



**Environmental
Planning
Commission**

*Agenda Number: 4
Project Number: 1011184
Case Number: 18EPC- 40001
Hearing Date: March 08, 2018*

Staff Report

Agent	Wooten Engineering
Applicant	Kaplan Paseo, LLC
Request	Site Development Plan for Building Permit
Legal Description	Lot 9-A-2, Block 10, North Albuquerque Acres, Tract 2, Unit 3, zoned SU-2 Mixed Uses
Location	Off of Holly Ave. NE between Louisiana Blvd. NE and Wyoming Blvd. NE, addressed 7301 Paseo del Norte Blvd. NE
Size	approximately 0.8 acres
Existing Zoning	SU-2 Mixed Use
Proposed Zoning	N/A

Staff Recommendation

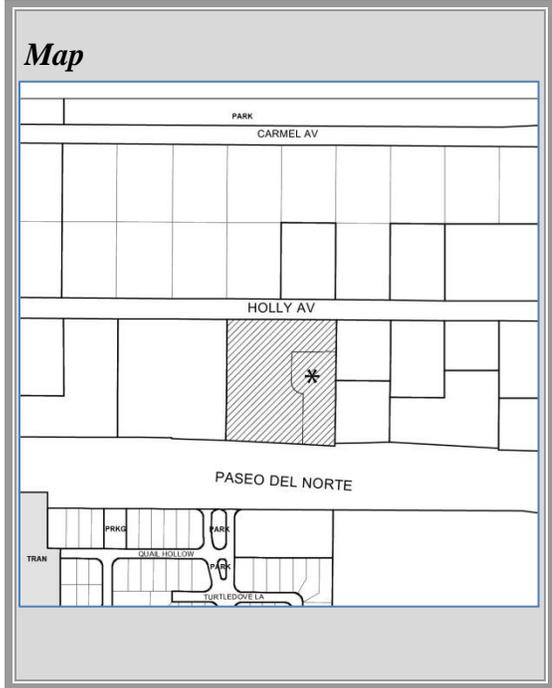
APPROVAL of Project # 1011184
Case # 18EPC-40001 based on the
Findings and subject to the
Conditions of Approval included
within this report

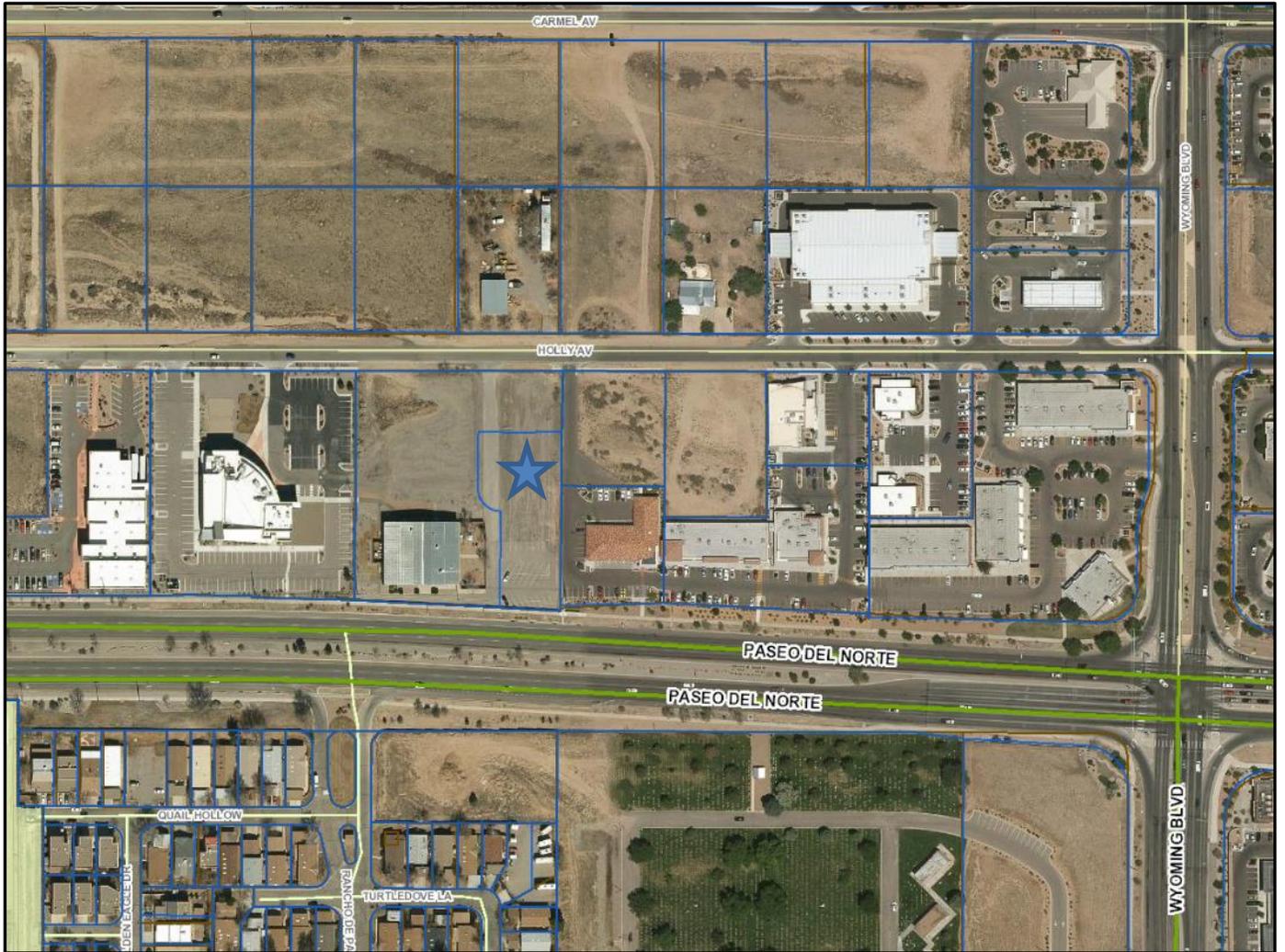
**Staff Planner
Cheryl Somerfeldt**

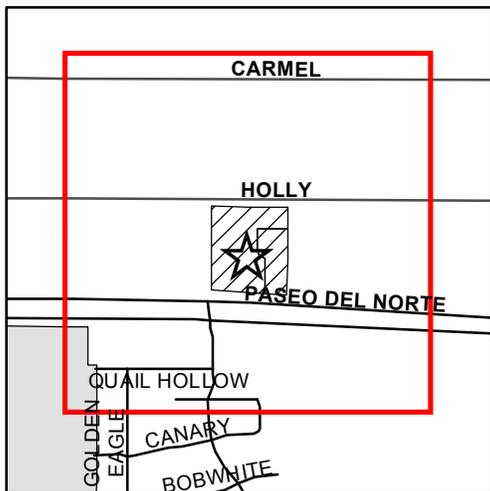
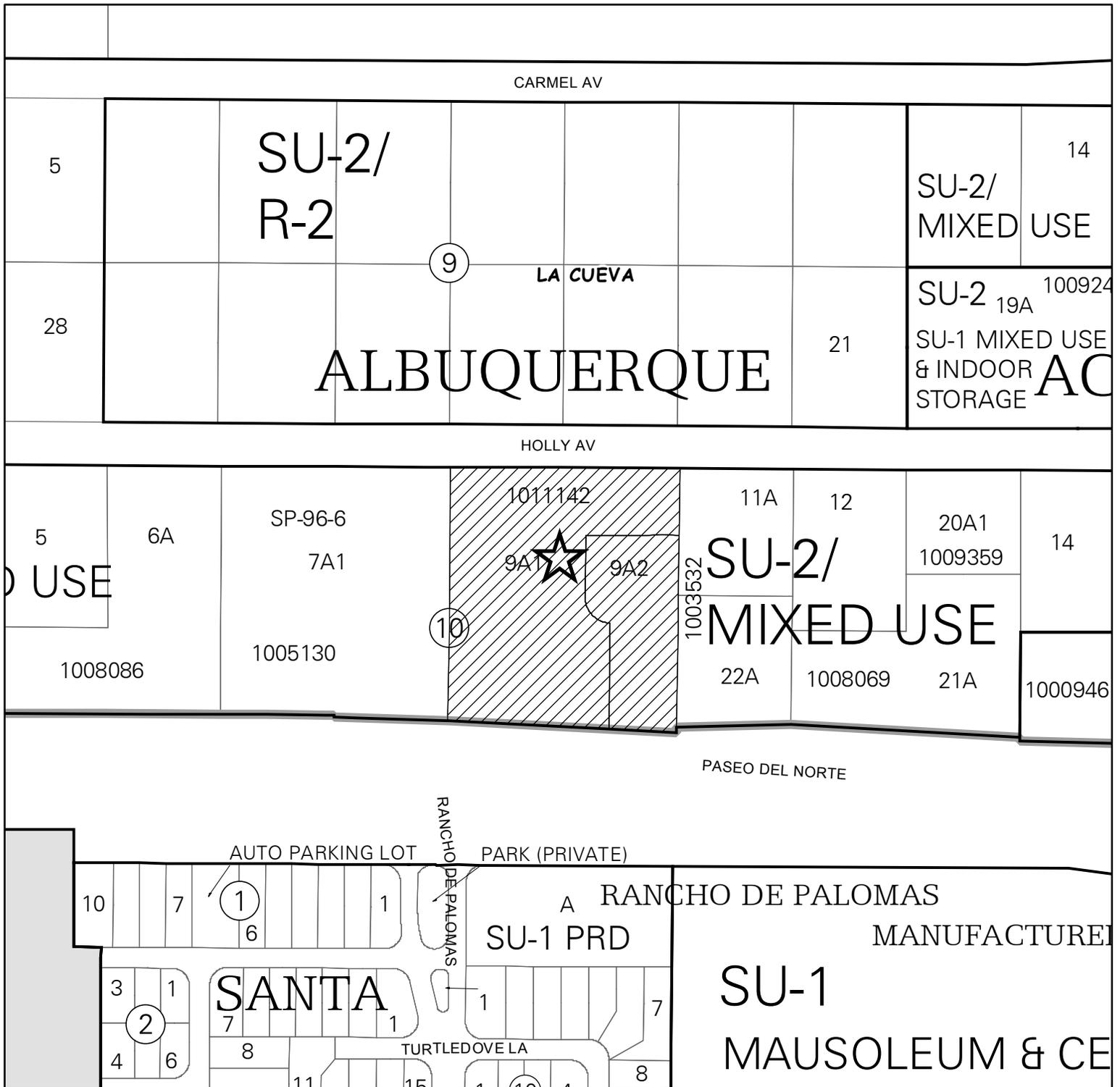
Summary of Analysis

This is a request for a Site Development Plan for Building Permit to allow the development of a 4,864 square foot restaurant on a 0.8 acre site located on Holly Avenue NE between Louisiana Boulevard NE and Wyoming Boulevard NE on the north side of Paseo del Norte Boulevard NE, addressed 7301 Paseo del Norte Boulevard NE.

The subject site is within an Area of Consistency of the Comprehensive Plan and within the La Cueva Sector Development Plan boundaries. The request is consistent with the preponderance of goals and policies of these plans. There is no known neighborhood opposition to the request and staff recommends approval based on the findings and conditions in this report.

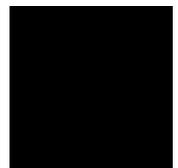






ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:

10011184

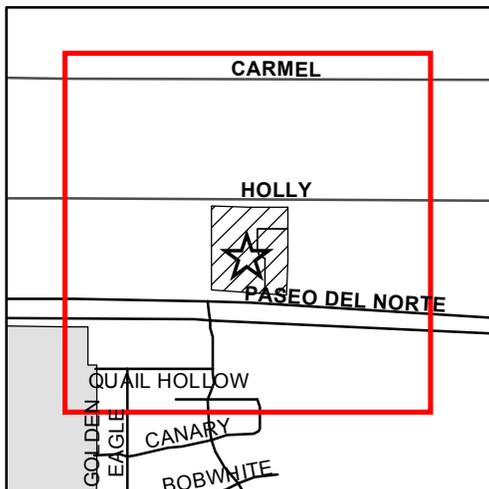
Hearing Date:

3/8/2018

Zone Map Page: C19

Application Case Numbers:

18EPC-40001

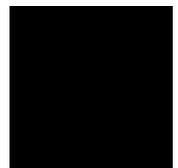


LAND USE MAP

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

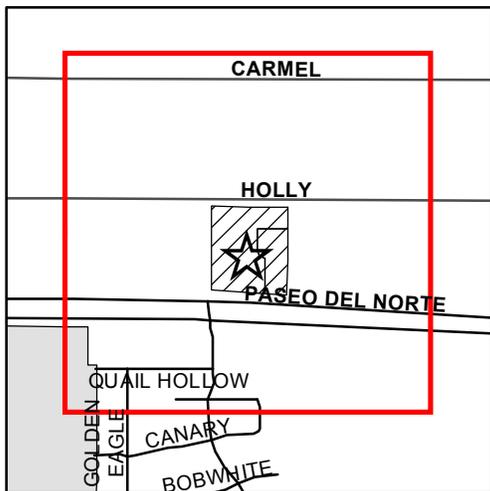
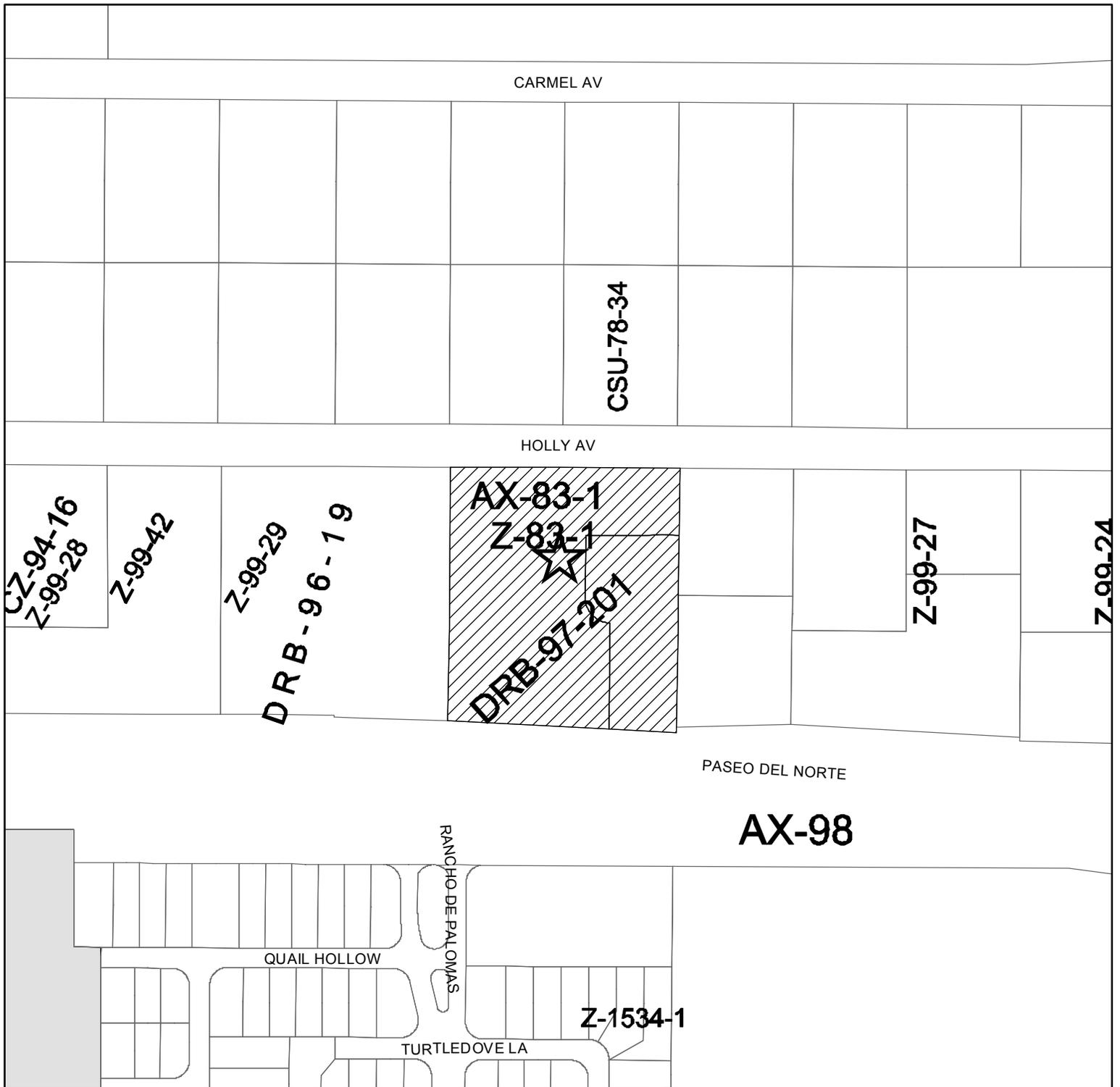


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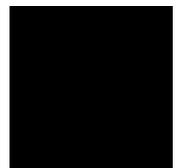
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HISTORY MAP

Note: Grey shading indicates County.

