Donald P. Samniego
601 Painted Sky PL NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

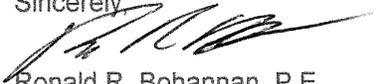
Dear Mr. Samniego:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Ms. Maria Elena Padilla
604 Vermilion Ct NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Ms. Padilla:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. and Mrs. Timothy & Crystal Mayville
Trustees Mayville RVT
804 Kipuka Dr. NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

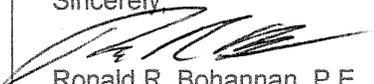
Dear Mr. and Mrs. Timothy & Crystal Mayville:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Joey W Mason
601 Painted Sky PL NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. Mason:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Ms. Elizabeth Lucero
605 Cyan CT NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Ms. Lucero:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. & Mrs. Jaime & Donna Nieves- Flores
600 Cyan CT NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

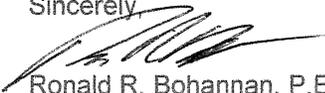
Dear Mr. & Mrs. Nieves- Flores:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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tierrawestllc.com



TIERRA WEST, LLC

January 23, 2018

Mr. and Mrs. Lawrence D. & Carona L. Gurule
601 Painted Sky PL NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. and Mrs. Lawrence D. & Carona L. Gurule:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate 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: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Eric G. Dziurzynski
9300 Silica Ave SW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. Dziurzynski:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

The proposed development is for a Utility Trailer Sales commercial development. This is a service oriented project that services tractor trailers and will be a complement to the Bruckner development. All of the access will be via Daytona Drive. Homeowners may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: February 5, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. & Mrs. Kevin & Gwendolyn Dooley
609 Painted Sky PI NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. & Mrs. Kevin & Gwendolyn Dooley:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TOW

TIERRA WEST, LLC

January 23, 2018

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

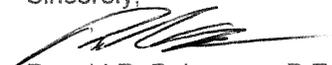
Dear City of Albuquerque:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Ms. Cheryl Burden
601 Cyan CT NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Ms. Cheryl Burden:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TWN

TIERRA WEST, LLC

January 23, 2018

Bruckner Truck Sales Inc.
9471 I-40 East
Amarillo, TX 79118

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Bruckner Truck Sales Inc.:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Bruckner Truck Sales Inc.
9471 I-40 East
Amarillo, TX 79118

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Bruckner Truck Sales Inc.:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Ronald R. Bohannan, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Demetrio I Barela
Ms. Frances L. Garcia
6219 Flore Del Sol Pl NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

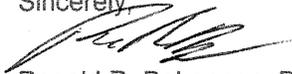
Dear Mr. Demetrio I. Barela and Ms. Frances L. Garcia:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

Mr. Manuel Arvizo Jr.
Ms. Jessica Torres
601 Painted Sky PL NW
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear Mr. Arvizo & Ms. Torres:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

2500 Bates
4080 Mallard DR.
Concord, CA 94520-1245

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear 2500 Bates:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TW

TIERRA WEST, LLC

January 23, 2018

98th & I-40 Land LLC
6300 Riverside Plaza LN SW Suite 200
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear 98th & I-40 Land LLC:

Please find enclosed a request to the Environmental Planning Commission dated January 25, 2018. This request is for approval of a Site Development Plan for Building Permit for a new project that is located off of Daytona road next to Bruckner Sales and Service. The site is located at 8201 Daytona RD. NW, Albuquerque, NM 87121. The site is zoned SU-1 and is approximately 5.5251 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday March 8, 2018. You are receiving this letter because you lie within 100 feet of the project boundaries.

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Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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TIERRA WEST, LLC

January 23, 2018

98th & I-40 Land LLC
6300 Riverside Plaza LN SW Suite 200
Albuquerque, NM 87120

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

Dear 98th & I-40 Land LLC:

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Ronald R. Bohannan, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

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tierrawestllc.com

TOW

TIERRA WEST, LLC

January 23, 2018

98th & I-40 Land LLC
6300 Riverside Plaza LN NW Suite 200
Albuquerque, NM 87120-1088

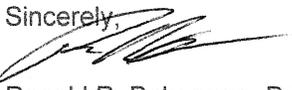
**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE K-10-Z**

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Ronald R. Bohannon, P.E.

Enclosure/s

cc: Luke Martin, Utility Trailer
Luke Harwood, Enterprise Builders

JN: 2017041
RRB/vp/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West LLC DATE OF REQUEST: 1/16/18 ZONE ATLAS PAGE(S): J-9-7

CURRENT: ZONING SU-1 LEGAL DESCRIPTION: LOT OR TRACT # TR 3 BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) 5.5251 +/-

SUBDIVISION NAME Avalon Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION []

SITE DEVELOPMENT PLAN:

ZONE CHANGE []: From _____ To _____

SUBDIVISION* []

AMENDMENT []

SECTOR, AREA, FAC, COMP PLAN []

BUILDING PERMIT [X]

ACCESS PERMIT []

AMENDMENT (Map/Text) []

BUILDING PURPOSES []

OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF

NO CONSTRUCTION/DEVELOPMENT []

ACTION: # OF UNITS: _____

NEW CONSTRUCTION [X]

BUILDING SIZE: _____ (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT []

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

APPLICANT OR REPRESENTATIVE Terry Q. Bra

DATE January 22, 2018

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

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

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

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

Notes:

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

[Signature]
TRAFFIC ENGINEER

DATE 1/23/2018

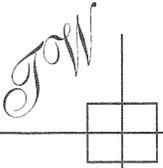
Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-FINALIZED / /

-SUBMITTED / /

TRAFFIC ENGINEER
DATE



TIERRA WEST, LLC

January 25, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Committee
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TR 3 PLAT OF TRS 1 THRU 12 AVALON SUBDIVISION UNIT 5
ZONE ATLAS PAGE J-09-Z**

Dear Chairman Bohannon:

Tierra West, LLC, on behalf of Utility Trailer Sales, Inc. requests approval of a Site Development Plan for Building Permit for Tract 3 of Avalon Subdivision Unit 5. The site is currently zoned SU-1 for IP and C-2 Uses.

Site Location and History

The project site is located between Unser Boulevard NW and 98th Street, immediately south of Interstate 40 and north of Daytona Road in southwest Albuquerque. The physical address of the site is 8201 Daytona Road NW. The site is currently undeveloped and immediately adjacent to Bruckner Truck sales and service development to the east and across Daytona from the existing FedEx Ground facility located to the south and east. This application requests the development approval for a Utility Trailer Sales commercial development containing approximately 5.525 acres

Site Orientation and Proposed Use

The proposed site will house a new 15,635 sf service oriented development that sells and services tractor trailers. This new facility will replace an undersized existing facility located in the metro area that is currently in a location with no room for expansion. We believe this proposed project will be a complement to the existing commercial developments in the area, which includes the Bruckner Truck Sales and the FedEx Ground facility.

The Trailer Sales development will be access from Daytona Rd, which currently is constructed up to the eastern edge of the subject property. Daytona Rd will be extended west along the property frontage as part of this development. The developers to the west are currently under design and plan on extending Daytona to the west to tie to 98th street which will create a second access to the site. Utility Trailer Sales is working with the same adjacent landowner/developer to the west and south to relocate an existing vehicle turn-around to the western edge of the proposed roadway extension.

Traffic Impact and On-Site Parking

A Trip Generation Analysis was prepared for this site with the proposed commercial use. The analysis was review by COA Planning Department – Transportation and it was concluded that the development does not meet the COA threshold for requiring a Traffic Impact Study. The surrounding transportation network has capacity for the proposed development and it will not overload the streets.

Drainage and Landscaping

The site is currently undeveloped and drains from northwest to southeast with two arroyos running diagonally through the site. The runoff from north of Interstate 40 is captured in the AMAFCA North I-40 Diversion system. This removes the bulk of the runoff contributing to the two arroyos that cross the site as well as removing this and adjacent site out of the previously existing flood plain. AMAFCA completed a LOMR to adjust the FEMA mapping. Runoff from the undeveloped site is conveyed to the Unser Diversion Pond system via street flow and existing storm drain in Daytona Road.

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

Under developed conditions runoff from the site will be routed to the east and south sections of the property via surface sheet flows. The runoff will then be routed in landscape drainage swales through several first flush ponds and follow the historic flow path down Daytona Road to the Unser Diversion Pond system. Retention or detention ponding, other than the first flush ponds, will not be required and the developed site will be allowed to free drain to Daytona Roadway and storm drain. The use of retaining walls is not anticipated at this time. Grades will be made up with the use of slope ties from the boundary grades. Slopes steeper than 3:1 will require slope protection. Upland flows from the existing undeveloped parcel to the west of the site will be conveyed to Daytona right of way via a temporary swale on the adjacent property with a desilting pond constructed just before reaching the right of way.

The landscape design was developed to meet the design guideline requirements set forth in the General Landscape Regulations including compliance with the Water Conservation Ordinance. Emphasis was placed on the landscaping on the south side of the property, along Daytona Road. This landscaping will continue the existing theme established with the adjacent Bruckner Truck Sales site and the FedEx Ground facility across the street and to the east. Because of the nature of the proposed use fencing of the property is required. Matching the fencing to the east and in front of Daytona Road, a tubular fence is proposed for the front portion of the property similar to the existing fence. A roll gate at the single auto/truck entrance to the site along with a pedestrian gate along the pedestrian path from Daytona to the building entrance is proposed for use during non-working hours.

Elevations and Signage

Although utilitarian in nature, the proposed building elevations are designed of a contemporary style to integrate with the existing development surrounding the site. The main façade has multiple fenestrations which serve to break up the massing along with the proposed covered entrance incorporated as a pedestrian feature. As an example, vertical and horizontal panels were used along with changes in color as a means to add scale and visual interest while still meeting dimensional standards.

Signage will consist of a 22' high monument sign to be at the main entrance on Daytona Road and a 43' high pylon sign along the Interstate 40 frontage. The size and heights of the proposed signs are comparable to signage for adjacent developments and are required to provide adequate visibility for the traveling public along the interstate that are traveling at considerable speeds. The signage will act as a way-finding mechanism to allow traffic to exist off the interstate and to find their way to the development.

We are requesting that the EPC approve the proposed Site Plan for Building Permit. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P. E.

Enclosure/s

cc: Jeff Martin, Utility Trailer
Luke Harwood, EB Builders

JN: 2017041
RRB/VPC/jg/djb

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.

 1-25-18

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
- N/A 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: 69 provided: 78
Handicapped spaces (included in required total) required: 4 provided: 4
Motorcycle spaces (in addition to required total) required: 3 provided: 3
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4 provided: 5
 - N/A 2. Bikeways and other bicycle facilities, if applicable
- N/A C. Public Transit
 - N/A 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
 - N/A 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
 - N/A 9. Identify existing and proposed medians and median cuts

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

- N/A 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
- ~~N/A~~ 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.
- ~~NA~~ 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

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Certified Mail Fee \$ 3.45

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

Return Receipt (hardcopy) \$ 2.15

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 3.10

Total Postage and Fees \$ 9.30

Sent To **BURDEN CHERYL**
601 CYAN CT NW
ALBUQUERQUE NM 87120

Street and Apt. No.
 City, State, ZIP+4

PS Form 3800, A

Postmark Here

7017 0190 0000 6407 4826

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

Return Receipt (hardcopy) \$ 2.15

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 3.10

Total Postage and Fees \$ 9.30

Sent To **SAMANIEGO DONALD P**
604 PAINTED SKY PL NW
ALBUQUERQUE NM 87120

Street and Apt. No.
 City, State, ZIP+4

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Return Receipt (hardcopy) \$ 2.75

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 3.10

Total Postage and Fees \$ 9.30

Sent To **GURULE LAWRENCE D & CARONA L**

Street **800 KIPUKA DR NW**

City, State, ZIP+4® **ALBUQUERQUE NM 87120**

Postmark Here

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Return Receipt (hardcopy) \$ 2.75

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 3.10

Total Postage and Fees \$ 9.30

Sent To **BRUCKNER TRUCK SALES INC**

Street **9471 I-40 EAST**

City, State, ZIP+4® **AMARILLO TX 79118**

Postmark Here

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7017 0190 0000 6407 4857

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

Return Receipt (hardcopy) \$ 2.75

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 3.10

Total Postage and Fees \$ 9.30

Sent To **DOOLEY KEVIN H & GWENDOLYN F**

Street **609 PAINTED SKY PL NW**

City, State, ZIP+4® **ALBUQUERQUE NM 87120**

Postmark Here

PS Form 3800, April 2015

7017 0190 0000 6407 4871

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Certified Mail Fee \$ 3.45

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

Return Receipt (hardcopy) \$ 2.75

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 3.10

Total Postage and Fees \$ 9.30

Sent To **Gerald Worrall**

Street and Apt. No., or P.O. **South West Coalition of Neighborhoods (SWAN)**

City, State, ZIP+4® **1039 Pinatubo PL NW Albuquerque, NM 87120**

Postmark Here

PS Form 3800, April 2015

7017 0190 0000 6407 4895

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee \$ 3.45

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

Return Receipt (hardcopy) \$ 2.75

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 3.10

Total Postage and Fees \$ 9.30

Sent To **BRUCKNER TRUCK SALES INC**

Street **9471 I-40 EAST**

City, State, ZIP+4® **AMARILLO TX 79118**

Postmark Here

PS Form 3800, April 2015

7017 0190 0000 6407 4789

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee \$ 3.45

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

Return Receipt (hardcopy) \$ 2.75

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 3.10

Total Postage and Fees \$ 9.30

Sent To **BARELA DEMETRIO I & FRANCES L**

Street **GARCIA**

City, State, ZIP+4® **6129 FLOR DEL SOL PL NW ALBUQUERQUE NM 87120-2227**

Postmark Here

PS Form 3800, April 2015

7014 2870 0001 3397 9454

7017 0190 0000 6407 4949

7017 0190 0000 6407 4772

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Postage	\$ 3.10
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 9.30

Postmark Here
JAN 2 2018

Sent To: PADILLA MARIA ELENA
 Street & Apt. No.: 604 VERMILION CT NW
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, Apr 15

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OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 3.10
Total Postage and Fees	\$ 9.30

Postmark Here
JAN 2 2018

Sent To: ARVIZO MANUEL JR & TORRES JESSICA
 Street and Apt. No.: 418 52ND ST SW
 City, State, ZIP+4®: ALBUQUERQUE NM 87105

PS Form 3800, Apr 15

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OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 3.10
Total Postage and Fees	\$ 9.30

Postmark Here
JAN 2 2018

Sent To: TENNYSON JASON
 Street & Apt. No.: 601 PAINTED SKY PL NW
 City, State, ZIP+4®: ALBUQUERQUE NM 87120

PS Form 3800, Apr 15

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OFFICIAL USE

Postage	\$ 3.10
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 9.30

Postmark Here
JAN 2 2018

Sent To: NIEVES-FLORES JAIME & DONNA
 Street & Apt. No.: 600 CYAN CT NW
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, Apr 15

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OFFICIAL USE

Postage	\$ 3.10
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 9.30

Postmark Here
JAN 4 2018

Sent To: LUCERO ELIZABETH R
 Street & Apt. No.: 605 CYAN CT NW
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, Apr 15

U.S. Postal Service
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OFFICIAL USE

Postage	\$ 3.10
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 9.30

Postmark Here
JAN 2 2018

Sent To: CITY OF ALBUQUERQUE
 Street & Apt. No.: PO BOX 1293
 City, State: ALBUQUERQUE NM 87103

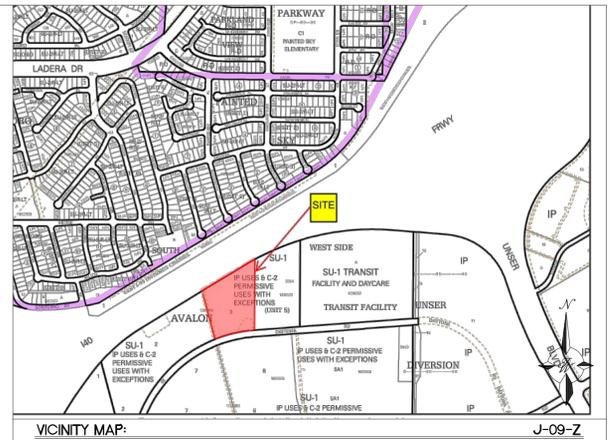
PS Form 3800, Apr 15

SITE PLAN REDUCTIONS



LEGEND

- CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK/CONCRETE APRON
- PAVEMENT
- MILLINGS
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- 6' CHAIN LINK FENCE (GALVANIZED) W/INTRUDER BARRIER ON TOP
- 6' TUBULAR STEEL FENCE (BLACK)



VICINITY MAP: J-09-Z

LEGAL DESCRIPTION:
 TRACT NUMBERED 3, OF PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46, AS DOCUMENT NO. 2014040949.