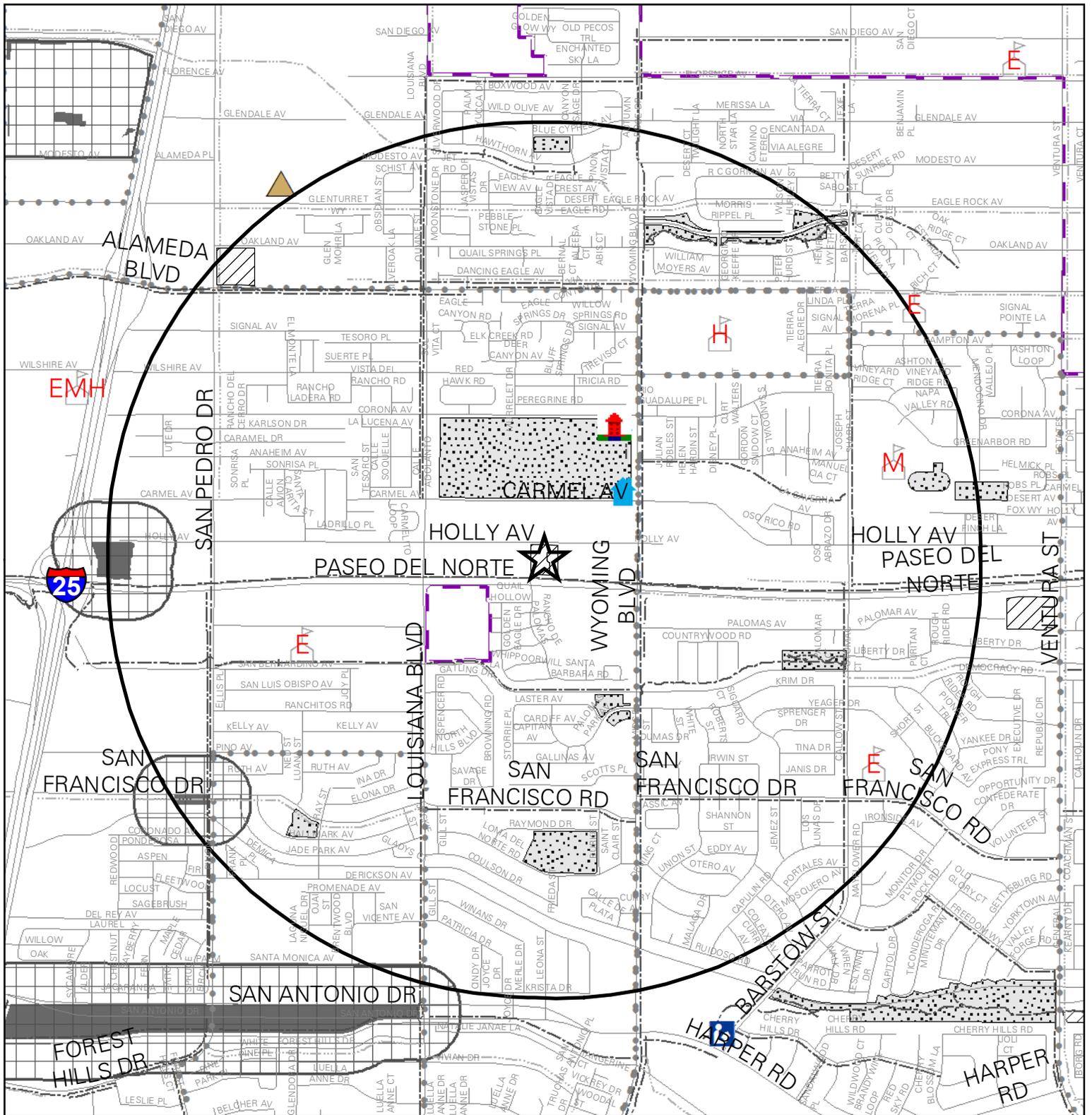


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Public Facilities Map with One-Mile Buffer



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

Project Number: 1011184

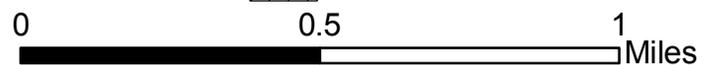


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INTRODUCTION

Surrounding Zoning/Plan Designations/Land Uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2 Mixed Use	Area of Consistency, La Cueva Sector Development Plan	Commercial Service
<i>North</i>	SU-2 Mixed Use	Area of Consistency, La Cueva Sector Development Plan	Single Family
<i>South</i>	SU-2 for Mixed Use	Area of Consistency, La Cueva Sector Development Plan	Commercial Service
<i>East</i>	SU-2 for Mixed Use	Area of Consistency, La Cueva Sector Development Plan	Commercial Retail and Commercial Service
<i>West</i>	SU-2 for Mixed Use	Area of Consistency, La Cueva Sector Development Plan	Religious Institution

Proposal

This is a request for a Site Development Plan for Building Permit for the approximately 0.8 acre subject site (Lot 9-A-2, Block 10, North Albuquerque Acres, Tract 2, Unit 3), zoned SU-2 Mixed Uses pursuant to the La Cueva Sector Development Plan (SDP). The subject site is accessed off of Holly Avenue NE between Louisiana Boulevard NE and Wyoming Boulevard NE, addressed 7301 Paseo del Norte Boulevard NE. The subject site was recently platted as a portion of a lot that was originally entirely owned by the New Covenant Church to the west. Residential properties lie to the north and commercial properties (Firestone and Offices) lie to the east.

Currently, the site is an informal overflow parking lot serving the New Covenant Church site to the west. The applicant proposes to construct a 4,864 square foot restaurant building along with the required site improvements such as landscaping and parking. The subject site is within an Area of Consistency of the Comprehensive Plan, and is zoned SU-2 Mixed Use pursuant to the La Cueva SDP, which has applicable design regulations.

EPC Role

EPC review is required for all SU-2 zoned properties in the La Cueva Sector Development Plan (La Cueva SDP) area (p26). The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO), though the City Council would make the final decision. The request is a quasi-judicial matter.

History/Background

In 1995, the subject site was part of 630 acres annexed into the City by the New Mexico State Boundary Commission. The City established R-D zoning for much of the area (C/S O-1, Enactment 25-1996, in Appendix A of the La Cueva SDP). The R-D zone is the default zone applied to annexations in Developing Urban Areas. In 2000, the La Cueva SDP was adopted (R-50, Enactment 65-2000) in order to provide a mix of uses more suitable for a developing urban area; and therefore, the adopted Exhibit 12 zoning map of the La Cueva SDP changed the site's zoning to SU-2 Mixed Use. The intent of the SU-2 zone is to ensure compatibility of higher density land uses within the lot configurations and ownership pattern of these areas. The SU-2 Mixed Use zoning was established along the Paseo del Norte corridor "to provide the community with a mix of mutually-supporting retail, service, office, and residential uses." Since then, the subject site has remained vacant although currently paved as parking for the New Covenant Church.

In 2006, the EPC approved the Site Development for Building Permit for the New Covenant Church, the previous owner and the owner of the surrounding Lot 9-A-1 to the west and north of the subject site. In May of 2017, the site acquired an Administrative Amendment Approval for a Site Development Plan for Subdivision for the property that was once entirely owned by the New Covenant Church, but was re-platted into two separate lots under one subdivision with shared parking, landscaping, and drainage system. In September of 2017, an agreement was signed between the owners of the two parcels in order to permit shared access, parking, and maintenance.

Context

The subject site is in the far northeast part of the City, in an area designated an Area of Consistency by the Comprehensive Plan, and within the boundaries of the La Cueva SDP. The subject site is currently an undeveloped lot along the Paseo del Norte corridor.

The subject site (Lot 9-A-2) does not abut Holly Avenue NE but has an access easement across the lot abutting to the north (Lot 9-A-1), which is owned by the adjacent church. To the north across Holly Avenue NE, there are mostly vacant residentially zoned lots, but the one immediately to the north is occupied. The site's south property line abuts Paseo del Norte Boulevard NE and its associated multi-use trail. Abutting the east property line is Commercial/Retail development. Abutting the west property line is Lot 9-A-1 occupied by the New Covenant Church's storage and offices and further west is also church property.

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 classifies Holly Avenue NE as a Major Collector, Paseo del Norte Boulevard NE as a Regional Principal Arterial, Louisiana as a Major Collector, and Wyoming as a Regional Principal Collector.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Paseo del Norte Boulevard NE a Commuter Corridor. The intent of this corridor type is to facilitate long-distance auto trips across town. These roadways are access-controlled and tend to have higher traffic volume and speeds than other roadways.

Trails/Bikeways

A paved multi-use trail runs along the northern side of Paseo del Norte Boulevard NE, south of the subject site. There is an existing bicycle lane along Wyoming Boulevard NE which begins at Holly Avenue NE and continues north.

Transit

There is no current transit service in this segment of Paseo Del Norte Boulevard NE and none is planned at this time. ABQ Ride Fixed Route 31 runs north-south on Wyoming Boulevard NE between KAFB and a turnaround at La Cueva High School. Commuter Route 98 follows the same route but extends all the way to the Northwest Transit Center. The nearest stop pair for both these routes are on either side of the Holly/Wyoming intersection 1300 feet walking distance from the site.

Public Facilities/Community Services

North Domingo Baca Community Park is located near the subject site and contains a fire station, police sub-station, a skate park, and a multi-generation community center. Please refer to the Public Facilities Map (attached) 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 subject site is zone SU-2 /Mixed Use pursuant to the La Cueva SDP (see pp 29-31). The SU-2 Special Neighborhood Zone “allows a mixture of uses controlled by a Sector Development Plan.” The use of SU-2 zoning is available to sector plans and is used as an extension of the Zoning Code to impose additional tailored regulations to properties within the Plan area.

The SU-2 Mixed Use zone of the La Cueva SDP is intended to provide the community with a mix of mutually-supporting retail, service, office, and residential uses. The SU-2 Mixed Use zone references the C-1 zone, as regulated by the Zoning Code, which is suitable for residential, office, retail, and services. Some examples of permissive uses are convenience stores, restaurants, townhouses, and small animal clinics. Selected conditional uses include private schools and community residential programs. The Zoning Code General Regulations apply to the subject site as well as the Design Regulations in Section 5.4.6 of the La Cueva SDP. The proposed restaurant use is permissive in the SU-2 Mixed Use zone because it is a permissive use in the C-1 zone.

Definitions

Site Development Plan for Building Permit: 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 site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

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 subject site is located in an Area of Consistency, where neighborhood stability is desired. Development, such as a restaurant, that reinforces the character and intensity of the surrounding area due to its neighborhood scale and services, is appropriate. The request furthers Policy 5.6.3-Areas of Consistency.

La Cueva Sector Development Plan (SDP)-Rank III

The La Cueva SDP was adopted in June 2000 to suggest solutions to barriers to sound urban development in the plan area, and revised in October 2003 to expand Plan boundaries and add clarifying language. The general boundaries are Louisiana Boulevard on the west, Paseo del Norte Boulevard NE and Palomas Avenue NE on the south, Ventura Street NE on the east and Florence Avenue NE on the north.

The La Cueva SDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The La Cueva SDP contains general Guiding Principles (p 4) and Guiding Land Use Principles (p 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (p 31). See Section V of this report. The following overarching Guiding Principles and Guiding Land Use Principles apply:

1.3-Guiding Principles (p 4): The Guiding Principles are the “big ideas” that were incorporated into the land use and transportation concepts in the La Cueva SDP.

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

The proposal would result in the development of a restaurant, which is compatible with the existing commercial development in the corridor. The proposal furthers Bullet 4.

5.1-Guiding Principles (p 25)

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

The proposal would allow the development of a restaurant, which will increase the variety of services to meet the area’s growing population. The proposal further Guiding Principle 2.

Principle 8: The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area.

The applicant has provided a View Analysis (as required by the La Cueva SDP Design Regulations IIR-1) that shows views toward the Sandia Mountains and the West Mesa from the subject site. The proposed building is approximately 20-foot tall to the top of the parapet, and 22-feet 4-inches tall to its highest point of the tower. The La Cueva SDP limits height to 26-feet if residential uses are nearby, therefore the building complies with the La Cueva SDP and does not affect views. The proposal further Guiding Principle 8.

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

The proposed development complies with the design requirements of the La Cueva SDP and will be an appropriate addition to the area because it will be of a similar style and quality. The proposal further Principle 9.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request/Site Plan Layout/Configuration

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

The La Cueva SDP governs the subject site and the applicable Design Regulations (Section 5.4.6) are described in the appropriate sections below.

The project consists of a new single-story 4,864 square foot restaurant building and includes all associated site work on an approximately 0.8 acre site in the North Albuquerque acres subdivision. The applicant is proposing a single point of ingress and egress off of Holly Avenue NE at the northwest corner of the subject site.

A refuse container and enclosure are located at the southeastern corner of the parking lot in front of the disabled parking spaces. A View Analysis that meets the requirements of the La Cueva SDP has been submitted by the applicant.

Public Outdoor Space

The La Cueva SDP Design Regulations (5.4.6) 8R-2 and 8R-3 require an open space amenity of 400-square feet, which the applicant is providing at the northeast corner of the building. The patio will be paved, and benches are shown on the site development plan. Shade is required and is provided by an ornamental tree.

Vehicular Access, Circulation and Parking

Vehicles access the site from Holly Avenue NE via a cross access agreement, and the front entrance faces Holly Avenue NE. A Traffic Impact Study is not needed because the traffic generation does not meet the threshold. Parking has been placed north of the entrance.

The La Cueva SDP Design Regulations (5.4.6) 12R-2 requires parking to be placed on at least two sides of the building. The required motorcycle parking is placed on the west side of the building in order to comply with this regulation.

The La Cueva SDP Design Regulations (5.4.6) 12R-3 limits parking to not more than 10% over what is required, and the project complies because the additional parking is located off-site and is expected to be shared with the adjacent church. The Weck's restaurant is proposed to have 160 seats which equates to 40 parking spaces required. The 40 spaces provided meet the requirement and do not exceed the limit. The applicant will fund development of the adjacent parking lot under a separate parking lot improvements permit in order to provide extra parking for the church, access to the site, and landscaping along Holly Avenue NE.

An appropriate number of handicapped (4) and bicycle spaces (4) have been provided. Motorcycle spaces are located on the west side of the building to distribute the parking. All of the provided spaces meet or exceed the minimum requirements of the Zoning Code and do not exceed the requirements of the La Cueva SDP.

Pedestrian and Bicycle Access and Circulation, Transit Access

The La Cueva SDP Design Regulations (5.4.6) 1R-1, 3R-1, 3R-2, and 3R-5 require pedestrian trail connections from major and minor trails (including the multi-use trail on Paseo del Norte), public street sidewalks, building entrances, and adjacent residential neighborhoods, and to be designed to minimize pedestrian/vehicle conflicts. The applicant is proposing a meandering 8-foot concrete walkway located on the west side of the property line that will connect the sidewalk on Holly Avenue NE to the multi-use trail on Paseo del Norte Boulevard NE fulfilling the requirement; and although technically on church property, the pedestrian walkway will be maintained by the applicant, which will be conditioned.

Long Range Planning commented that an opening should be constructed in the wall on the south property line to provide pedestrian and bicycle access to the sidewalk and subject site, and this will be conditioned. The pedestrian circulation system provides clear, logical pathways throughout the subject site.

The La Cueva SDP Design Regulation 3R-3 requires internal pedestrian walkways to be distinguished from driving surfaces through the use of special materials instead of painted

stripes on asphalt, and this will be conditioned. The La Cueva SDP Design Regulation 3R-4 requires a 15-foot sidewalk along the entire entry façade, which the applicant has provided. Shading is also required, and provided.