ADDRESS: 8201 DAYTONA RD NW
 ALBUQUERQUE, NM 87121

PAVING TYPE: ASPHALT PAVEMENT SOUTH PARKING FIELD
 ASPHALT MILLINGS NORTH PARKING FIELD
 ZONING: SU-1, IP USES & C2 PERMISSIVE USES W/EXCEPTIONS

*TRUCK PARKING IS ALLOWED TO BE COUNTED IN TOTAL NUMBER OF SPACES PROVIDED

SITE DATA

PROPOSED USAGE: UTILITY TRAILER SALES/SERVICING
 LOT AREA: 240,578 SF (5.52 ACRE)

BUILDING AREA:
 TOTAL 15,635 SF

PARKING REQUIRED: 75 SPACES (15,000 SF/1 SPACE PER 200 SF)
 PARKING REQUIRED: 3 SPACES (635 SF/1 SPACE PER 250 SF)
 MINUS: 9 SPACES (SERVICE BAYS)
 TOTAL PARKING REQUIRED: 69 SPACES

*PARKING PROVIDED: 77 SPACES

HC PARKING REQUIRED: 4 SPACES
 HC PARKING PROVIDED: 4 SPACES
 2 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 3 SPACES
 MC PARKING PROVIDED: 3 SPACES

BICYCLE PARKING REQUIRED: 4 SPACES (1 SPACE PER 20 PARKING SPACES)
 BICYCLE PARKING PROVIDED: 5 SPACES

LANDSCAPE AREA REQUIRED: 33,741 SF
 LANDSCAPE AREA PROVIDED: 74,851 SF

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

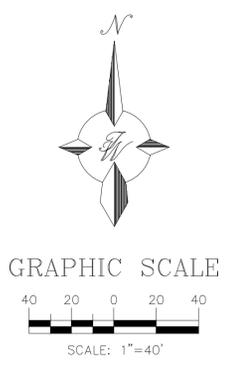
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

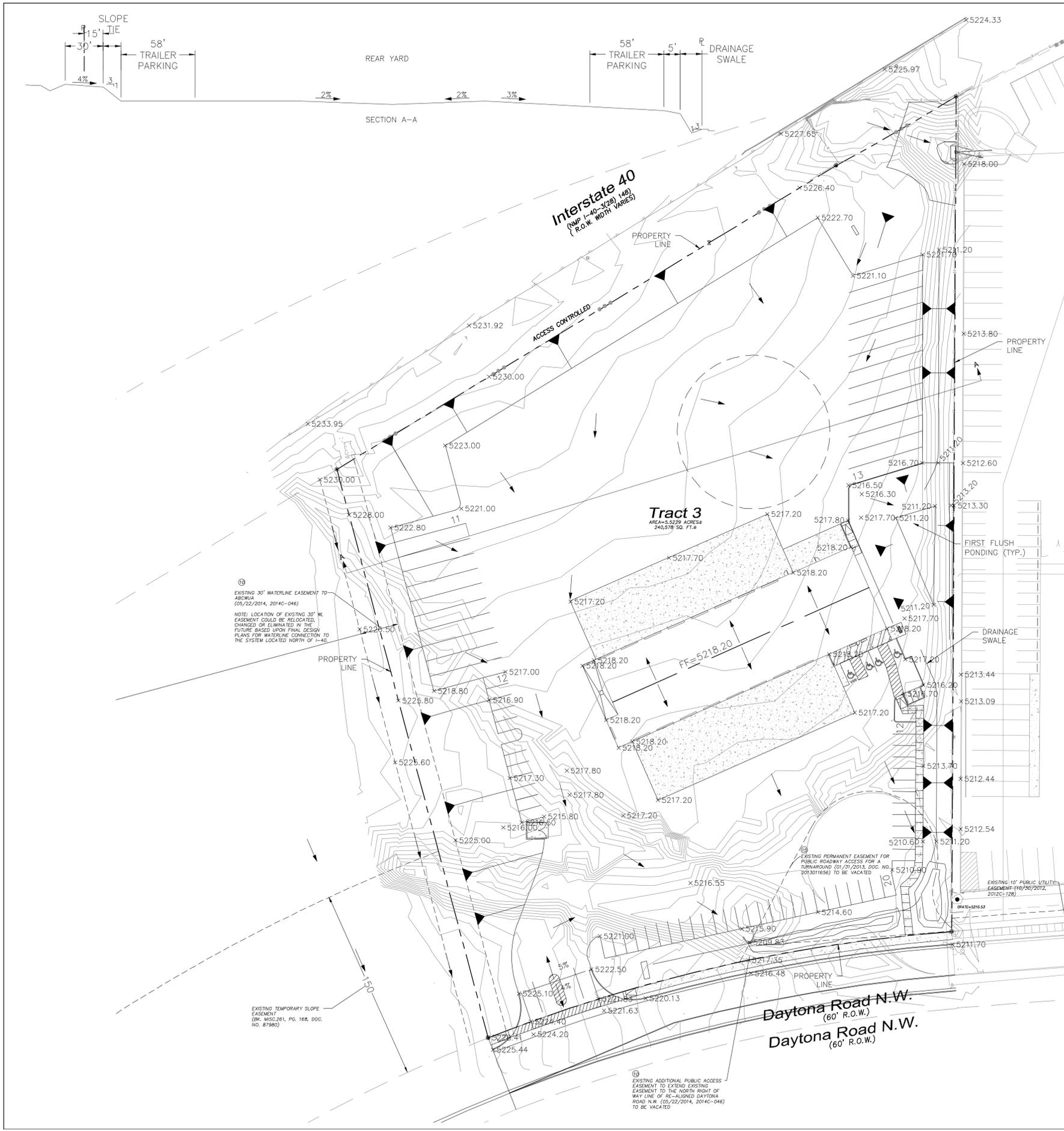
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

INDEX TO DRAWINGS

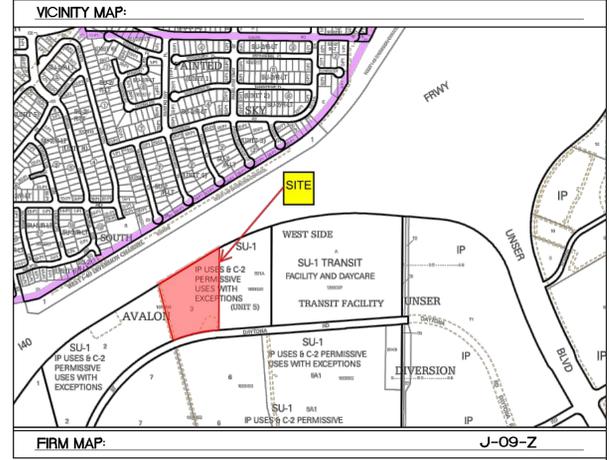
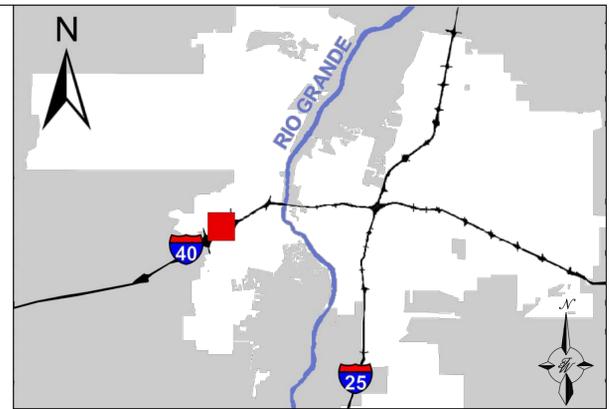
- C1. SITE PLAN FOR BUILDING PERMIT
- C2. CONCEPTUAL GRADING AND DRAINAGE PLAN
- C3. CONCEPTUAL MASTER UTILITY PLAN
- C4. BUILDING ELEVATIONS
- C5. DETAIL SHEET 01
- C6. DETAIL SHEET 02
- L1. LANDSCAPING PLAN



ENGINEER'S SEAL	UTILITY TRAILER SALES PROJECT LOCATION	DRAWN BY LA
	SITE PLAN FOR BUILDING PERMIT	DATE 02/26/2018
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2017041_SPE
	RONALD R. BOHANNAN P.E. #7868	
		JOB # 2017041



- LEGEND**
- CURB & GUTTER
 - - - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▭ SIDEWALK
 - ▭ SCREEN WALL
 - ▭ RETAINING WALL
 - 5010 — CONTOUR MAJOR
 - 5011 — CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION
 - FLOW ARROW
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - - - 5010 — EXISTING CONTOUR MAJOR
 - - - 5011 — EXISTING CONTOUR MINOR
 - x 5048.25 EXISTING SPOT ELEVATION



The site is currently undeveloped and drains from northwest to southeast with two arroyos running diagonally through the site. The runoff from north of Interstate 40 is captured in the AMAFCA North I-40 Diversion system. This removes the bulk of the runoff contributing to the two arroyos that cross the site as well as removing this and adjacent site out of the previously existing flood plain. AMAFCA completed a LOMR to adjust the FEMA mapping. Runoff from the undeveloped site is conveyed to the Unser Diversion Pond system via street flow and existing storm drain in Daytona Road.

Under developed conditions runoff from the site will be routed to the east and south sections of the property via surface sheet flows. The runoff will then be routed in landscape drainage swales through several first flush ponds and follow the historic flow path down Daytona Road to the Unser Diversion Pond system. Retention or detention ponding, other than the first flush ponds, will not be required and the developed site will be allowed to free drain to Daytona Roadway and storm drain. The use of retaining wall are not anticipated at this time. Grades will be made up with the use of slope ties from the boundary grades. Slopes steeper than 3:1 will require slope protection. Upland flows from the existing undeveloped parcel to the west of the site will be conveyed to Daytona right of way via a temporary swale on the adjacent property with a desilting pond constructed just before reaching the right of way.



ENGINEER'S SEAL	PROJECT NAME	DRAWN BY
	PROJECT LOCATION	LA
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE
		02/26/2018
		2017041_GRE
		SHEET #
		C2
		JOB #
		2017041

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierrawestllc.com

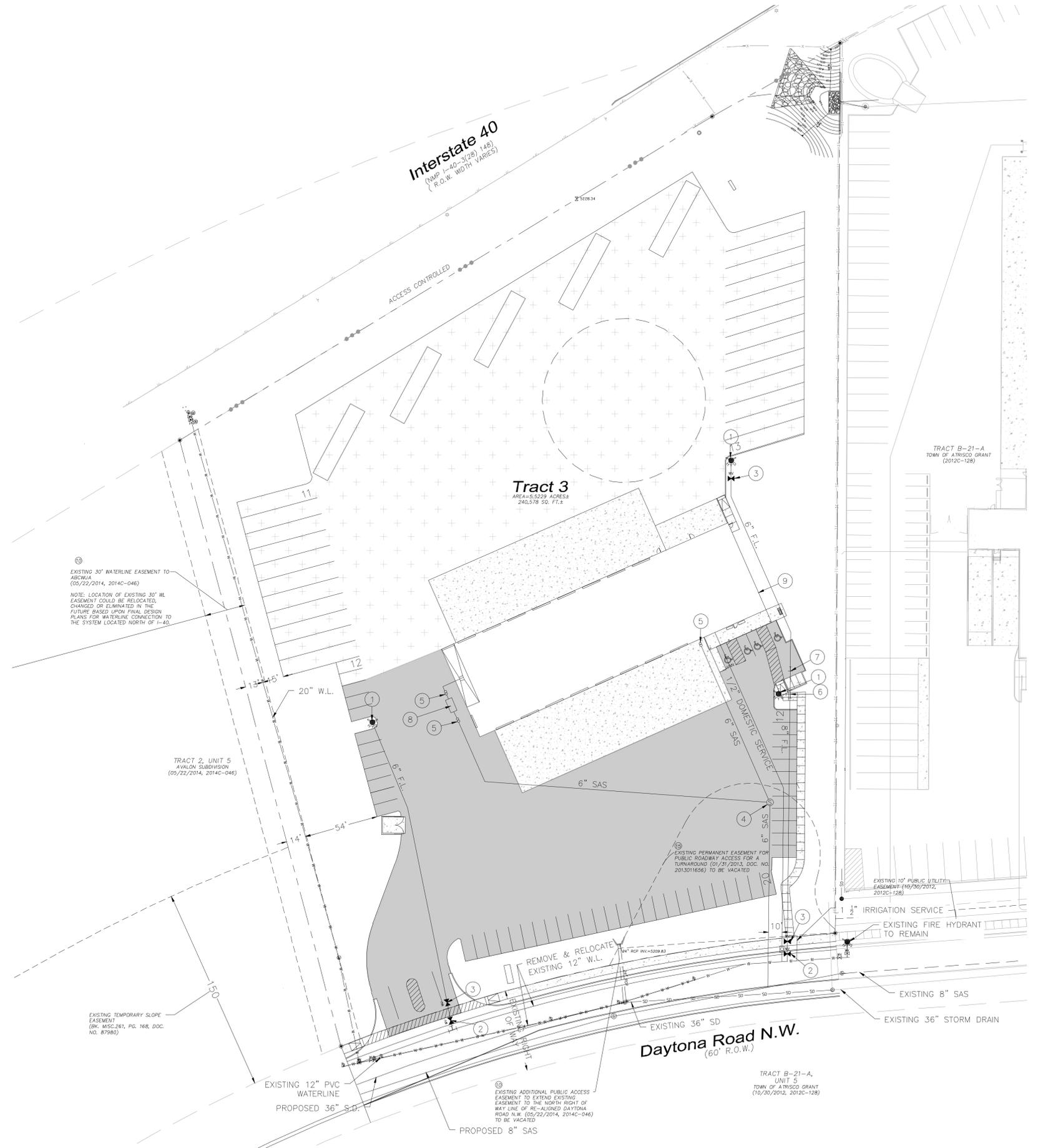
RONALD R. BOHANNAN
 P.E. #7868

EXISTING 30' WATERLINE EASEMENT TO ABRONIA (05/22/2014, 2014C-046)
 NOTE: LOCATION OF EXISTING 30' W. EASEMENT COULD BE RELOCATED, CHANGED OR ELIMINATED IN THE FUTURE BASED UPON FINAL DESIGN PLANS FOR WATERLINE CONNECTION TO THE SYSTEM LOCATED NORTH OF I-40.

EXISTING PERMANENT EASEMENT FOR PUBLIC ROADWAY ACCESS FOR A TURNAROUND (01/31/2013, DOC. NO. 2013011656) TO BE VACATED

EXISTING 10' PUBLIC UTILITY EASEMENT (10/30/2012, 2012C-178)

EXISTING ADDITIONAL PUBLIC ACCESS EASEMENT TO EXTEND EXISTING EASEMENT TO THE NORTH RIGHT OF WAY LINE OF RE-ALIGNED DAYTONA ROAD N.W. (02/22/2014, 2014C-046) TO BE VACATED



KEYED NOTE:

- ① FIRE HYDRANT (PRIVATE) TO BE PAINTED SAFETY ORANGE
- ② GATE VALVE (PUBLIC)
- ③ GATE VALVE (PRIVATE)
- ④ 4' DIAMETER MANHOLE
- ⑤ DOUBLE CLEANOUT
- ⑥ 8"x8"x6" TEE
- ⑦ 8" TO 6" REDUCER
- ⑧ OIL/WATER SEPARATOR
- ⑨ GAS METER

LEGEND

- ===== CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- ===== BUILDING
- ===== SIDEWALK
- ===== SCREEN WALL
- ===== RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 36" SD ----- STORM SEWER LINE
- 8" SAS ----- SANITARY SEWER LINE
- 8" WL ----- WATERLINE
- SINGLE CLEAN OUT
- ∞ DOUBLE CLEAN OUT
- ⊕ EXISTING SD MANHOLE
- ⊕ EXISTING INLET
- ⊕ EXISTING SAS MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EX. UGE ----- EXISTING UNDERGROUND UTILITIES
- EX. 2" GAS ----- EXISTING GAS
- EX. 8" SAS ----- EXISTING SANITARY SEWER LINE
- EX. 10" WL ----- EXISTING WATER LINE
- EX. 18" RCP ----- EXISTING STORM SEWER LINE

⑩ EXISTING 30" WATERLINE EASEMENT TO ABCWJA (05/22/2014, 2014C-046)
 NOTE: LOCATION OF EXISTING 30" WL EASEMENT COULD BE RELOCATED, CHANGED OR ELIMINATED IN THE FUTURE BASED UPON FINAL DESIGN PLANS FOR WATERLINE CONNECTION TO THE SYSTEM LOCATED NORTH OF I-40.