Walls/Fences

An existing stepped masonry wall with CMU block occupies the southern property line in front of the subject site with an opening at the corner. The applicant will create another opening to allow for the new sidewalk pedestrian and bicycle access. No additional walls or fencing are proposed for the subject site.

Lighting and Security

Parking lot lighting has not been proposed for this project.

Landscaping

The applicant proposes to landscape the subject site according to all applicable regulations in the Zoning Code and La Cueva SDP as well as provide off-site landscaping for the area north of their site, which is not a part of this permit request but provides access to the subject site (Lot 9-A-2) through the church-owned lot (Lot 9-A-1). There will be a note added to the landscape plan that all landscaping to include the pedestrian sidewalk/pathway/trail and to the east will be fully maintained and irrigated by the property owner of the subject site. The landscaping plan contains low to medium water usage tree and plant species; all species are appropriate for the area and a plant schedule is provided.

Per Zoning Code Section 14-16-3-10 (2), Street Trees are required along all arterial and collector street frontages, which includes Paseo del Norte Boulevard NE, and street trees have been provided just north of the wall at the property line. In addition, street trees should be provided along Holly Avenue NE, and although a separate parking lot improvements permit will be submitted for the adjacent lot, the street trees along Holly Avenue NE will be maintained by the applicant.

Per Zoning Code Section 14-16-3-1 (H), shade trees are required lining pedestrian walkways, which the applicant has provided. Per Zoning Code Section 14-16-3 10 (F) (1), one shade tree is required per ten parking spaces and no parking space may be more than 100-feet from a tree trunk, which will be conditioned.

Shade is required over the public outdoor space at the northeast corner of the building; and an ornamental tree is provided at this location. Also, staff recommended shrubs on the east side of building to break up the massing of the architecture, and this was provided.

The total required landscape net lot area coverage per Section 14-16-3-10 (Landscaping Regulations) for the site is 4,112 sf and the applicant is proposing 8,472 sf which exceeds the requirement. The Zoning Code also requires that 75% of the net lot area must include live plant coverage which equates to 2,541 sf for the subject site. The applicant is proposing 2,624 sf of live plant coverage which also exceeds the Zoning Code Requirements.

Grading, Drainage, Utility Plans

The existing parking lot which services the New Covenant Church site to the west will be demolished to construct the new Weck's building, parking lot, and landscape areas. There are 3 Drainage Basins on site. Basin A currently flows from east to west and onto the New Covenant Church site to the West. These flows traverse the church parking lot west and then north into Holly Avenue NE. Basin A will continue to flow from east to west and onto the New Covenant Church site to the west. Basin B currently drains from southeast to northwest and into a very small pond located at the northwest corner of the site. The pond overflows north into Holly Avenue NE and then west along Holly Avenue NE in an earthen swale which ultimately drains to a local pond and then north onto the La Cueva High School Property. Basin B will continue to drain from southeast to northwest and into a new water quality pond located at the northwest corner of the site. Basin C is a very small area draining directly onto Holly Avenue NE.

Utilities generally run north-south and will tie into the public utilities provided at Holly Avenue NE.

Architecture

The La Cueva SDP Design Regulations (5.4.6) 9R-1, 9R-2, 9R-3, 9R-4, and 9R-5 require architectural building materials (stucco, CMU, and metal) to be of high quality. The architectural character consists of a contemporary style with a horizontal banding detail. The color palate (light tan, brick or adobe red, and charcoal grey) and materials (stucco, CMU, and metal) are consistent with the adjacent developments and the small scale of the project ensures that the impact to any adjacent properties will be minimal.

The La Cueva SDP Design Regulations (5.4.6) 4R-1 and 4R-3 require buildings to orient views toward public spaces and require any façade that faces a street to provide display windows and landscaping and building design and details similar to a front, which the applicant has provided. Also in compliance with regulation 4R-4, the entrance is conveniently accessible to the pedestrian walkway.

The La Cueva SDP Design Regulations (5.4.6) 5R-3, 5R-6, and 5R-7 require architecture to be broken into small components, have display windows, and have a clearly defined visible customer entrance with a portico or canopy; and the proposal complies.

Signage

Building-mounted signage is shown on three facades of the proposed building.

The permissive uses of the SU-2 Mixed Use zoning of the subject site refer back to the permissive uses of the C-1 zone of the Zoning Code, which limits one free-standing sign for each street frontage at least 100-feet wide. The property is 100-feet wide, however, it does not technical front Holly Avenue NE, which means that the proposed free-standing sign would be considered an off-premise sign and is not permitted at the shown location. For properties without a free-standing sign, building mounted signs may be up to 20% of the façade area when the sign is not wholly visible from an abutting arterial or collector.

The sign locations and sign areas are shown on the building elevations. Staff recommends that a notation be added to the elevation sheets indicating that signage for the subject site is controlled by the C-1 zone of the Zoning Code per the SU-2 Mixed Use zoning of the La Cueva SDP.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Please refer to the agency comments at the end of the staff report.

Neighborhood/Public

Representatives from the North Domingo Baca Neighborhood Association and the District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was not recommended or held. There is no known opposition to this request.

CONCLUSION

This is a request for a Site Development Plan for Building Permit for the approximately 0.8 acre subject site (Lot 9-A-2, Block 10, North Albuquerque Acres, Tract 2, Unit 3) zoned SU-2 Mixed Uses pursuant to the La Cueva Sector Development Plan (SDP).

The applicant proposes to construct a 4,864 square foot restaurant building along with the required site improvements such as landscaping and parking on the currently vacant subject site, which is within an Area of Consistency of the Comprehensive Plan, and is zoned SU-2 Mixed Use pursuant to the La Cueva SDP with applicable design regulations.

Staff finds that the request for a site development plan for building permit furthers a preponderance of applicable goals and policies in the Comprehensive Plan, the La Cueva SDP, and generally meets the design regulations of the La Cueva SDP. The plan is also generally consistent with the minimum requirements of the Zoning Code.

Representatives from the North Domingo Baca Neighborhood Association, North Wyoming Neighborhood Association, District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was not recommended or held. There is no known opposition to this request. Staff recommends approval based on the findings and conditions of the staff report.

FINDINGS, Site Development Plan for Building Permit

Project # 1011184, Case # 18EPC - 40001

1. This is a request for a Site Development Plan for Building Permit for Lot 9-A-2, Block 10, North Albuquerque Acres, Tract 2, Unit 3, located on Holly Ave. NE between Louisiana Boulevard NE and Wyoming Boulevard NE, addressed 7301 Paseo del Norte Boulevard NE, and containing approximately 0.8 acres.
2. The subject site is zoned SU-2 Mixed Use pursuant to the La Cueva Sector Development Plan (SDP). A restaurant is a permitted use in this zone.
3. The purpose of the request is to develop a 4,864 square foot single story restaurant building on the south part of the site.
4. The subject site is part of a larger, approximately 630 acre annexation that occurred in 1995. The City Council established RD and RL-T zoning for this area in June 1996. In 2000, the City Council adopted the La Cueva Sector Development Plan which established SU-2 zoning for the site. Since that time, the subject site has remained vacant, but was paved and used as an extra parking lot for the New Covenant Church to the west.
5. In May of 2017, the site acquired an Administrative Amendment Approval for a Site Development Plan for Subdivision for the property that was once entirely owned by the New Covenant Church, but re-platted into two separate lots (Lot 9-A-1 and Lot 9-A-2) under one subdivision with shared parking, landscaping, and drainage system.
6. The applicant has entered into a legal agreement with the New Covenant Church, the owner of the abutting Lot 9-A-1 to the west and north, to include a cross-access easement, a cross-parking easement, and a maintenance requirement east of the main drive aisle.
7. A note will be added to the Site Development Plan for Building Permit that the applicant will maintain all site improvements such as landscaping and paving to include and to the east of the pedestrian walkway that connects Holly Avenue NE to Paseo del Norte Boulevard NE.
8. The proposed Site Development Plan for Building Permit complies with the La Cueva Sector Development Plan Design Standards, Section 5.4.6 of the Plan.
9. 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.
10. The Albuquerque/Bernalillo County Comprehensive Plan, the La Cueva sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

11. 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 subject site is located in an Area of Consistency, where neighborhood stability is desired. Development, such as a restaurant, that reinforces the character and intensity of the surrounding area due to its neighborhood scale and services is appropriate. The request furthers Policy 5.6.3-Areas of Consistency.

12. The La Cueva SDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The La Cueva SDP contains general Guiding Principles and Guiding Land Use Principles. It also establishes Design Regulations (Section 5.4.6) applicable to all SU-2 properties within the plan boundaries including the subject site. The following overarching Guiding Principles and Guiding Land Use Principles apply:

- A. 1.3-Guiding Principles (p 4): The Guiding Principles are the “big ideas” that were incorporated into the land use and transportation concepts in the La Cueva SDP. Bullet 4: Land uses that are compatible with existing development.

The proposal would result in the development of a restaurant, which is compatible with the existing commercial development in the corridor. The proposal furthers Bullet 4.

- B. 5.1-Guiding Principles (p 25) Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area’s growing population.

The proposal would allow the development of a restaurant, which will increase the variety of services to meet the area’s growing population. The proposal furthers Guiding Principle 2.

- C. Principle 8: The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area.

The applicant has provided a View Analysis (as required by the La Cueva SDP Design Regulations IIR-1) that shows views toward the Sandia Mountains and the West Mesa from the subject site.

The proposed building is approximately 20-foot tall to the top of the parapet, and 22-foot 4-inches tall to its highest point of the tower. The La Cueva SDP limits height to 26-feet if residential uses are nearby, therefore the building complies with the La Cueva SDP and does not affect views. The proposal furthers Guiding Principle 8.

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

The proposed development complies with the design requirements of the La Cueva SDP and will be an appropriate addition to the area because it will be of a similar style and quality. The proposal furthers Principle 9.

13. Representatives from the North Domingo Baca Neighborhood Association, North Wyoming Neighborhood Association, District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was not recommended or held. There is no known opposition to this request.

RECOMMENDATION

APPROVAL of 18EPC-40001, a request for Site Development Plan for Building Permit, for (legal description), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1011184, Case # 18EPC-40001

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Plan shall include a statement that the applicant is responsible for all future maintenance of the subject Lot-9-A-2 as well as Lot 9-A-1 to include the pedestrian sidewalk to the west of the building that connects Holly Avenue NE to Paseo del Norte Boulevard NE, and all site improvements (to include landscaping of street trees, parking lot trees and shrubs, irrigation, and parking pavement) to the east of this sidewalk.
4. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of special materials instead of painted stripes on asphalt pursuant to the La Cueva SDP Design Regulation 3R-3.

5. The CMU block wall on the south property line shall either be removed pursuant to the agreement between the property owner of the subject site (Lot 9-A-2) and the adjacent church property to the west (Lot 9-A-1) or there should be a sufficient opening created at the new pedestrian sidewalk/pathway/trail to allow for pedestrian and bicycle access to the site.
6. Per Zoning Code Section 14-16-3 10 (F) (1), one shade tree shall be provided per ten parking spaces and no parking space shall be more than 100-feet from a tree trunk.
7. A note shall be added to the elevation sheets indicating that signage for the subject site is controlled by the C-1 zone of the Zoning Code per the SU-2 Mixed Use zone of the La Cueva Sector Development Plan.
8. The monument sign showed on Lot 9-A-1 at Holly Avenue NE is not permitted because it is an off-premise sign and shall be either removed or moved to the subject lot, 9-A-2.
9. Conditions of Approval from other agencies...
 - PLANNING
 - Extend the sidewalk along the west side of the building, all the way to the public sidewalk/trail and remove any barriers to pedestrian access from the public sidewalk/trail along Paseo del Norte.
 - 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:

- Dimension or detail the Accessible parking. Indicate proper signage at each parking space.
- Motorcycle parking needs to be dimensioned and a note or detail for signage needs to be included.
- Label all radii on parking islands.
- Dimension driving lane space between new islands on west side of property.
- Dimension sidewalk width.
- HYDROLOGY DEVELOPMENT
 - Approved Conceptual Grading and Drainage Plan and a Drainage Report for DRB action on Site Plan for Building Permit or platting action.
 - Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement needs to be on both the Plat and the Grading & Drainage Plan.

- **WATER UTILITY AUTHORITY**
 - Please note that the proposed Utility Plan indicates an onsite hydrant off of a fire line. This hydrant is to be considered private and painted safety orange
 - Availability Statement #170102 was issued for this site January 31, 2017. The requirements outlined in that statement have since expired.
 - 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.
- **SOLID WASTE MANAGEMENT DEPARTMENT**
 - All new/proposed refuse enclosures built to COA minimum requirements, must note/include the 4” minimum sanitary drain on enclosure details, for all/any food services. As noted on Pg. L1, the Chinese Pistasche located on both North center islands, SW corner, NE corner, and East side island all create a hindrance for refuse truck access/exit. Please plant something with a smaller canopy.
- **ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**
 - The existing AMAFCA Easement as shown on the plans is no longer required by AMAFCA. It is recommended to quitclaim this to unencumber this property otherwise an Encroachment Permit will be required through the AMAFCA Board.
- **PUBLIC SERVICE COMPANY OF NEW MEXICO**
 - An existing electric overhead distribution line is located along the southern boundary of the subject property. It is the applicant’s obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.
Contact:

Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589
 - Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- **NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)**
 - The NMDOT is requiring the owner complete the State Access Management Manuel’s Site Threshold Assessment (STH) and schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development’s potential impacts on NM 423. NMDOT is requesting that due to the proximity of signalized intersections of

Louisiana & NM 423 and Wyoming & NM 423, future signals at the intersections of Holly & Louisiana and Holly & Wyoming are NOT recommended in the future.

10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the La Cueva Sector Development Plan Design Regulations (Section 5.4.6 of the plan) the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-



Cheryl Somerfeldt
Planner

Notice of Decision cc list:

cc: Kaplan Paseo, LLC, Art Kaplan, 3921 Louisiana Blvd NE, ABQ, NM 87110
Wooten Engineering, Jeff Wooten, 1005 21st St. NE, Suite 13, Rio Rancho, NM 87124
North Domingo Baca NA, Lorna Howerton, 8527 Murrelet NE, ABQ, NM 87113
North Domingo Baca NA, Judie Pellegrino, 8515 Murrelet NE, ABQ, NM 87113
North Wyoming NA, Tracy Guidry, 8330 Krim Dr. NE, ABQ, NM 87109
North Wyoming NA, Nanci Carriveau, 8309 Krim Dr. NE, ABQ, NM 87109
Dist 4 Coalition of NA's, Michael Pridham, 3901 Georgia St. NE, Build F, ABQ, NM 87110
Dist 4 Coalition of NA's, Breanna Bloomquist, 1844 Man O War St. SE, ABQ, NM 87123

AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

- Is Design Regulation 12R-2 reflected in the proposed site plan layout?
- Extend the sidewalk along the west side of of the building, all the way to the public sidewalk/trail and remove any barriers to pedestrian access from the public sidewalk/trail along Paseo del Norte.
- Many of the parking spaces are on the adjacent church site. Is there a cross access and parking easement / agreement proposed?

CITY ENGINEER

Transportation Development Conditions:

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

The following items need to be addressed prior to DRB:

- Dimension or detail the Accessible parking. Indicate proper signage at each parking space.
- Motorcycle parking needs to be dimensioned and a note or detail for signage needs to be included.
- Label all radii on parking islands.
- Dimension driving lane space between new islands on west side of property.
- Dimension sidewalk width.

Hydrology Development

- Approved Conceptual Grading and Drainage Plan and a Drainage Report for DRB action on Site Plan for Building Permit or platting action.
- Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement needs to be on both the Plat and the Grading & Drainage Plan.

DEPARTMENT of MUNICIPAL DEVELOPMENT

No comments.

WATER UTILITY AUTHORITY

- Please note that the proposed Utility Plan indicates an onsite hydrant off of a fire line. This hydrant is to be considered private and painted safety orange

- Availability Statement #170102 was issued for this site January 31, 2017. The requirements outlined in that statement have since expired.
- 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.

SOLID WASTE MANAGEMENT DEPARTMENT

All new/proposed refuse enclosures built to COA minimum requirements, must note/include the 4” minimum sanitary drain on enclosure details, for all/any food services. As noted on Pg. L1, the Chinese Pistasche located on both North center islands, SW corner, NE corner, and East side island all create a hindrance for refuse truck access/exit. Please plant something with a smaller canopy.

TRANSIT DEPARTMENT

1011184 18EPC- 40001	Site Plan for Building Permit for 0.7348 acres on Holly between Louisiana and Wyoming	Not on a corridor	Fixed Route 31 runs north-south on Wyoming between KAFB and a turnaround at La Cueva High School. Commuter Route 98 follows the same route but extends all the way to the Northwest Transit Center	The nearest stop pair for both these routes are on either side of the Holly/Wyoming intersection 1300 feet walking distance from the site. There is no transit service on Paseo Del Norte and none is planned.	No comment.
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ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

The existing AMAFCA Easement as shown on the plans is no longer required by AMAFCA. It is recommended to quitclaim this to unencumber this property otherwise an Encroachment Permit will be required through the AMAFCA Board.

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:* Holly Ave NE is functionally classified as a major collector in the project area.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- An existing electric overhead distribution line is located along the southern boundary of the subject property. It is the applicant’s obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule

PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107

Phone: (505) 241-0589

- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. 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 (Weck's)
- Possible Impacted NMDOT roadway(s): NM 423 (PDN)
- *Department Comments:* It appears that this commercial property will be utilizing NM 423 (PDN) as one of its major east/west route. The NMDOT is requiring the owner complete the State Access Management Manual's Site Threshold Assessment (STH) and schedule an appointment with Nancy Perea or Margaret Haynes to discuss this development's potential impacts on NM 423. NMDOT is requesting that due to the proximity of signalized intersections of Louisiana & NM 423 and Wyoming & NM 423, future signals at the intersections of Holly & Louisiana and Holly & Wyoming are NOT recommended in the future.



View of the subject site looking north.



View of the subject site looking southeast.



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



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

February 28, 2018

Mr Derek Bohannan
Chair, Council District 5
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

RE: Request for Site Plan for Building Permit Approval; Proposed Wecks Restaurant
7301 Paseo Del Norte NE; Lot 9-A-2, Block 10, North Albuquerque Acres, Tr 2, Unit 3

Dear Mr. Bohannan:

Wooten Engineering, on behalf of Kaplan Paseo, LLC, hereby request approval of the subject Site Plan for Building Permit. The Wecks restaurant development is to be located on the existing Lot 9-A-2, Block 10, North Albuquerque Acres per the enclosed plans. The site is currently zoned SU-2 for Mixed Uses. We are not requesting a zone change for the parcel and the approved SPSP identifies that any subsequent development must comply with both the Albuquerque Comprehensive City Zoning Code and the La Cueva Sector Development Plan. Per the La Cueva Sector Development Plan (LCSDP), the following use is permissive: *“Restaurant, serving liquor with on-premise consumption.”* The proposed Wecks restaurant will not be serving liquor. The proposed site plan is in compliance with the current approved Site Plan for Subdivision.

SITE INFORMATION

The proposed development on Lot 9-A-1 will consist of a new +/-5,000 square foot sit down restaurant along with the associated parking and landscaping. We are requesting a new monument sign along Holly Ave as well as new building mounted signage which will be visible from both Paseo Del Norte and Holly Ave. We have provided for pedestrian access and on-site open space as dictated in the LCSDP.

TRAFFIC

A traffic study is not required per the executed Traffic Impact Study form signed by Logan Patz. This form is included with the application. For the Wecks project, we are proposing new parking areas and driveways on the New Covenant Church site (Lot 9-A-1). We have included an Agent Authorization from the church and they are in agreement with the proposed improvements.

ARCHITECTURE

Per the included Building Elevations, the proposed building will be in compliance with the current approved La Cueva Sector Development Plan. The proposed maximum building height is 22'-4".

VIEWS

Views into and out of the site are protected from both the north (Holly Ave) and the south (Paseo Del Norte). Unfortunately, existing buildings to the west (New Covenant Church) and the east (Firestone) block views both into and out of the site.

LANDSCAPING

Per the new Landscape Plan, the proposed landscaping for the Wecks restaurant is in conformance with the current approved SPSD, the LCSDP, and the Comprehensive Zoning Code. We are providing additional landscaping along the Holly Ave frontage as shown which we feel will also enhance the existing New Covenant Church parking areas.

We hereby request approval of the Site Plan for Building Permit. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,

WOOTEN ENGINEERING

A handwritten signature in black ink, appearing to read 'Jeffrey T. Wooten', with a long horizontal flourish extending to the right.

Jeffrey T. Wooten, P.E.
Owner



Supplemental Form (SF)

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

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): WOOTEN ENGINEERING (JEFF WOOTEN) PHONE: 505-980-3560
 ADDRESS: 1005 21st ST NE, SUITE 13 FAX: N/A
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: jeffwooten.pe@gmail.com
 APPLICANT: KAPLAN PASEO, LLC PHONE: 505-881-0152
 ADDRESS: 3921 LOUISIANA BLVD NE FAX: N/A
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: akaplan@integrity.com
 Proprietary interest in site: OWNER List all owners: ACT KAPLAN (KAPLAN PASEO LLC)

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT APPROVAL FOR A NEW WEEKS RESTAURANT

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. LOT 9-A-2 Block: 10 Unit: 3
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: SU-2 (MIXED USES) proposed zoning: NO CHANGE MRGCD Map No N/A
 Zone Atlas page(s): C-19-Z UPC Code: 101906414703030109

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
DRB 96-19, Z-99-29,

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.7348 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: HOLLY AVE
 Between: LOUISIANA and WYOMING
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 1/23/2018
 (Print Name) JEFFREY T. WOOTEN 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 _____			

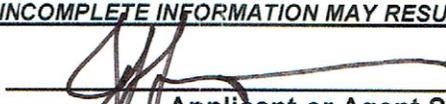
Project # _____

Staff signature & Date _____

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.


1/23/18

 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
- N/A 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

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

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 42 provided: 42
Handicapped spaces (included in required total) required: 2 provided: 2
Motorcycle spaces (in addition to required total) required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2 provided: 5
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

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

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

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

A. General Information

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

B. Grading Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- N/A 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.
- N/A 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



Wooten Engineering
1005th St SE, Suite
Rio Rancho, NM
505-980-3504
jeffwooten.pe@gmail.com

December 19, 2017
Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Lot 9-A-1, Block 10, North Albuquerque Acres, TR 2, Unit 3
Zone Atlas Page C-19-Z

Dear Chairwoman Hudson:

The purpose of this letter is to authorize Wooten Engineering to act as agent on behalf of New Covenant Church of Albuquerque pertaining to the Site Plan for Building Permit submittal made to the City of Albuquerque for the above-referenced site.

David Atkins

Print Name

Signature

Executive Pastor

Title

1-21-18

Date



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

December 19, 2017

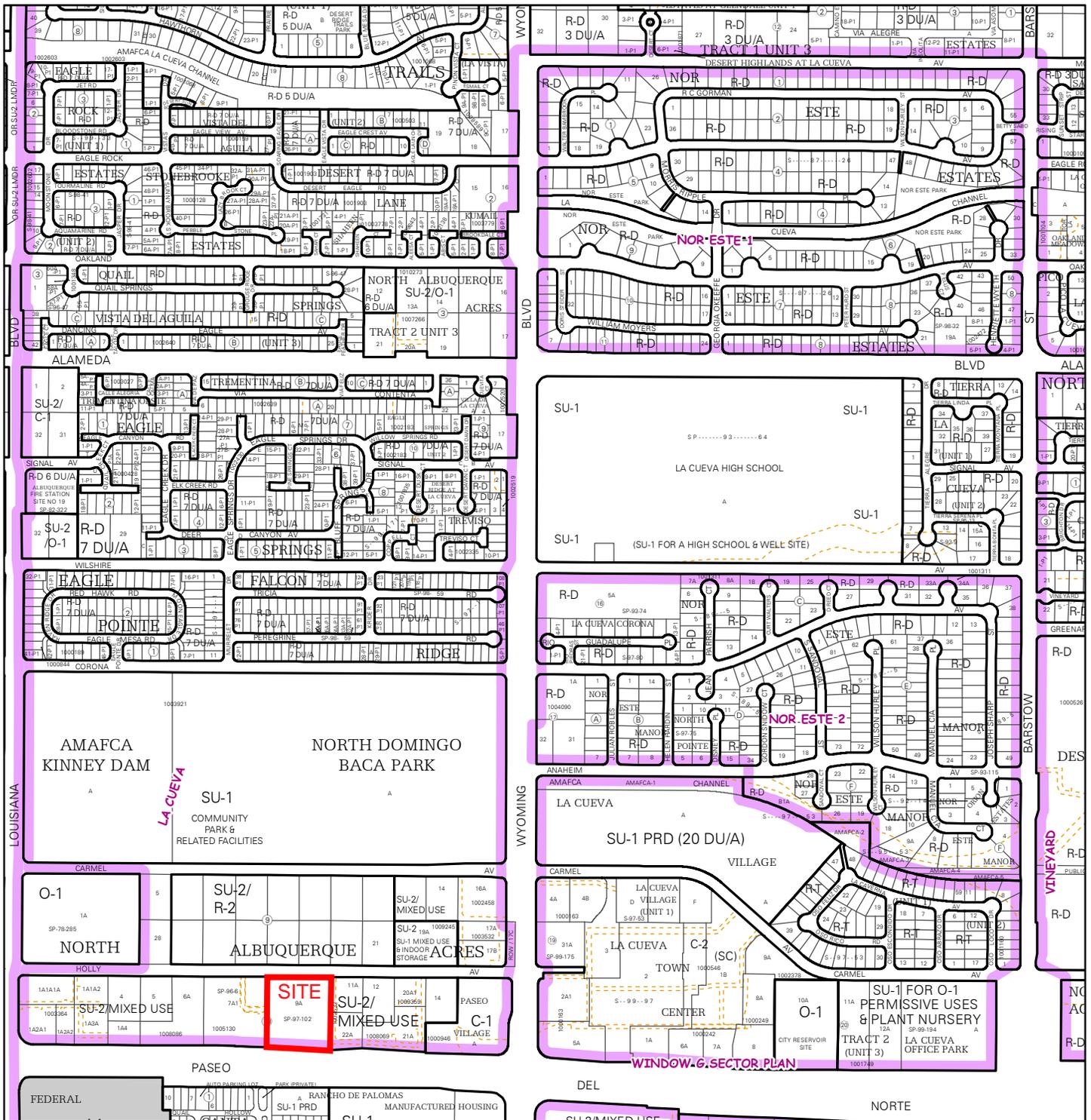
Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Lot 9-A-2, Block 10, North Albuquerque Acres, TR 2, Unit 3
Zone Atlas Page C-19-Z

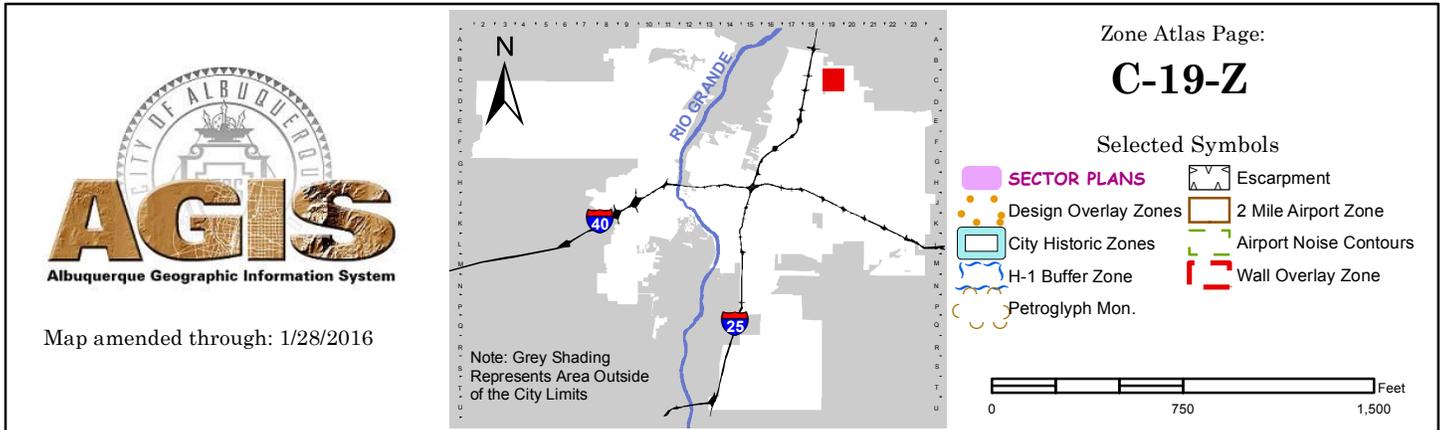
Dear Chairwoman Hudson:

The purpose of this letter is to authorize Wooten Engineering to act as agent on behalf of Kaplan Paseo, LLC (a Colorado Limited Liability Company) pertaining to all submittals made to the City of Albuquerque for the above-referenced property.

Art Kaplan
Print Name
[Signature]
Signature
Managing Member
Title
12/19/17
Date



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



Map assembled through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Wooten Engineering DATE OF REQUEST: 12/19/2017 ZONE ATLAS PAGE(S): C-19-Z

CURRENT:

ZONING SU-2, Mixed Use
PARCEL SIZE (AC/SQ. FT.) 0.7348 Acres

LEGAL DESCRIPTION:

LOT OR TRACT # Lot 9-A-2 BLOCK # 10
SUBDIVISION NAME North Albuquerque Acres, Tr 2, Unit 3

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1
BUILDING SIZE: +/- 5,000 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE _____

DATE 12/19/2017

(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.**

Lagon Pat
TRAFFIC ENGINEER

12-19-17
DATE

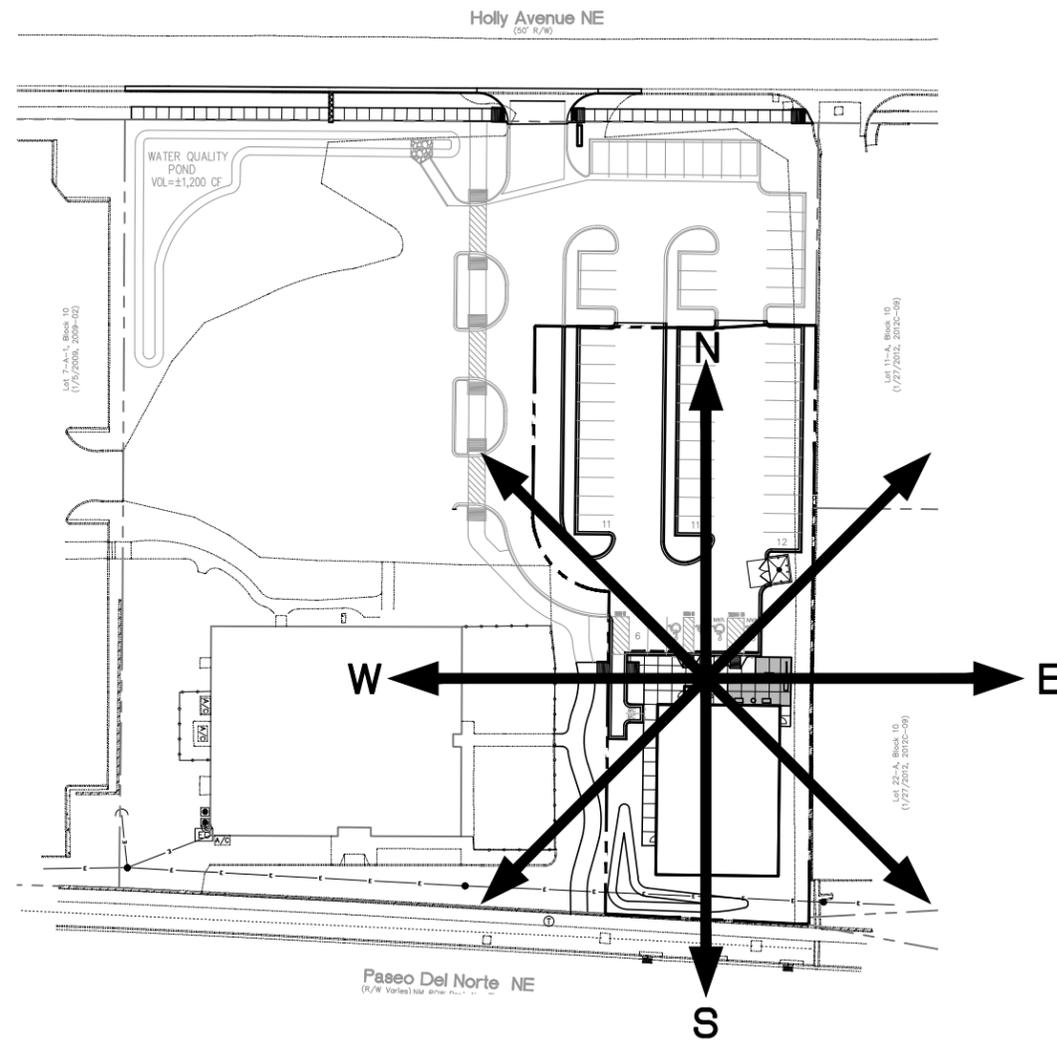
Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