TRACT 2, UNIT 5
 AVALON SUBDIVISION
 (05/22/2014, 2014C-046)

EXISTING TEMPORARY SLOPE EASEMENT (BK, MISC.261, PG. 168, DOC. NO. 87988)

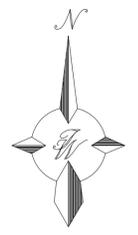
⑬ EXISTING PERMANENT EASEMENT FOR PUBLIC ROADWAY ACCESS FOR A TURNAROUND (01/31/2013, DOC. NO. 2013011656) TO BE VACATED

EXISTING 10' PUBLIC UTILITY EASEMENT (10/30/2012, 2012C-128)

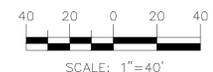
REMOVE & RELOCATE EXISTING 12" W.L.

⑭ EXISTING ADDITIONAL PUBLIC ACCESS EASEMENT TO EXTEND EXISTING EASEMENT TO THE NORTH RIGHT-OF-WAY LINE OF RE-ALIGNED DAYTONA ROAD N.W. (05/22/2014, 2014C-046) TO BE VACATED

TRACT B-21-A,
 UNIT 5
 TOWN OF ATRISCO GRANT
 (10/30/2012, 2012C-128)



GRAPHIC SCALE



ENGINEER'S SEAL	UTILITY TRAILER SALES PROJECT LOCATION	DRAWN BY LA
	CONCEPTUAL UTILITY PLAN	DATE 02/26/2018
RONALD R. BOHANNAN P.E. #7868	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE, NE ALBUQUERQUE, NM 871109 (505) 858-3100 www.tierrowestllc.com	2017041_MUE
		SHEET # C3
		JOB # 2017041



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



UTILITY TRAILER
 NEW MEXICO

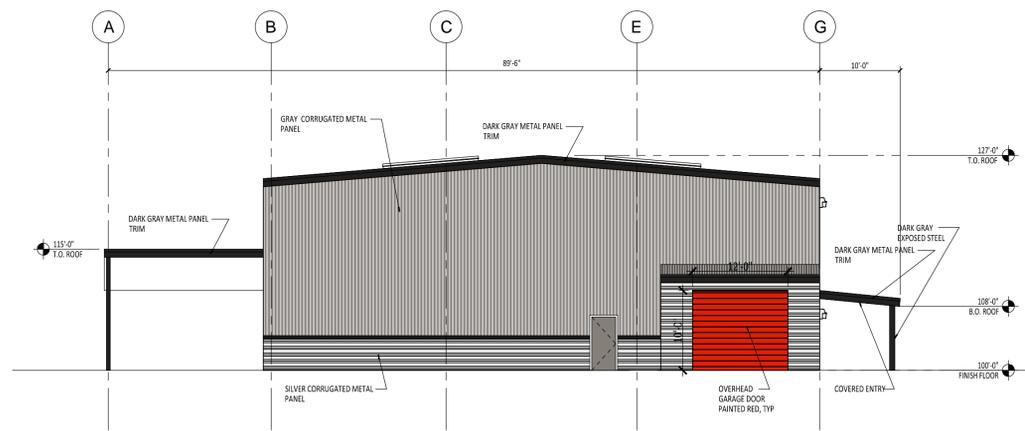
8201 DAYTONA RD NW
 ALBUQUERQUE, NM 87121

Architect/Engineer

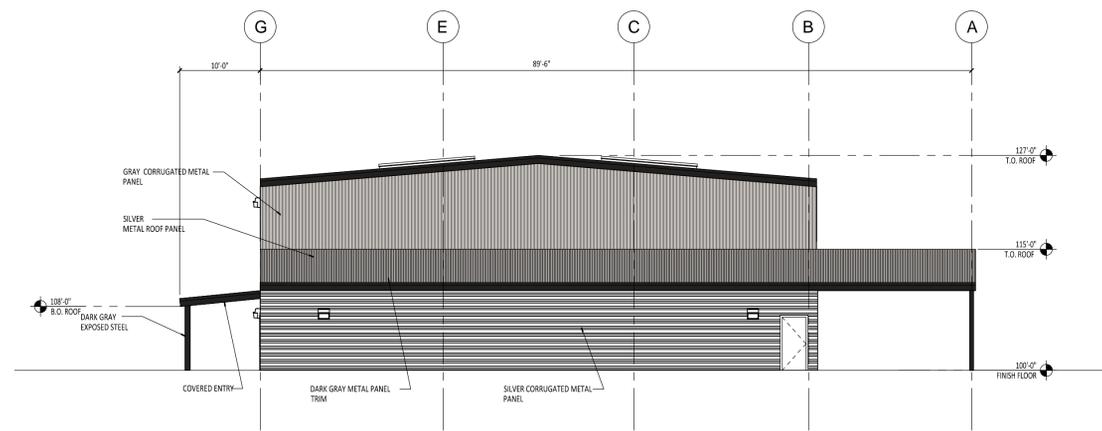
MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		
PROJECT NO	1721	
CAD DWG FILE	1721-A101	
DRAWN BY	DGW	
CHECKED BY	DGP	
DATE	1/18/18	

BUILDING ELEVATIONS

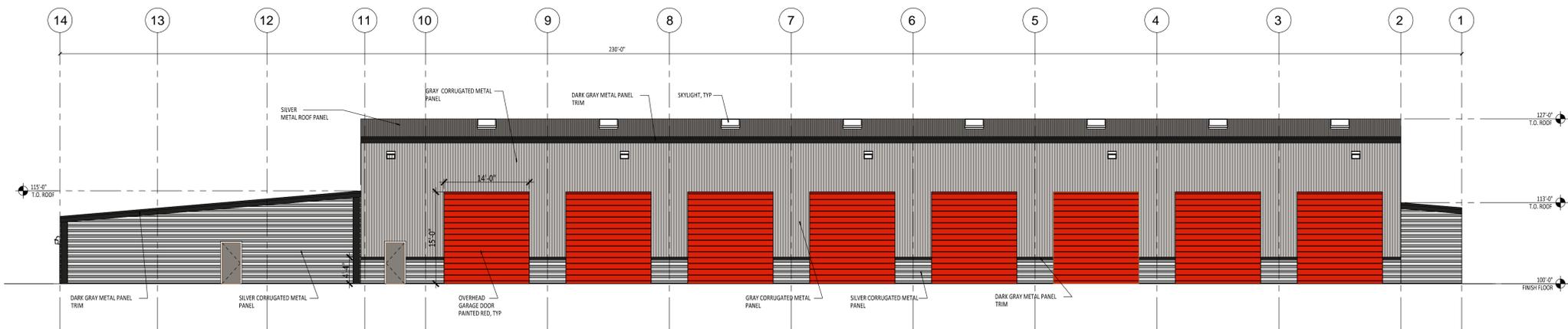
A201



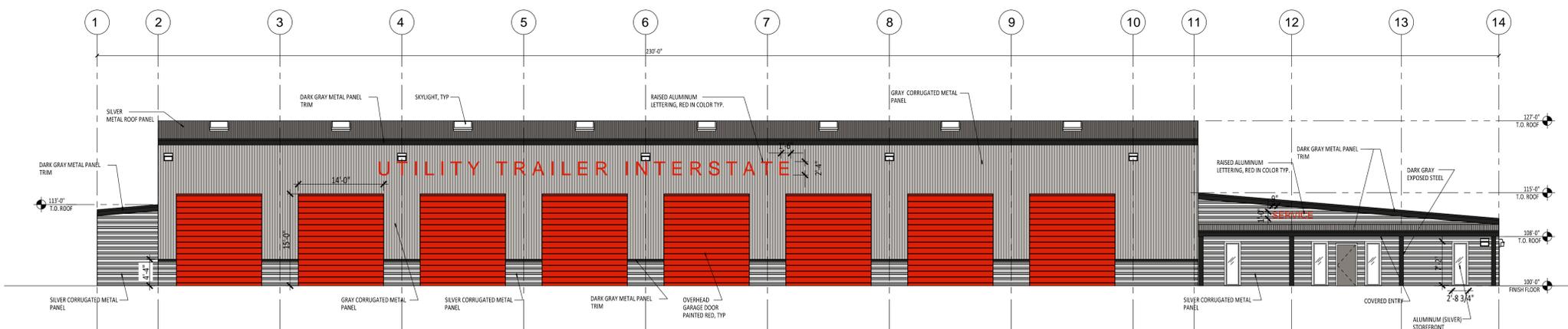
C1 WEST ELEVATION
 1/8" = 1'-0"