WECKS RESTAURANT 7301 PASEO DEL NORTE



NOTIFICATION &
NEIGHBORHOOD INFORMATION

Neighborhood Notification Letters Must Include the Following:

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

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

Neighborhood Notification Checklist

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

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

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

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

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

Thank you for your cooperation on this matter.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
North Domingo Baca NA	Lorna	Howerton	8527 Murrelet NE	Albuquer	NM	87113		5058283083	hhowerton9379@msn.com
North Domingo Baca NA	Judie	Pellegrino	8515 Murrelet NE	Albuquer	NM	87106		5058218516	judiepellegrino@gmail.com
North Wyoming NA	Tracy	Guidry	8330 Krim Drive NE	Albuquer	NM	87109	5052637016	5052930898	mguidry@q.com
North Wyoming NA	Nanci	Carriveau	8309 Krim Drive NE	Albuquer	NM	87109		5058218673	nancic613@hotmail.com
District 4 Coalition of Neighborhood Associations	Michael	Pridham	3901 Georgia Street NE, Building F	Albuquer	NM	87110	5053212719	5058721900	michael@drpridham.com
District 4 Coalition of Neighborhood Associations	Breanna	Bloomquist	1844 Man O War Street SE	Albuquer	NM	87123		5059484053	breanna@drpridham.com



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

February 28, 2018

Ms. Breanna Bloomquist
District 4 Coalition of Neighborhood Associations
1844 Man O War St SE
Albuquerque, NM 87123

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Ms. Bloomquist:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. Conceptual plans including the Site Plan, Landscape Plan, and Building Elevations have been included with this letter. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

AFFECTED NEIGHBORHOOD ASSOCIATIONS AND HOMEOWNER ASSOCIATIONS MAY REQUEST A FACILITATED MEETING REGARDING THIS PROJECT BY CONTACTING THE ALTERNATIVE DISPUTE RESOLUTION (ADR) PROGRAM BY EMAIL AT STRIPLETT@CABQ.GOV OR BY PHONE AT (505) 768-4712 OR (505) 768-4660. A FACILITATED MEETING REQUEST MUST BE RECEIVED BY FEBRUARY 5, 2018.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Ms. Judie Pellegrino
North Domingo Baca Neighborhood Association
8515 Murrelet Dr NE
Albuquerque, NM 87113

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Ms. Pellegrino:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. Conceptual plans including the Site Plan, Landscape Plan, and Building Elevations have been included with this letter. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Ms. Lorna Howerton
North Domingo Baca Neighborhood Association
8527 Murrelet Dr NE
Albuquerque, NM 87113

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Ms. Howerton:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. Conceptual plans including the Site Plan, Landscape Plan, and Building Elevations have been included with this letter. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Mr. Michael Pridham
District 4 Coalition of Neighborhood Associations
3901 Georgia St NE, Building F
Albuquerque, NM 87110

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. Pridham:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. Conceptual plans including the Site Plan, Landscape Plan, and Building Elevations have been included with this letter. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Ms. Nanci Carriveau
North Wyoming Neighborhood Association
8309 Krim Dr NE
Albuquerque, NM 87109

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Ms. Carriveau:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. Conceptual plans including the Site Plan, Landscape Plan, and Building Elevations have been included with this letter. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Ms. Tracy Guidry
North Wyoming Neighborhood Association
8330 Krim Dr NE
Albuquerque, NM 87109

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Ms. Guidry:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. Conceptual plans including the Site Plan, Landscape Plan, and Building Elevations have been included with this letter. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

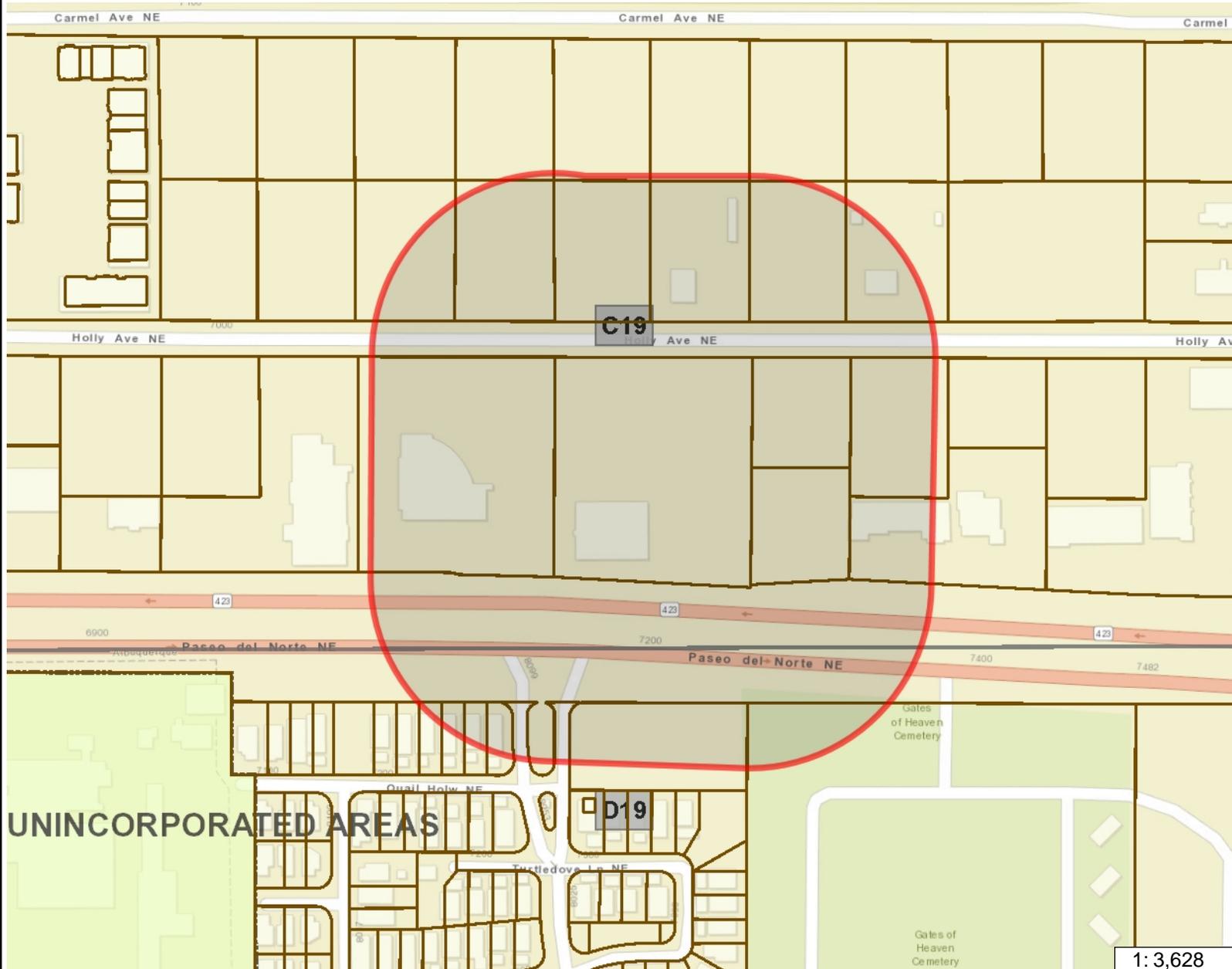
WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



7201 Paseo Del Norte NE



Legend

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

UNINCORPORATED AREAS

1: 3,628



WGS_1984_Web_Mercator_Auxiliary_Sphere
 1/19/2018 © 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

Notes

Buffer: 305ft.
 ROW: Paseo Del Norte 205ft.

NEWMAN PATRICIA A
7215 QUAIL HOLLOW LN NE
ALBUQUERQUE NM 87109

ROMAN CATHOLIC CHURCH
ARCHDIOCESE OF SANTA FE
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

ARCHDIOCESE OF SANTA FE CATHOLIC
SERVICE BLDG
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

MUNAR JOSE & CECILIA
PO BOX 14432
ALBUQUERQUE NM 87191

KAMM JULIE A TRUSTEE KAMM RVT
PO BOX 747
LOS LUNAS NM 87031-0747

PL & B LLC
7424 HOLLY AVE NE
ALBUQUERQUE NM 87113-2554

PULLANO PETER G TRUSTEE PULLANO
RVLT
PO BOX 14432
ALBUQUERQUE NM 87191-4432

SANTA BARBARA HOMEOWNERS
ASSOC
7800 RANCHO DE PALOMAS NE
ALBUQUERQUE NM 87109-6079

SOLANO JOSE L
7207 QUAIL HOLLOW NE
ALBUQUERQUE NM 87109-6003

H Aidari ESMail
12008 GAZELLE PL NE
ALBUQUERQUE NM 87111

NEW COVENANT CHURCH OF
ALBUQUERQUE
7201 PASEO DEL NORTE NE
ALBUQUERQUE NM 87113-1750

PULLANO PETER G TRUSTEE JOSEPH L
& EMMA L PULLANO RVLT
PO BOX 14432
ALBUQUERQUE NM 87191

GOMEZ ANTHONY J & KIMBERLY M
7223 QUAIL HOLLOW NE
ALBUQUERQUE NM 87109-6003

HARDIN JAMES W TRUSTEE HARDIN
RVT
11501 PRINCESS JEANNE AVE NE
ALBUQUERQUE NM 87112-4425

NOE BEN A JR & HERRERA DELMA
7219 QUAIL HOLLOW NE
ALBUQUERQUE NM 87109-6003

GURULE JOE H & THERESA H
3504 AMHERST PL NE
ALBUQUERQUE NM 87107

BURGARELLO PROPERTIES LLC
2401 SAN PEDRO NE
ALBUQUERQUE NM 87110

SMBC LEASING & FINANCE INC
277 PARK PL
NEW YORK NY 10172

KERSCHEN PROPERTIES LLC
2600 AMERICAN RD SE SUITE 230
RIO RANCHO NM 87124-1858

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87123

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$1.63	
\$		
Total Postage and Fees	\$5.08	01/23/2018
\$		

Sent To **BREANNA BUONQUIST**
Street and Apt. No., or PO Box No.
1844 MAN O WAR ST SE
City, State, ZIP+4®
ALBUQUERQUE, NM 87123
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ALBUQUERQUE, NM 87110

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$1.63	
\$		
Total Postage and Fees	\$5.08	01/23/2018
\$		

Sent To **MICHAEL PRISHAN**
Street and Apt. No., or PO Box No.
3901 GEORGIA ST. NE, BLDG F
City, State, ZIP+4®
ALBUQUERQUE, NM 87110
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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$1.63	
\$		
Total Postage and Fees	\$5.08	01/23/2018
\$		

Sent To **NANCI CARRIVEAU**
Street and Apt. No., or PO Box No.
8309 KRIM DR NE
City, State, ZIP+4®
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Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$1.63	
\$		
Total Postage and Fees	\$5.08	01/23/2018
\$		

Sent To **TRACY GUIDRY**
Street and Apt. No., or PO Box No.
8330 KRIM DR NE
City, State, ZIP+4®
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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$1.63	
\$		
Total Postage and Fees	\$5.08	01/23/2018
\$		

Sent To **JUDIE PELLEGRINO**
Street and Apt. No., or PO Box No.
8515 MURRELET DR NE
City, State, ZIP+4®
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Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$1.63	
\$		
Total Postage and Fees	\$5.08	01/23/2018
\$		

Sent To **LORNA HOWERTON**
Street and Apt. No., or PO Box No.
8527 MURRELET DR NE
City, State, ZIP+4®
ALBUQUERQUE, NM 87113
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9445 0454 0000 0001 2101
2945 0454 0000 0001 2101
9445 0454 0000 0001 2101
9445 0454 0000 0001 2101

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9390 5455
7017 1000 0000 9390 5455
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0990 5479
7017 1000 0000 9390 5479
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7017 1000 0000 9390 5479
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0990 5479
7017 1000 0000 9390 5479
5479
0990 5479
7017 1000 0000 9390 5479

0947 0666 0000 0001 2100

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LOS LUNAS, NM 87031

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$3.95	01/23/2018

Sent To **JULIE A. KAMM**
 Street and Apt. No., or PO Box No. **PO BOX 747**
 City, State, ZIP+4® **LOS LUNAS, NM 87031-0747**

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7017 1000 0000 9390 7497

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$3.95	01/23/2018

Sent To **PATRICIA A. NEWMAN**
 Street and Apt. No., or PO Box No. **7215 QUAIL HOLLOW LN NE**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87109**

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0502 0666 0000 0001 2100

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ALBUQUERQUE, NM 87191

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$3.95	01/23/2018

Sent To **JOSE AND CECILIA MUNAR**
 Street and Apt. No., or PO Box No. **PO BOX 14432**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87191**

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7017 1000 0000 9390 7510

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ALBUQUERQUE, NM 87191

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$3.95	01/23/2018

Sent To **PETER J. PULLANO**
 Street and Apt. No., or PO Box No. **P.O. Box 14432**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87191-4432**

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7252 0666 0000 0001 2100

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ALBUQUERQUE, NM 87111

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$3.95	01/23/2018

Sent To **ISMAIL HAIDACT**
 Street and Apt. No., or PO Box No. **12008 GAZELLE PL NE**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87111**

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7017 1000 0000 9390 7534

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	0124
\$	\$0.00	17
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$3.95	01/23/2018

Sent To **ANTHONY & KIMBERLY GOMEZ**
 Street and Apt. No., or PO Box No. **7223 QUAIL HOLLOW NE**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87109-6003**

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

0124
17
Postmark
Here
01/23/2018

Sent To **JOE & THERESA GURULE**
Street and Apt. No., or PO Box No.
3504 AMHERST PL NE
City, State, ZIP+4®
ALBUQUERQUE, NM 87107
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RIO RANCHO, NM 87124

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

0124
17
Postmark
Here
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Sent To **KERSCHEN PROPERTIES LLC**
Street and Apt. No., or PO Box No.
2600 AMERLAND RD SE, SUITE 230
City, State, ZIP+4®
RIO RANCHO, NM 87124-1858
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ALBUQUERQUE, NM 87112

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

0124
17
Postmark
Here
01/23/2018

Sent To **JAMES W. HARDIN**
Street and Apt. No., or PO Box No.
11501 PRINCESS JEANNE AVENUE
City, State, ZIP+4®
ALBUQUERQUE, NM 87112-4425
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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

0124
17
Postmark
Here
01/23/2018

Sent To **SANTA BARBARA HOMEOWNERS ASS'N**
Street and Apt. No., or PO Box No.
7800 RANCHO DE PALOMAS NE
City, State, ZIP+4®
ALBUQUERQUE, NM 87109-6079
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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

0124
17
Postmark
Here
01/23/2018

Sent To **NEW COVENANT CHURCH OF ABO**
Street and Apt. No., or PO Box No.
7201 PASO DEL NORTE NE
City, State, ZIP+4®
ALBUQUERQUE, NM 87113-1750
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ALBUQUERQUE, NM 87110

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

0124
17
Postmark
Here
01/23/2018

Sent To **BURGARELLO PROPERTIES LLC**
Street and Apt. No., or PO Box No.
2401 SAN PEDRO NE
City, State, ZIP+4®
ALBUQUERQUE, NM 87110
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ALBUQUERQUE, NM 87109

Certified Mail Fee \$3.45
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$3.95

Postmark Here
 01/23/2018

Sent To **JOSE L. SOLANO**
 Street and Apt. No., or PO Box No.
7207 QUAIL HOLLOW NE
 City, State, ZIP+4®
ALBUQUERQUE, NM 87109-6003

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ALBUQUERQUE, NM 87120

Certified Mail Fee \$3.45
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$3.95

Postmark Here
 01/23/2018

Sent To **ARCHDIOCESE OF SANTA FE**
 Street and Apt. No., or PO Box No.
4000 St JOSEPHS PL NW
 City, State, ZIP+4®
ALBUQUERQUE, NM 87120-1714

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ALBUQUERQUE, NM 87191

Certified Mail Fee \$3.45
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$3.95

Postmark Here
 01/23/2018

Sent To **PETER J PULLANO**
 Street and Apt. No., or PO Box No.
PO BOX 14432
 City, State, ZIP+4®
ALBUQUERQUE, NM 87191

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ALBUQUERQUE, NM 87113

Certified Mail Fee \$3.45
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$3.95

Postmark Here
 01/23/2018

Sent To **PL & B LLC**
 Street and Apt. No., or PO Box No.
7424 HOLLY AVE NE
 City, State, ZIP+4®
ALBUQUERQUE, NM 87113-2554

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ALBUQUERQUE, NM 87109

Certified Mail Fee \$3.45
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$3.95

Postmark Here
 01/23/2018

Sent To **BEN NOR JR & DELMA HERRERA**
 Street and Apt. No., or PO Box No.
7219 QUAIL HOLLOW NE
 City, State, ZIP+4®
ALBUQUERQUE, NM 87109-6003

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NEW YORK, NY 10172

Certified Mail Fee \$3.45
 \$2.75
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$6.70

Postmark Here
 01/23/2018

Sent To **SMBC LEASING & FINANCE INC**
 Street and Apt. No., or PO Box No.
277 PARK PLACE
 City, State, ZIP+4®
NEW YORK, NY 10172

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

February 28, 2018

Mr. Anthony J Gomez and Ms. Kimberly M Gomez
7223 Quail Hollow NE
Albuquerque, NM 87109-6003

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. and Ms. Gomez:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

AFFECTED NEIGHBORHOOD ASSOCIATIONS AND HOMEOWNER ASSOCIATIONS MAY REQUEST A FACILITATED MEETING REGARDING THIS PROJECT BY CONTACTING THE ALTERNATIVE DISPUTE RESOLUTION (ADR) PROGRAM BY EMAIL AT STRIPLETT@CABQ.GOV OR BY PHONE AT (505) 768-4712 OR (505) 768-4660. A FACILITATED MEETING REQUEST MUST BE RECEIVED BY FEBRUARY 5, 2018.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Archdiocese of Santa Fe Catholic Service Building
4000 St. Josephs Pl NW
Albuquerque, NM 87120-1714

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Archdiocese of Santa Fe:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

AFFECTED NEIGHBORHOOD ASSOCIATIONS AND HOMEOWNER ASSOCIATIONS MAY REQUEST A FACILITATED MEETING REGARDING THIS PROJECT BY CONTACTING THE ALTERNATIVE DISPUTE RESOLUTION (ADR) PROGRAM BY EMAIL AT STRIPLETT@CABQ.GOV OR BY PHONE AT (505) 768-4712 OR (505) 768-4660. A FACILITATED MEETING REQUEST MUST BE RECEIVED BY FEBRUARY 5, 2018.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Mr. Ben A Noe Jr. and Ms. Delma Herrera
7219 Quail Hollow NE
Albuquerque, NM 87109-6003

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. Noe and Ms. Herrera:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Burgarello Properties LLC
2401 San Pedro NE
Albuquerque, NM 87110

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Burgarello Properties LLC:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Mr. Esmail Haidari
12008 Gazelle Pl NE
Albuquerque, NM 87111

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. Haidari:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Mr. Jose Munar and Ms. Cecilia Munar
PO Box 14432
Albuquerque, NM 87191

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. and Ms. Munar:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Mr. Joe H Gurule and Ms. Theresa H Gurule
3504 Amherst PI NE
Albuquerque, NM 87107

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. and Ms. Gurule:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Mr. James W Hardin
Trustee Hardin RVT
11501 Princess Jeanne Ave NE
Albuquerque, NM 87112-4425

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. Hardin:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Ms. Julie A Kamm
Trustee Kamm RVT
PO Box 747
Los Lunas, NM 87031-0747

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Ms. Kamm:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Mr. Jose L Solano
7207 Quail Hollow NE
Albuquerque, NM 87109-6003

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. Solano:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Kersch Properties LLC
2600 American Rd SE, Suite 230
Rio Rancho, NM 87124-1858

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Kersch Properties LLC:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

New Covenant Church of Albuquerque
7201 Paseo Del Norte NE
Albuquerque, NM 87113-1750

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear New Covenant Church:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

PL & B LLC
7424 Holly Ave NE
Albuquerque, NM 87113-2554

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear PL & B LLC:

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Ms. Patricia A Newman
7215 Quail Hollow Ln NE
Albuquerque, NM 87109

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Ms. Newman:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Mr. Peter G Pullano
Trustee Pullano RVLT
PO Box 14432
Albuquerque, NM 87191-4432

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. Pullano:

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Trustee Mr. Joseph L Pullano and Ms. Emma L Pullano RVLT
PO Box 14432
Albuquerque, NM 87191

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Mr. Pullano and Ms. Pullano:

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Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Roman Catholic Church
Archdiocese of Santa Fe
4000 St. Josephs Pl NW
Albuquerque, NM 87120-1714

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Archdiocese of Santa Fe:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

AFFECTED NEIGHBORHOOD ASSOCIATIONS AND HOMEOWNER ASSOCIATIONS MAY REQUEST A FACILITATED MEETING REGARDING THIS PROJECT BY CONTACTING THE ALTERNATIVE DISPUTE RESOLUTION (ADR) PROGRAM BY EMAIL AT STRIPLETT@CABQ.GOV OR BY PHONE AT (505) 768-4712 OR (505) 768-4660. A FACILITATED MEETING REQUEST MUST BE RECEIVED BY FEBRUARY 5, 2018.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or send me an email at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)



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

February 28, 2018

Santa Barbara Homeowners Association
7800 Rancho De Palomas NE
Albuquerque, NM 87109-6079

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear Santa Barbara Homeowners Association:

Attached for your use/file is our letter of request to the EPC chair dated January 22, 2018. This request is for approval of a Site Plan for Building Permit for the subject site. The project will consist of a new Weck's restaurant. The site is located along Paseo Del Norte Blvd NE between Louisiana Blvd NE and Wyoming Blvd NE. The property is bounded by residential properties to the north and south, commercial property to the west (New Covenant Church), and commercial property to the east (Firestone and Offices). The Environmental Plan Commission meeting is scheduled for March 8, 2018 and begins at 8:30am. The hearing will take place in the basement level at Plaza Del Sol, address 600 2nd St NW, Albuquerque, NM 87102.

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Owner

Enclosure(s)



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

February 28, 2018

SMBC Leasing and Finance Inc.
277 Park Pl
New York, NY 10172

**RE: Site Development Plan for Building Permit
Lot 9-A-2, Block 10, North Albuquerque Acres Tract 2 Unit 3
7301 Paseo Del Norte Blvd NE, Zone Atlas Page C-19-Z**

Dear SMBC Leasing and Finance Inc.:

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Owner

Enclosure(s)

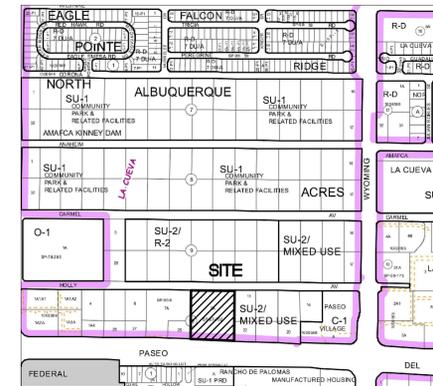
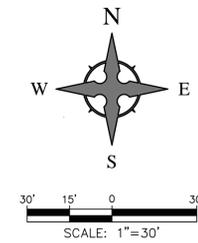
SITE PLAN REDUCTIONS

PARKING CALCULATIONS			
BUILDING AREA:	# SEATS	AREA (SQUARE FEET)	
RESTAURANT	160	4,864 SF	
PARKING REQUIREMENTS:	RATIO	REQUIRED	PROVIDED
	1/4 Seats	40 spaces	40 spaces
TOTAL		40 spaces	40 spaces
HANDICAP PARKING		2 spaces	2 spaces
MOTORCYCLE PARKING		2 spaces	2 spaces
BICYCLE PARKING		2 spaces	3 spaces

GENERAL NOTES (REQUIRED INFORMATION)

Site: 0.348 Acres (32,010 SF)
 Zoning: SU-2 (MIXED USE)
 Proposed Use: Sit-Down Restaurant
 Building Height: Maximum Allowed = 36'; Proposed 22'-4"
 Building Setback: Per C-1 Zone
 Actual:
 West: 23.9'
 North: 171.4'
 East: 15'
 South: 20'

Floor Area Ratio: Lot Area 32,010 SF
 Building Area = 4,864 SF
 Proposed FAR = 0.152
 Maximum Allowed FAR = N/A



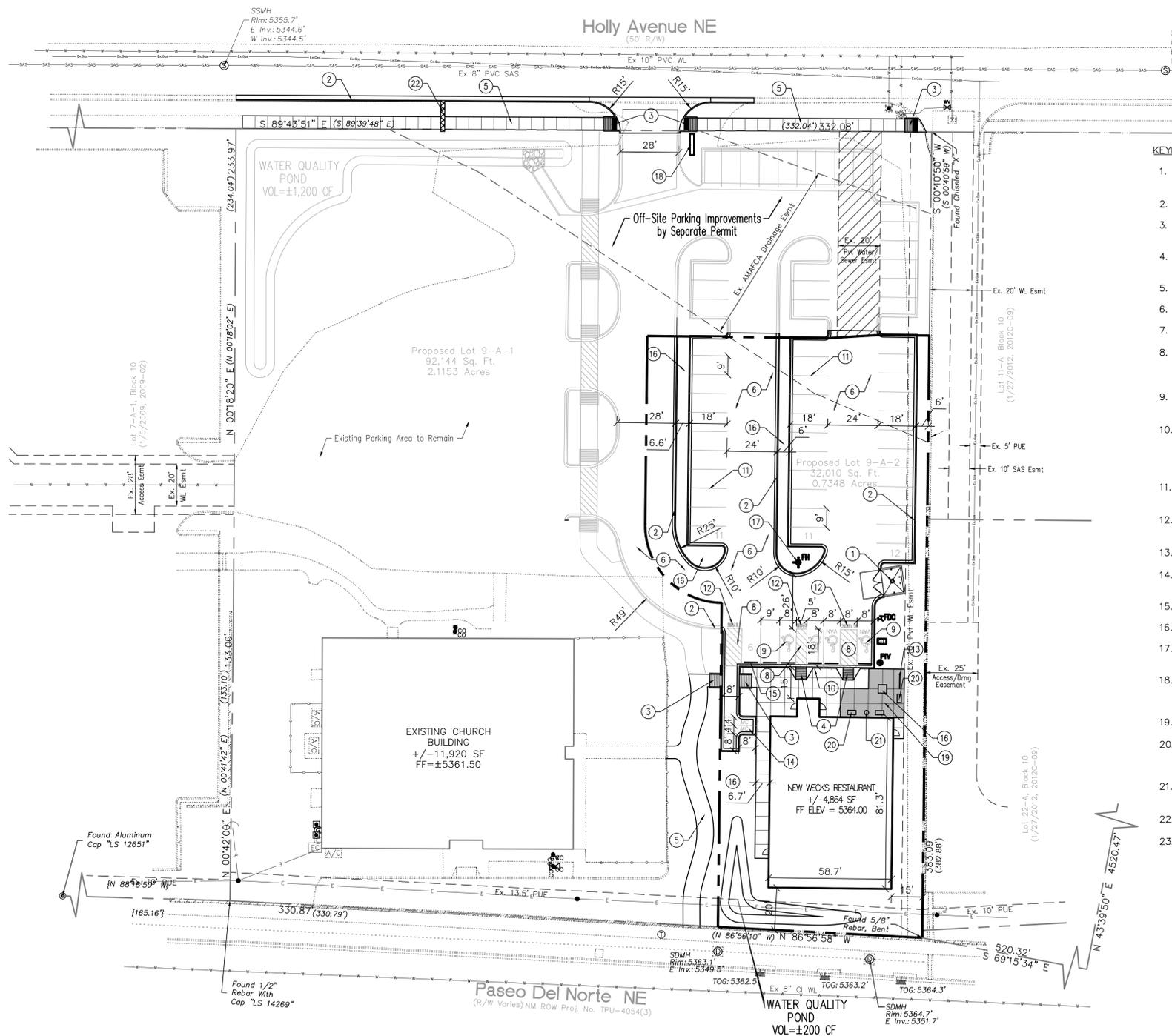
VICINITY MAP - Zone Map C-19-Z
 Legal Description: Lot 9-A-2, Block 10, NORTH ALBUQUERQUE ACRES, TR 2, UNIT 3

SITE INFORMATION

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

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

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



KEYED NOTES

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. REF. UTILITY PLAN FOR DRAIN.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
4. INSTALL PERPENDICULAR CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS.
5. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
6. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
7. NOT USED.
8. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
9. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
10. INSTALL H/C SIGNAGE PER DETAIL, SHEET C401. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
11. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
12. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
13. INSTALL BIKE RACK PER DETAIL ON SHEET C401. TWO (2) SPACES MINIMUM.
14. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
15. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C401.
16. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
17. NEW PRIVATE FIRE HYDRANT PAINTED SAFETY ORANGE. REF. SHEET C301, UTILITY PLAN.
18. MONUMENT SIGN BY SEPARATE PERMIT. SIGN SHALL BE IN COMPLIANCE WITH THE LA CUEVA SECTOR DEVELOPMENT PLAN STANDARDS AND THE COMPREHENSIVE ZONING ORDINANCE.
19. PLAZA AREA AS REQUIRED BY THE LCSDP. TOTAL AREA = 577.13 SF.
20. INSTALL EVEREST SERIES 6" BENCH WITH BACK (PERFORATED IN GROUND MOUNT) PER DETAIL ON SHEET C401. MODEL NUMBER 398-6001. COLOR: POWDER COATED BEIGE. WWW.THEPARKCATALOG.COM
21. INSTALL PLAZA SERIES 36 GALLON TRASH RECEPTACLE WITH ASH URN TOP. MODEL NUMBER 398-8002. COLOR: POWER COATED BEIGE. WWW.THEPARKCATALOG.COM
22. INSTALL 24" SIDEWALK CULVERT.
23. INSTALL 3' WIDE VALLEY GUTTER. REF. SHEET C201 GRADING PLAN.