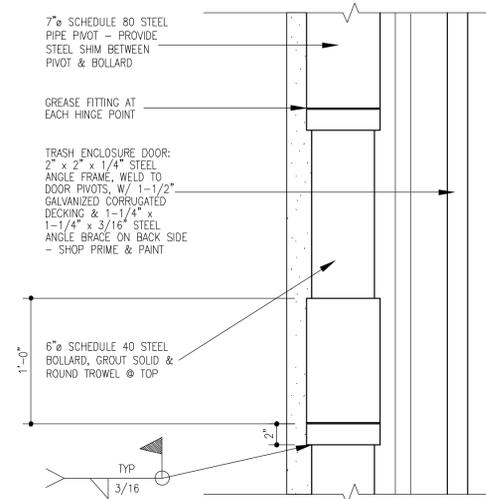
C2 EAST ELEVATION
 1/8" = 1'-0"



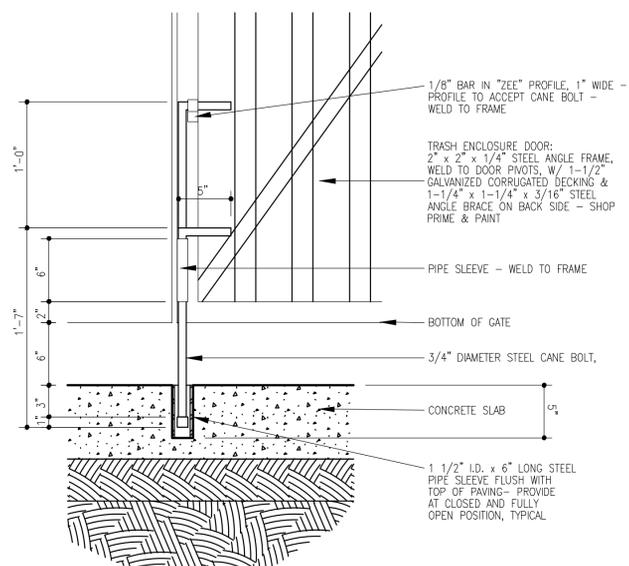
B1 NORTH ELEVATION
 1/8" = 1'-0"



A1 SOUTH ELEVATION
 1/8" = 1'-0"

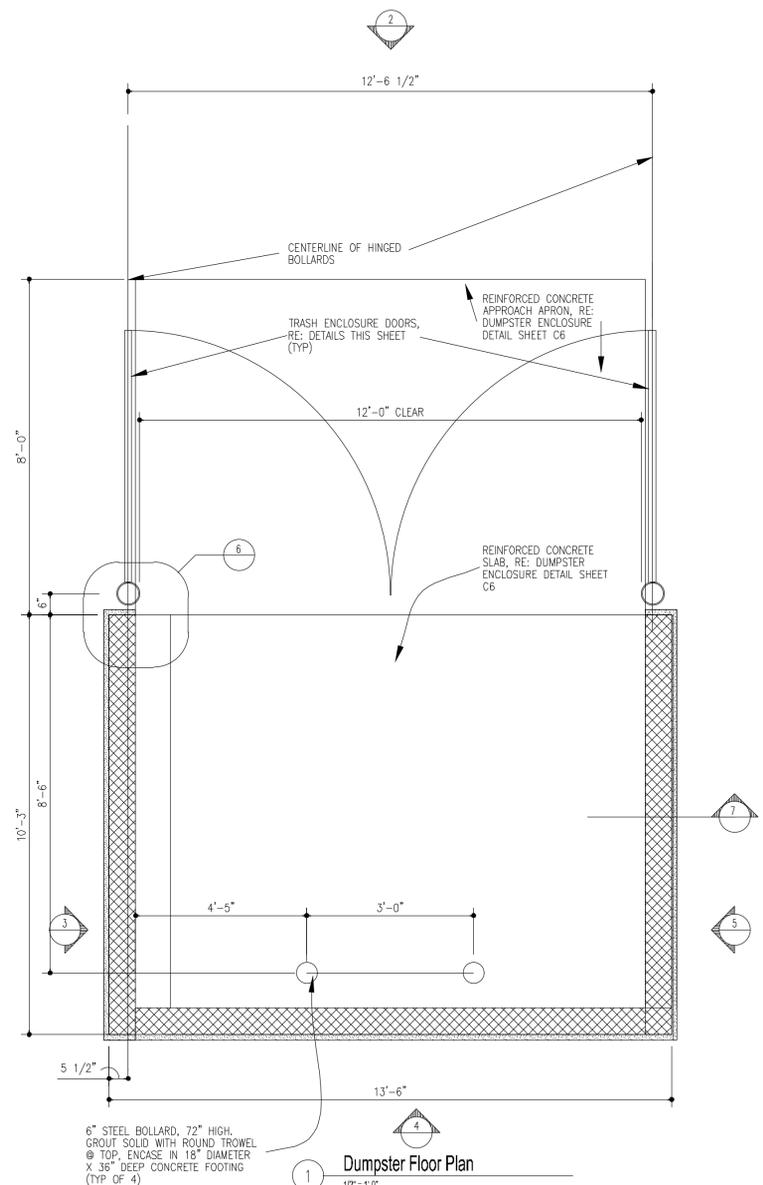


9 Dumpster Door Pivot
1 1/2" = 1'-0"

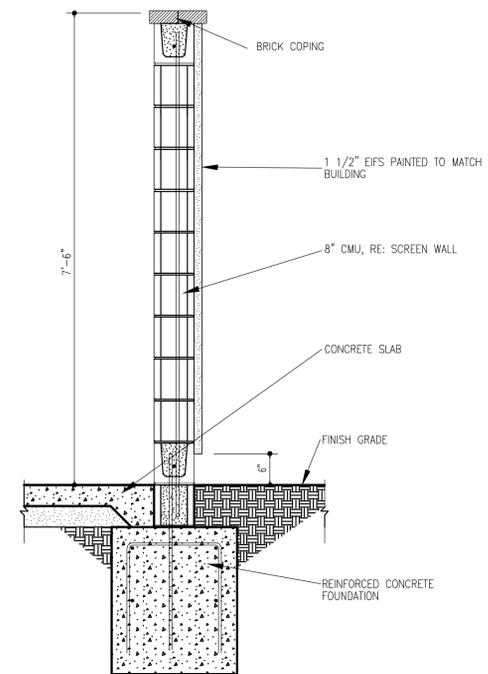


8 Cane Bolt Detail
1 1/2" = 1'-0"

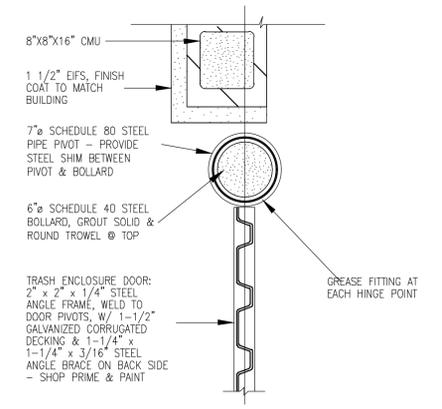
General Notes
1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT TO MATCH BUILDING