PROJECT NUMBER:	_____
APPLICATION NUMBER:	_____
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ 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 Engineering, Transportation Division	_____ Date _____
Water Utility Department	_____ Date _____
Parks and Recreation Department	_____ Date _____
City Engineer	_____ Date _____
Environmental Health Department	_____ Date _____
Solid Waste Management	_____ Date _____
DRB Chairperson, Planning Department	_____ Date _____
* Environmental Health, if necessary	

REV	DATE	BY	REVISION

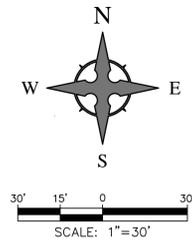
Wooten Engineering
 1005 21st St SE, Suite A5
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560



PROJECT TITLE: **WECKS RESTAURANT**
 7301 PASEO DEL NORTE NE
 ALBUQUERQUE, NEW MEXICO 87113

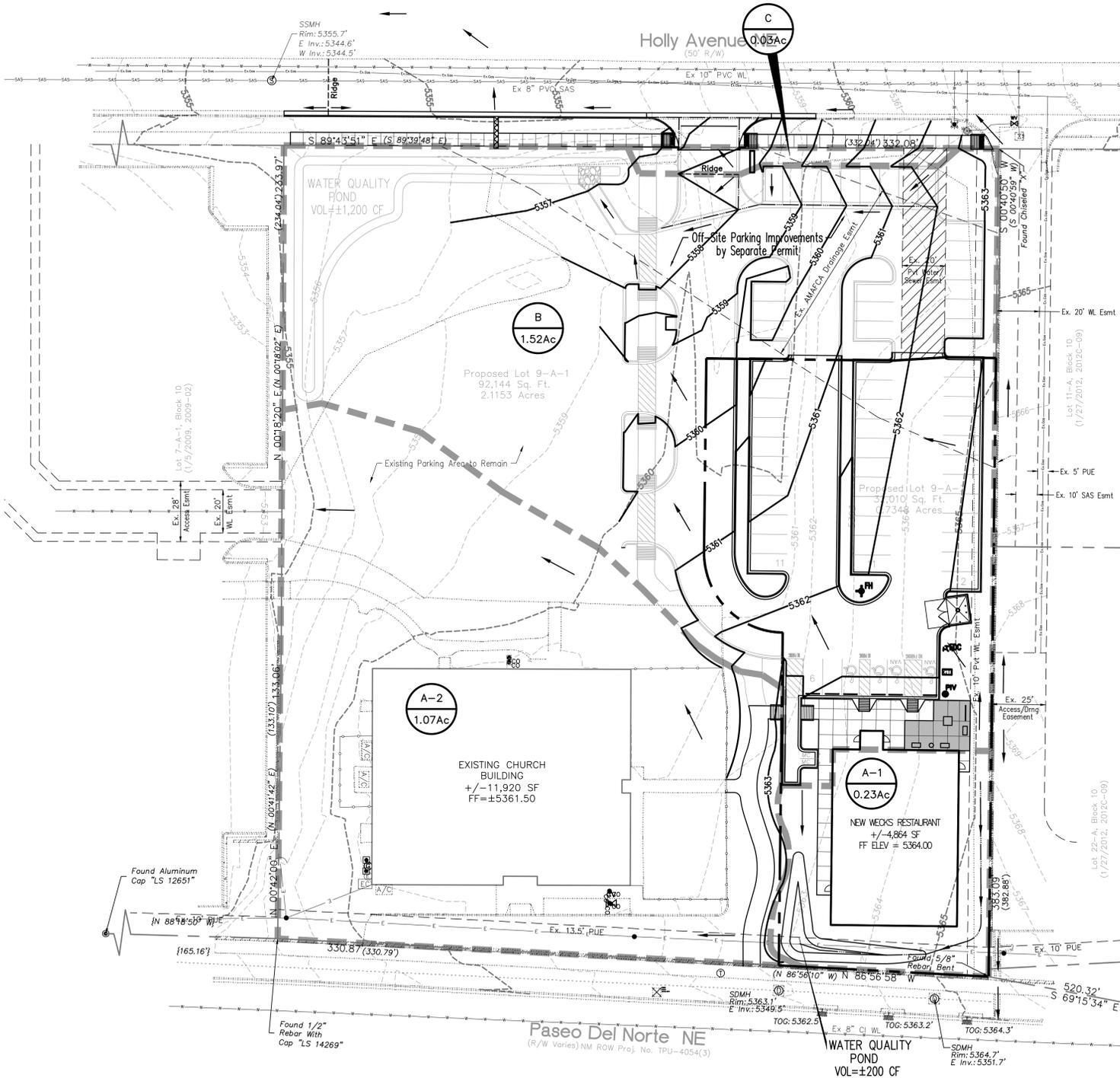
PROJECT MANAGER: **JEFF WOOTEN**
 JOB NO.: 2016032
 DRAWN BY: **JEFF WOOTEN**
 SHEET TITLE: **Site Plan (Traffic Circulation Layout)**

DATE:	01.23.2018	sheet-
SCALE:	PER PLAN	C101
		6



CAUTION - NOTICE TO CONTRACTOR

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Pre-Developed Drainage Calculations													
This table is based on the COA DPM Section 22.2, Zone 3													
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)	
			A	B	C	D							
A-1	10016	0.23	0.0%	0.0%	8.0%	92.0%	4.89	1.13	2.27	1898	2206	3127	
A-2	46761	1.07	0.0%	0.0%	36.0%	64.0%	4.45	4.78	1.97	7695	8693	11686	
B	66012	1.52	0.0%	0.0%	22.0%	78.0%	4.67	7.08	2.12	11687	13404	18553	
C	1429	0.03	0.0%	0.0%	44.0%	56.0%	4.33	0.14	1.89	225	252	332	
TOTAL	124218	2.85								13.13	21506	24554	33697

Post-Developed Drainage Calculations													
Ultimate Development Conditions Basin Data Table													
This table is based on the COA DPM Section 22.2, Zone 3													
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)	
			A	B	C	D							
A-1	10016	0.23	0.0%	0.0%	47.0%	53.0%	4.28	0.98	1.86	1550	1727	2258	
A-2	46761	1.07	0.0%	0.0%	41.0%	59.0%	4.38	4.70	1.92	7487	8406	11165	
B	66012	1.52	0.0%	0.0%	27.0%	73.0%	4.60	6.97	2.07	11393	12999	17818	
C	1429	0.03	0.0%	0.0%	67.0%	33.0%	3.97	0.13	1.64	196	211	259	
TOTAL	124218	2.85								12.78	20626	23344	31500

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a conceptual drainage management plan for the Redevelopment of Lot 9-A-2, Block 10, North Albuquerque Acres, Tr 2, Unit 3. The property address is 7301 Paseo Del Norte NE per the Vicinity Map this sheet. The site is generally located on Paseo Del Norte NE between Louisiana Blvd NE and Wyoming Blvd NE and contains approximately 0.73 acres. The site is located in COA Hydrologic Zone 3.

EXISTING HYDROLOGIC CONDITIONS

The currently site consists of an overflow asphalt parking lot serving the New Covenant Church site to the west (Lot 7-A-1). These flows traverse the church parking lot west and then north into Holly Ave. Per the Calculations table this sheet, the total existing flow discharging from the site and onto the church site is 5.91 cfs (9,593 CF) during the 100-Yr, 6-Hr Storm Event.

Basin A (A-1 and A-2) currently flows from east to west and onto the New Covenant Church site to the west (Lot 7-A-1). These flows traverse the church parking lot west and then north into Holly Ave. Per the Calculations table this sheet, the total existing flow discharging from the site and onto Holly Ave is 7.08 cfs (11,687 CF) during the 100-Yr, 6-Hr Storm Event.

Basin B currently drains from southeast to northwest and into a very small pond located at the northwest corner of the site. The pond overflows into Holly Ave, north across Holly, and then west along Holly Ave in an earthen swale which ultimately drains to a local pond and then north onto the La Cueva High School property. Per the Calculations table this sheet, the total existing flow discharging from the site and onto Holly Ave is 7.08 cfs (11,687 CF) during the 100-Yr, 6-Hr Storm Event.

Basin C is a very small area draining directly onto Holly Ave. Per the Calculations table this sheet, the total existing flow discharging from Basin C is 0.14 cfs (225 CF) during the 100-Yr, 6-Hr Storm Event.

PROPOSED HYDROLOGIC CONDITIONS

Basin A (A-1 and A-2) will continue to flow from east to west and onto the New Covenant Church site to the west (Lot 7-A-1). These flows traverse the church parking lot west and then north into Holly Ave. Per the Calculations table this sheet, the total proposed flow discharging from the site and onto the church site is 5.68 cfs (9,037 CF) during the 100-Yr, 6-Hr Storm Event. This is a reduction of 0.23 cfs (556 CF). In addition, we are proposing a water quality pond at the southwest corner of the new Weeks building that will capture and treat a minimum of 200 CF.

Basin B will continue to drain from southeast to northwest and into a new water quality pond located at the northwest corner of the site. The pond overflows into Holly Ave, north across Holly, and then west along Holly Ave in an earthen swale which ultimately drains to a local pond and then north onto the La Cueva High School property. Per the Calculations table this sheet, the total proposed flow discharging from the site and onto Holly Ave is 6.97 cfs (11,393 CF) during the 100-Yr, 6-Hr Storm Event. This is a reduction of 0.11 cfs (294 CF). The water quality pond will reduce the volume of runoff an additional 1,200 CF.

Basin C is a very small area draining directly onto Holly Ave. Per the Calculations table this sheet, the total proposed flow discharging from Basin C is 0.13 cfs (29 CF) during the 100-Yr, 6-Hr Storm Event. This is a reduction of 0.01 cfs (29 CF). A Water Quality Pond is not being provided for this Basin.

CONCLUSION

This drainage management plan provides for grading and drainage elements which reduce the impact to downstream systems; are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. With this submittal, we are requesting approval of the Conceptual Grading Plan and the EPC level Site Plan for Building Permit.

WATER QUALITY POND VOLUME CALCULATIONS

BASIN A-1

EXISTING SITE CONDITIONS
 PERVIOUS AREA: 799 SF
 IMPERVIOUS AREA: 9,217 SF
 TOTAL AREA: 10,016 SF
 % IMPERVIOUS = 92%

PROPOSED SITE CONDITIONS
 PERVIOUS AREA: 4,710 SF
 IMPERVIOUS AREA: 5,306 SF
 TOTAL AREA: 10,016 SF
 % IMPERVIOUS = 53%

FIRST FLUSH CALCULATION
 TOTAL IMPERVIOUS AREA = 5,306 SF
 FIRST FLUSH = 5,306 * 0.26" / 12 = **115.0 CF**

BASIN B

EXISTING SITE CONDITIONS
 PERVIOUS AREA: 14,237 SF
 IMPERVIOUS AREA: 51,775 SF
 TOTAL AREA: 66,012 SF
 % IMPERVIOUS = 78%

PROPOSED SITE CONDITIONS
 PERVIOUS AREA: 17,592 SF
 IMPERVIOUS AREA: 48,420 SF
 TOTAL AREA: 66,012 SF
 % IMPERVIOUS = 73%

FIRST FLUSH CALCULATION
 TOTAL IMPERVIOUS AREA = 48,420 SF
 FIRST FLUSH = 48,420 * 0.26" / 12 = **1,049.0 CF**

BASIN A-2

EXISTING SITE CONDITIONS
 PERVIOUS AREA: 16,836 SF
 IMPERVIOUS AREA: 29,925 SF
 TOTAL AREA: 46,761 SF
 % IMPERVIOUS = 64%

PROPOSED SITE CONDITIONS
 PERVIOUS AREA: 19,333 SF
 IMPERVIOUS AREA: 27,428 SF
 TOTAL AREA: 46,761 SF
 % IMPERVIOUS = 59%

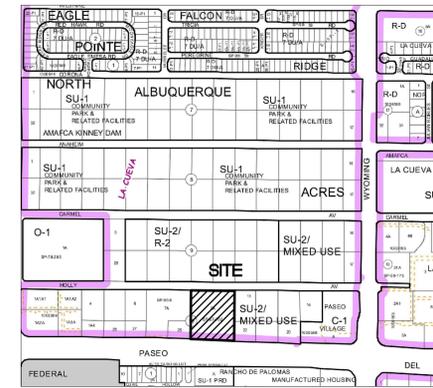
FIRST FLUSH CALCULATION
 TOTAL IMPERVIOUS AREA = 27,428 SF
 FIRST FLUSH = N/A SINCE THIS AREA IS EXISTING

BASIN A-1

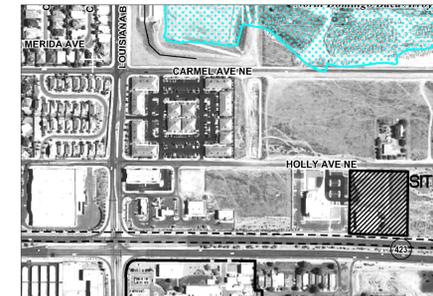
EXISTING SITE CONDITIONS
 PERVIOUS AREA: 601 SF
 IMPERVIOUS AREA: 828 SF
 TOTAL AREA: 1,429 SF
 % IMPERVIOUS = 58%

PROPOSED SITE CONDITIONS
 PERVIOUS AREA: 952 SF
 IMPERVIOUS AREA: 477 SF
 TOTAL AREA: 1,429 SF
 % IMPERVIOUS = 33%

FIRST FLUSH CALCULATION
 TOTAL IMPERVIOUS AREA = 5,306 SF
 FIRST FLUSH = 23,504 * 0.26" / 12 = **115.0 CF**



VICINITY MAP - Zone Map C-19-Z
 Legal Description: Lot 9-A-2, Block 10, NORTH ALBUQUERQUE ACRES, TR 2, UNIT 3



FIRM MAP 35001C0109H
 Per FIRM Map 35001C0109H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

GRADING NOTES

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

REV	DATE	BY	REVISION

Wooten Engineering
 1005 21st St SE, Suite A5
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560

NOT FOR CONSTRUCTION

PROJECT TITLE: **WECKS RESTAURANT**
 7301 PASEO DEL NORTE NE
 ALBUQUERQUE, NEW MEXICO 87113

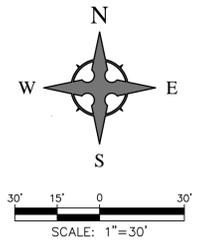
PROJECT MANAGER: **JEFF WOOTEN**

JOB NO.: **2016024**

DRAWN BY: **JEFF WOOTEN**

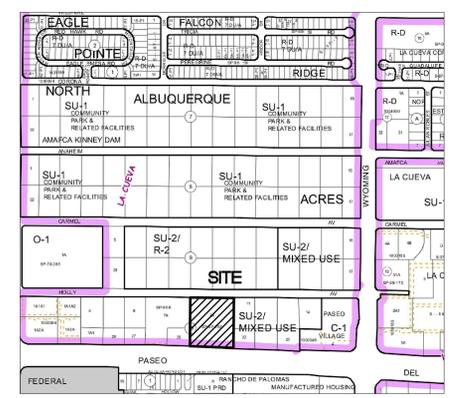
SHEET NO.: **Conceptual Grading Plan**

DATE:	01.23.2018	SHEET:	C201
SCALE:	PER PLAN		



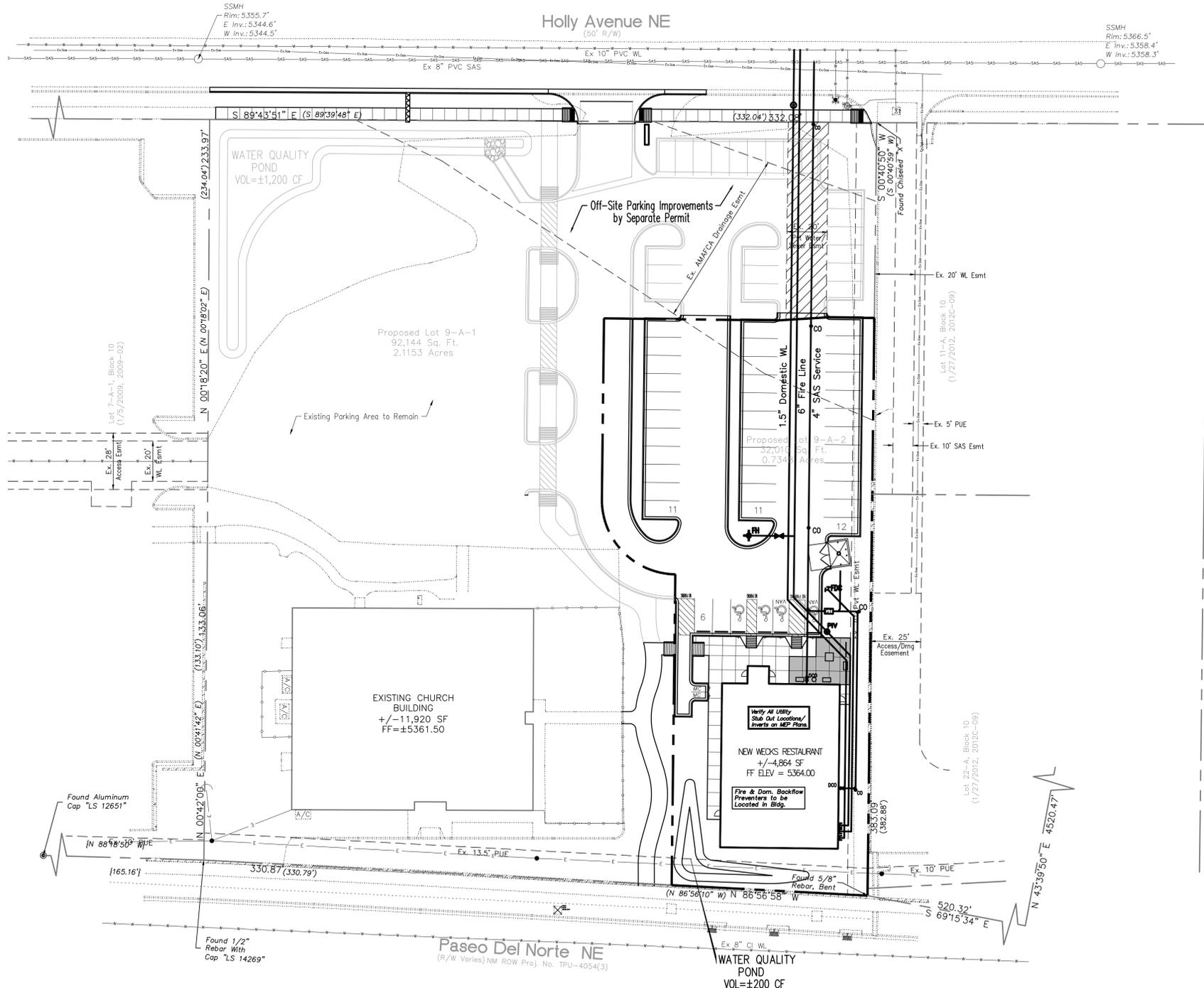
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VICINITY MAP - Zone Map C-19-Z
 Legal Description: Lot 9-A-2, Block 10, NORTH ALBUQUERQUE ACRES, TR 2, UNIT 3