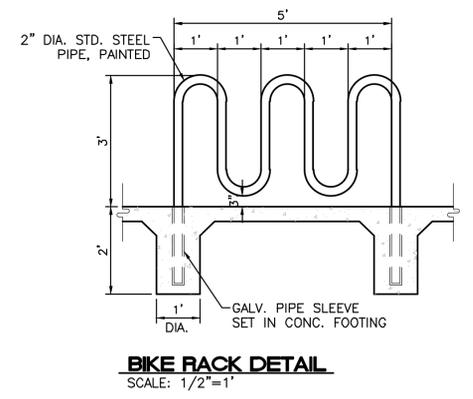
1 Dumpster Floor Plan
1/2" = 1'-0"



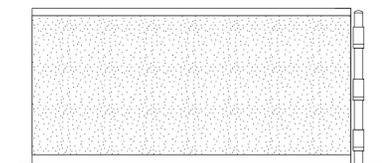
7 Wall Section
3/4" = 1'-0"



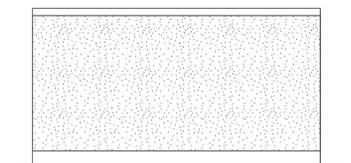
6 Plan Detail
1 1/2" = 1'-0"



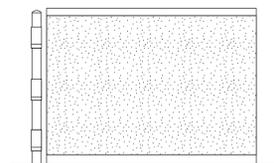
BIKE RACK DETAIL
SCALE: 1/2" = 1'



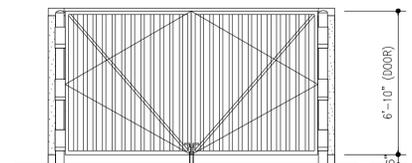
5 Side Elevation
NTS



4 Back Elevation
NTS

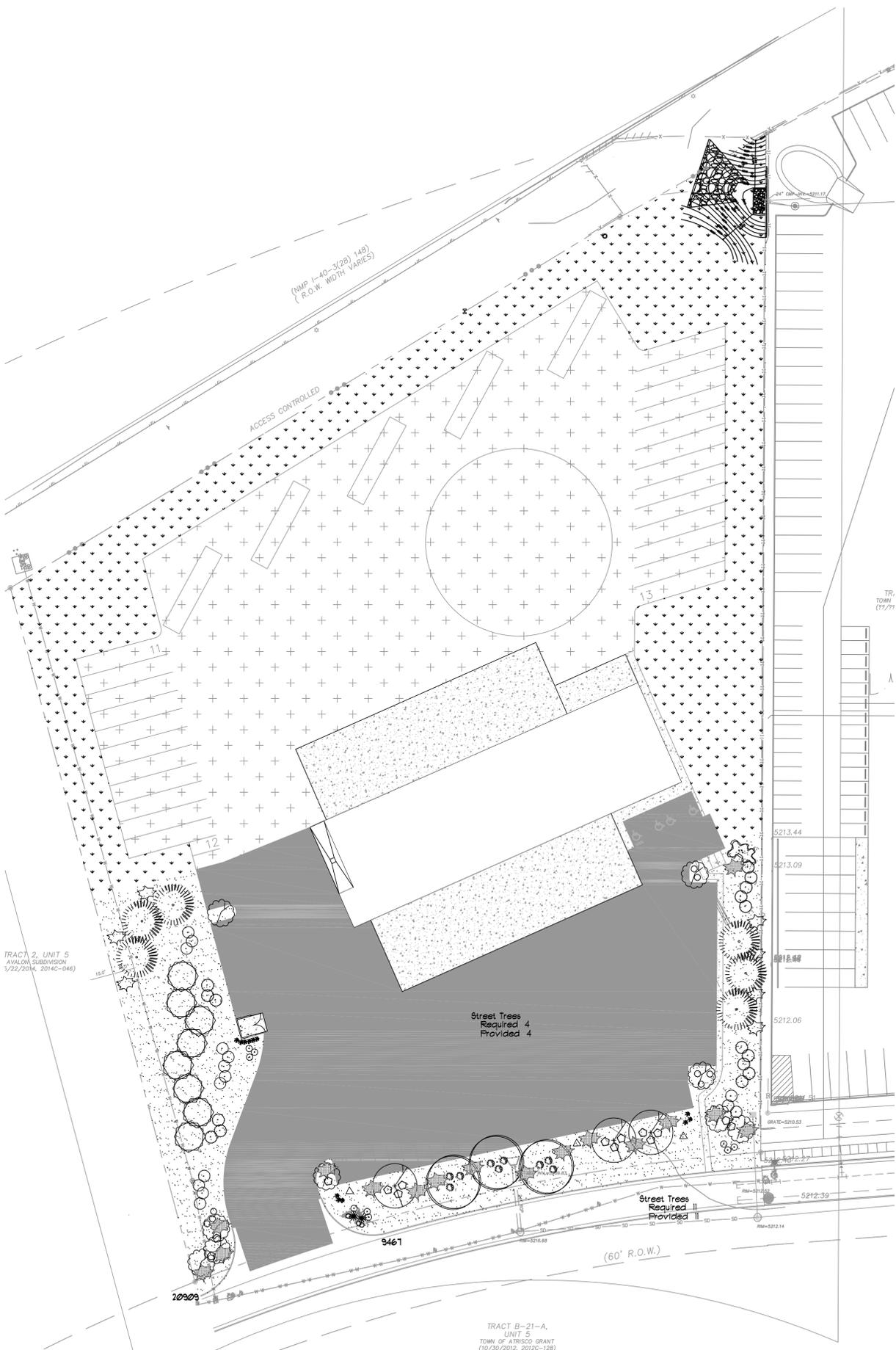


3 Side Elevation
NTS



2 Front Elevation
NTS

ENGINEER'S SEAL	UTILITY TRAILER SALES	DRAWN BY
	PROJECT LOCATION	LA
DETAIL SHEET 01		DATE
		02/26/2018
		2017041_SPE
		SHEET #
		C5
		JOB #
		2017041
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	

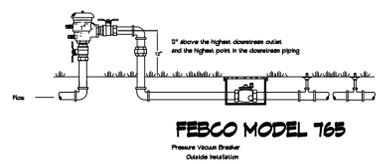
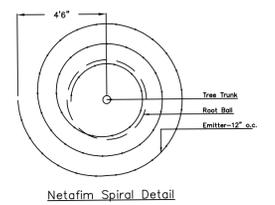
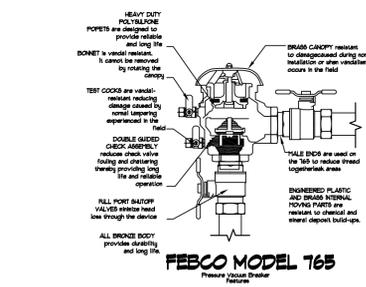


TRACT 2, UNIT 5
 AVALON SUBDIVISION
 5/22/2014, 2014C-046

TRACT B-21-A,
 UNIT 5
 TOWN OF ATRISCO GRANT
 (10/30/2012, 2012C-128)

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
3	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	30x30 900 2100 M+
3	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	40x35 1225 3675 M
6	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25 625 3750 M
1	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	20x15 225 225 M
8	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x20 400 3200 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6 36 72 M
9	15 Gal	Bradford Pear <i>Pyrus calleryana</i>	20x15 225 2025 M
9	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5 25 225 M
12	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	4x2 4 48 M
14	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	5x5 25 350 M
3	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	1x6 36 108 M
16	5 Gal	Buffalo Juniper <i>Juniperus tamariscifolia</i>	4x12 144 2304 M
1	5 Gal	Winter Jasmine <i>Juniperus tamariscifolia</i>	4x12 144 1008 M
3	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 27 M
9	5 Gal	Blue Yucca <i>Caryopteris x clandonensis</i>	3x3 9 81 M
8	5 Gal	Turpentine Bush <i>Ericameria laricifolia</i>	5x6 36 288 L
16	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7 49 784 L
5	5 Gal	Chamisa <i>Chrysanthamnus nauseosus</i>	5x7 49 135 L
16	2-3cf	Soil	525-800
30376		To be placed at contractor discretion	
44475		3/4" Crushed Gray Gravel/Filter Fabric	
14851		Reveg Native Seed	



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

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

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. 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.

IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 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)	240578
TOTAL BUILDING AREA (sf)	15635
TOTAL LOT AREA (sf)	224943
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (sf)	33741
TOTAL ON-SITE LANDSCAPE PROVIDED	14851
TOTAL REVEG NATIVE SEED	44475
TOTAL LANDSCAPED AREA	30376
TOTAL LIVE PLANT MATERIAL PROVIDED	21605
TOTAL GROUND COVER PROVIDED	5356



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 danny@hilltoplandscaping.com

Landscape Architect



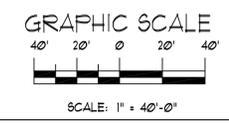
Utility Trailer Sales
 Albuquerque, NM
 LANDSCAPE PLAN

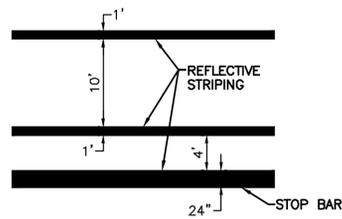
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 REVISION
 DATE
 1/23/2018

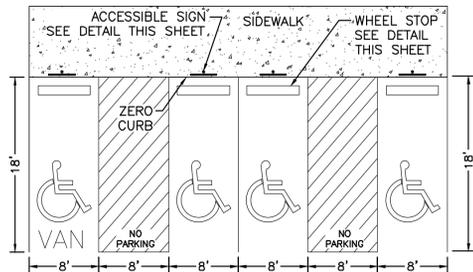
SHEET #
 LS-101





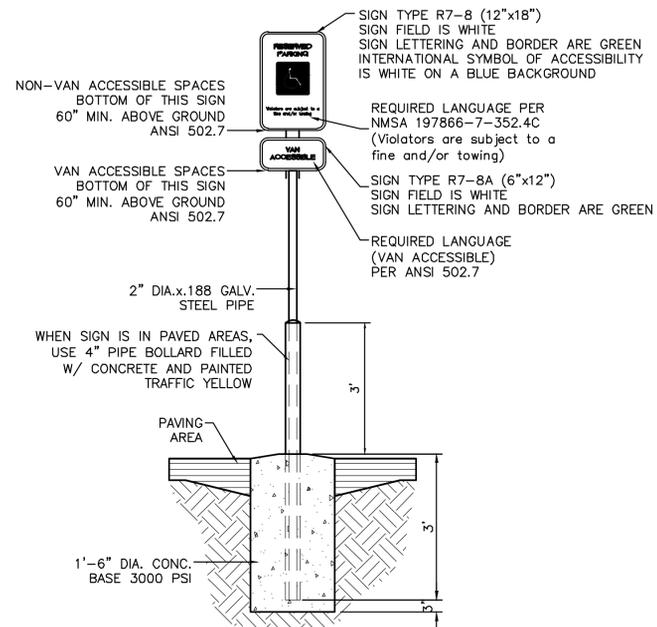
** ALL PAVEMENT MARKINGS SHALL CONFORM TO M.U.T.C.D. SPECS (LATEST EDITION)

CROSSWALK DETAIL
NTS

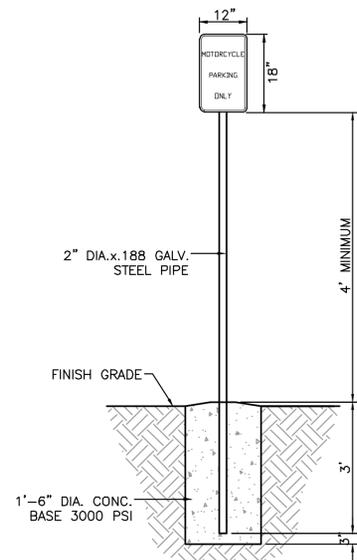


NOTES:
 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 2) Parking space lines and diagonal striping to be painted blue.
 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.

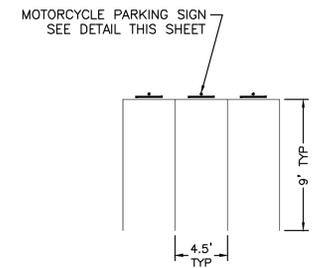
HC PARKING DETAIL
NTS



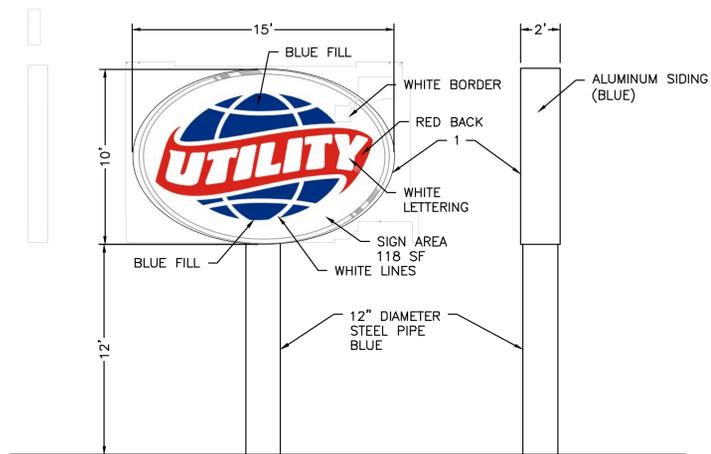
ACCESSIBLE PARKING SIGN
NTS



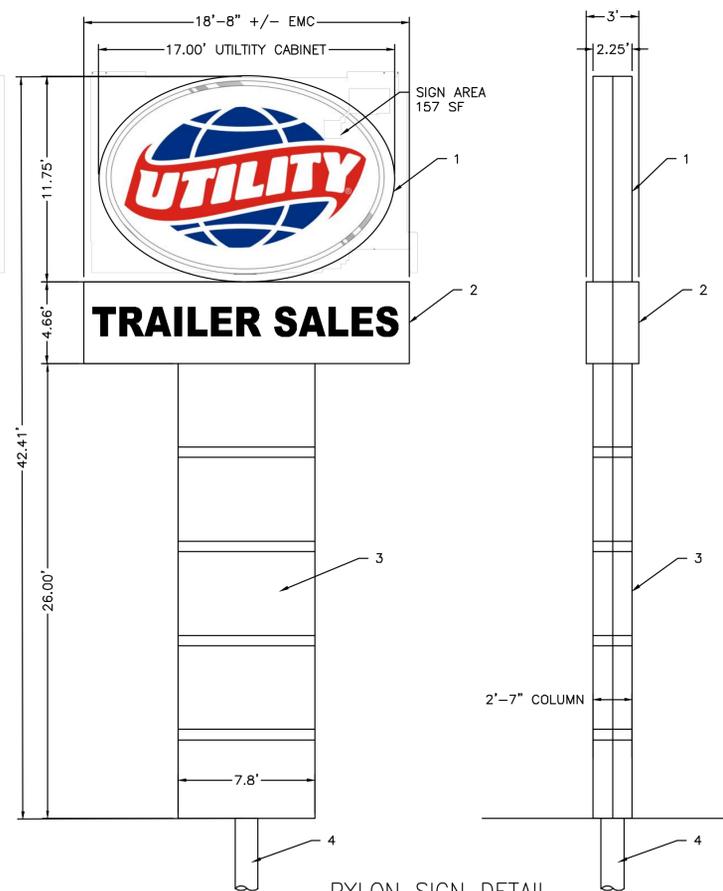
MOTORCYCLE PARKING SIGN
NTS



MOTORCYCLE PARKING DETAIL
NTS



MONUMENT SIGN DETAIL
SCALE 1"=5'



PYLON SIGN DETAIL
SCALE 1"=5'

- UTILITY LOGO CABINET: D/F ILLUMINATED CUSTOM FAB. CABINET
- EMC: D/F 89mm PITCH 16x64 MATRIX AMBER MONOCHROME EMC
 PRIMARY ELECTRICAL: 120V/240V-TOTAL SIGNS AMPS T.B.D.
 POWER OUT: LEAVE 8'-0" PIGTAIL WIRE INSIDE CAB FOR SIGN HOOK UP.
 POWER LOCATION: REFER TO M.E.P. DWGS
 SWITCH LOCATION: T.B.D.
- COLUMN: CUSTOM FABRICATED 1 1/2" ALUM. ANGLE FRAME COVERED ON ALL SIDES W/.090" THICK ALUM.
- MOUNTING PIPE: 8" +/- DIA. PIPE SLEEVED INSIDE 24" O.D. STD. STEEL PIPE SET IN CONCRETE CAISSON.

ENGINEER'S SEAL	UTILITY TRAILER SALES	DRAWN BY LA
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RONALD R. BOHANNAN P.E. #7868		JOB # 2017041

ADDITIONAL STAFF INFORMATION