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



GENERAL NOTES

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

Wooten Engineering
 1005 21st St SE, Suite A5
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560

NOT FOR CONSTRUCTION

PROJECT TITLE: **WEEKS RESTAURANT**
 7301 PASEO DEL NORTE NE
 ALBUQUERQUE, NEW MEXICO 87113

PROJECT MANAGER: **JEFF WOOTEN**
 JOB NO.: 2016024
 SHEET TITLE: **Conceptual Utility Plan**

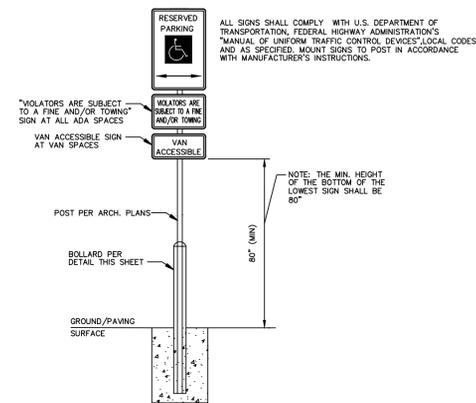
DRAWN BY: **JEFF WOOTEN**

DATE: 01.23.2018	Sheet: C301
SCALE: PER PLAN	of 6



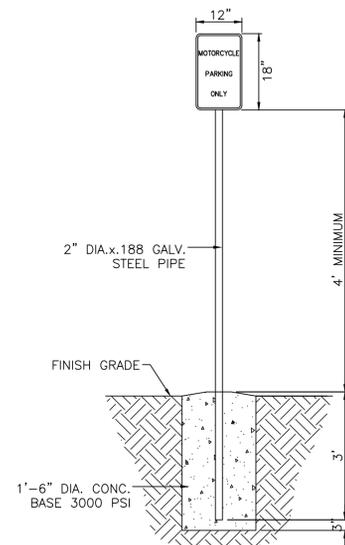
Bench Detail

NTS



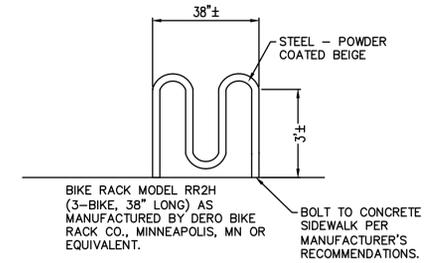
H/C Sign Detail

NTS



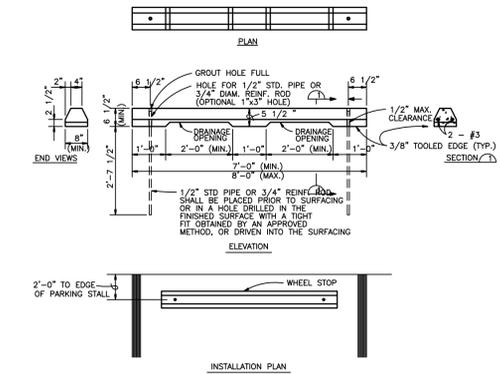
Motorcycle Parking Sign

NTS



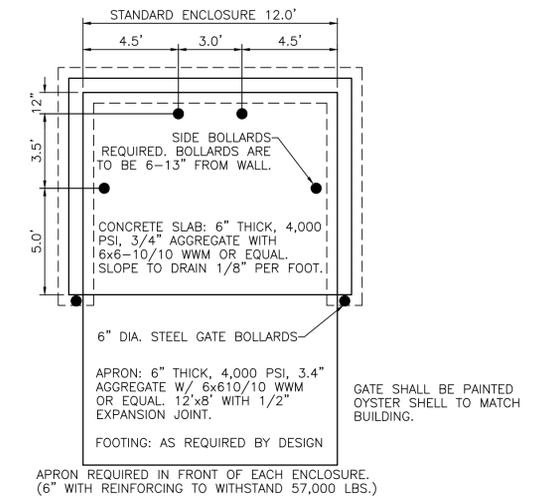
Bike Rack Detail

NTS

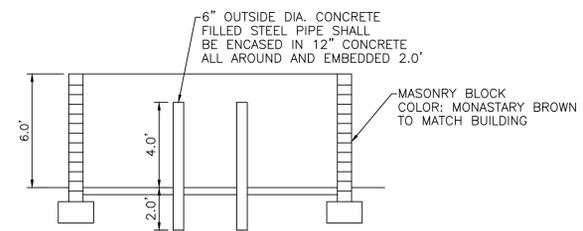


Precast Concrete Wheel Stop

NTS



APRON REQUIRED IN FRONT OF EACH ENCLOSURE. (6" WITH REINFORCING TO WITHSTAND 57,000 LBS.)



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

Dumpster Enclosure Detail

NTS

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

Wooten Engineering
1005 21st St. SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

WE

NOT FOR CONSTRUCTION

PROJECT TITLE: **WECKS RESTAURANT**
7301 PASEO DEL NORTE NE
ALBUQUERQUE, NEW MEXICO 87113

PROJECT MANAGER: **JEFF WOOTEN**

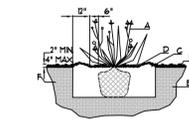
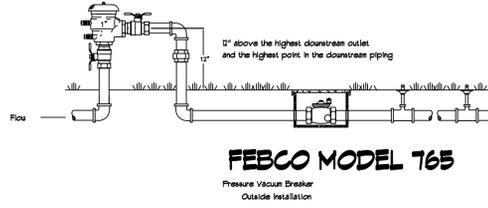
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DRAWN BY: **JEFF WOOTEN**

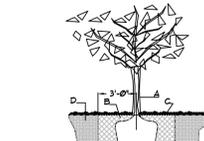
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DATE: 01.23.2018	sheet-
SCALE: PER PLAN	C401
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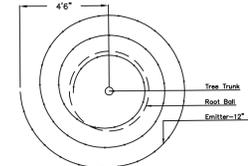
The Hilltop
 1909 Edith NE
 Albuquerque, NM 87113
 Cont. Lic. #26458
 Ph. (505) 898-9690
 Fax (505) 898-1131
 darryl@hilltoplandscaping.com



GENERAL NOTES:
 1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
 A. SHRUB.
 B. BACKFILL WITH EXISTING SOIL.
 C. EARTH BERRY AROUND WATER RETENTION BASIN.
 D. 3" DEPTH OF GRAVEL MULCH.
 E. FINISH GRADE.
 F. UNDISTURBED SOIL.



GENERAL NOTES:
 1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL DURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
 A. TREE.
 B. BACKFILL WITH EXISTING SOIL.
 C. 1" DEPTH OF GRAVEL MULCH.
 D. UNDISTURBED SOIL.



Church LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

Trees

8	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	1225	9800 M
2	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	2025	4050 M
2	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	30x20	400	800 M

Shrubs & Groundcovers

6	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144	864 M
Tree Canopy Coverage 15514					
2	5 Gal	Spanish Broom <i>Caryopteris x clandonensis</i>	10x10	100	200 M
9	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5	25	225 M
21	5 Gal	Feather Reed Grass <i>Calamagrostis arudinacea</i>	2.5x2	4	84 M
1	5 Gal	Curly-leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15x15	225	225 L
15	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12	144	2160 M
13	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	9	117 M
11	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	9	99 M
11	5 Gal	Fern Bush <i>Chamaebotaria millefolium</i>	5x6	36	396 L
8	5 Gal	Apsache Plume <i>Fallugia paradoxa</i>	6x1	49	392 L
3	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	49	147 L
9	5 Gal	Carpet Rose <i>Juniperus sabina 'Buffalo'</i>	1x3	9	81 M
5	2-3cf	Boulders To be placed at contractor discretion	Living Ground Cover	4126	
1019		Landscape Gravel / Filter Fabric 3/4" Crushed Gray			

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

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

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

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

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

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

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

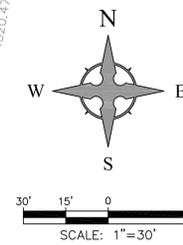
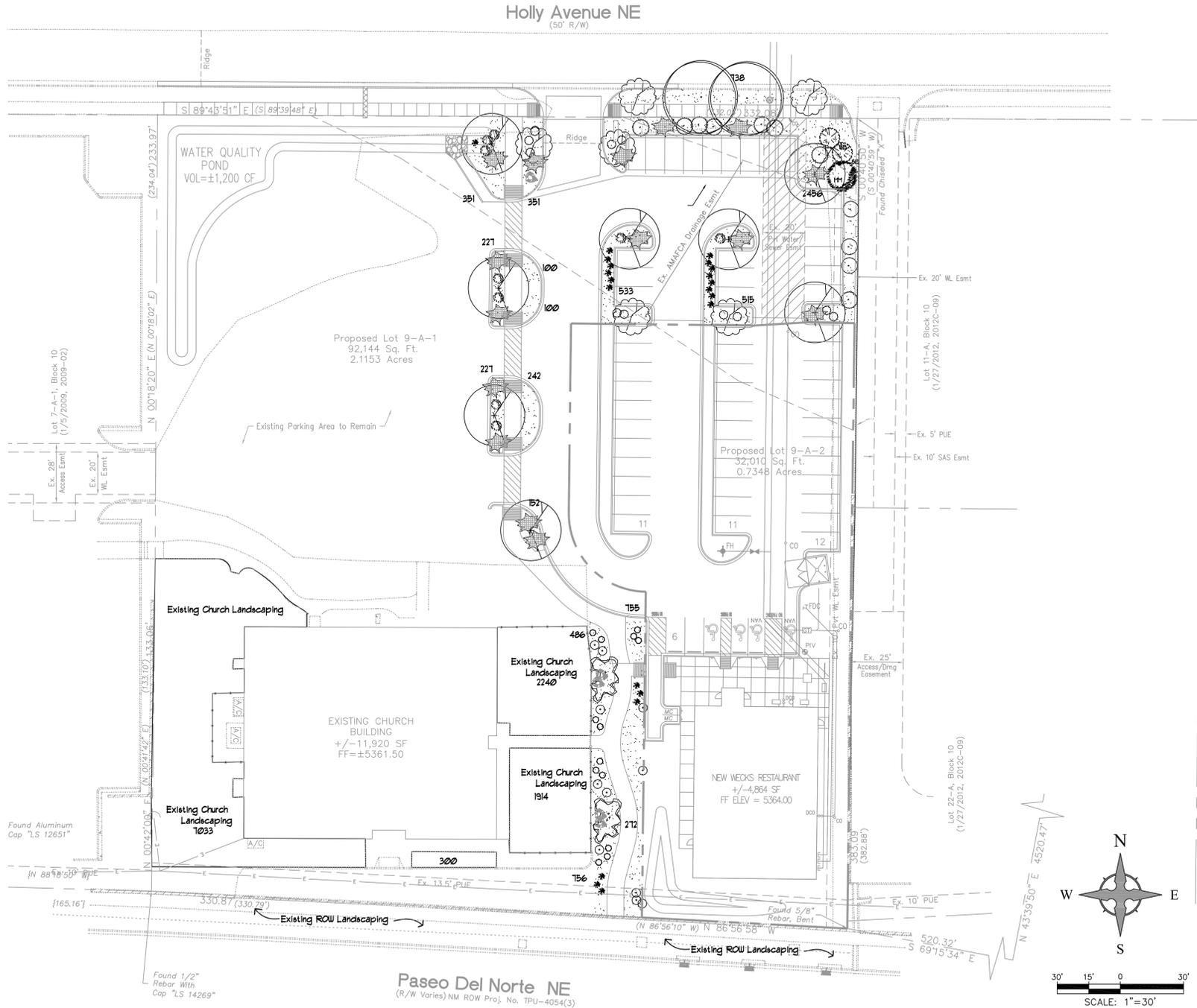
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

Church LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	92144
TOTAL BUILDING AREA (sf)	-11920
TOTAL LOT AREA (sf)	80224
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	12034
TOTAL EXISTING LANDSCAPE	11481
TOTAL PROPOSED LANDSCAPE PROVIDED	1019
TOTAL SITE LANDSCAPE PROVIDED	18506
TOTAL LIVE GROUND COVER REQUIRED	5552
TOTAL LIVE GROUND COVER PROVIDED	4126



REV	DATE	BY	REVISION
1	2/26/2018		
2	1/21/2018		
3	12/2/2017		

Wooten Engineering
 1005 21st St SE, Suite A5
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560

WE



PROJECT TITLE
 NEW WEEKS RESTAURANT (ALAMEDA WEST SHOPPING CENTER)
 10131 COORS BLVD NW SUITE L-02
 ALBUQUERQUE, NEW MEXICO 87114

PROJECT NUMBER
 JEFF WOOTEN 20160214

JOB NO.
 20160214

DRAWN BY:
 JEFF WOOTEN

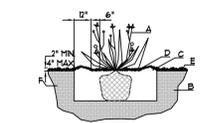
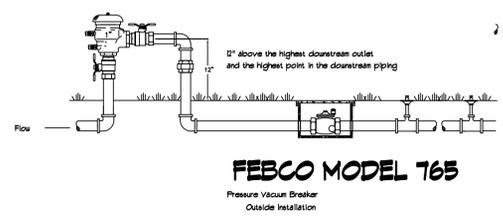
SHEET TITLE
 Landscape Plan

DATE:
 12/21/2017

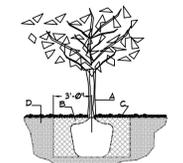
SCALE:
 PER PLAN

SHEET NO.:
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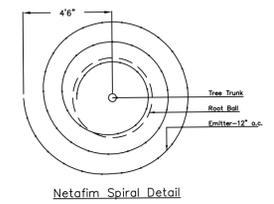
The Hilltop
1909 Edith NE
Albuquerque, NM 87113
Cont. Lic. 26458
Ph. (505) 838-3630
Fax (505) 838-7131
clarry@hilltoplandscaping.com



GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB
B. BACKFILL WITH EXISTING SOIL
C. EARTH BERRY AROUND WATER RETENTION BASIN
D. 3" DEPTH OF GRAVEL MULCH
E. FINISH GRADE
F. UNDISTURBED SOIL



GENERAL NOTES:
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2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DATA THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
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CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL
C. 3" DEPTH OF GRAVEL MULCH
D. UNDISTURBED SOIL



Weeks LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
2	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35 1225 2450 M+
1	6-8'	Austrian Pine <i>Pinus nigra</i>	65x25 625 625 M
4	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	30x20 400 1600 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6 36 72 M
1	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12 144 144 M
Tree Canopy Coverage			4891

Shrubs & Groundcovers

4	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5 25 100 M
23	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	25x2 4 72 M
1	5 Gal	Curly-leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15x15 225 225 L+
3	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x5 25 75 M
1	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12 144 1000 M
4	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 36 M
12	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 9 108 M
11	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6 36 612 L
1	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1 49 343 L
1	5 Gal	Chamaea <i>Chrysothamnus nauseosus</i>	5x5 49 343 L
6	5 Gal	Carpet Rose <i>Juniperus sabina 'Buffalo' Living Ground Cover</i>	1x3 9 54 M
1	2-3cf	Boulders To be placed at contractor discretion	
1211		Landscape Gravel / Filter Fabric 3/4" Crushed Gray	
881		Oversize Cobble 2-4" Mountainair Brown	
8104			

LANDSCAPE NOTES:
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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.

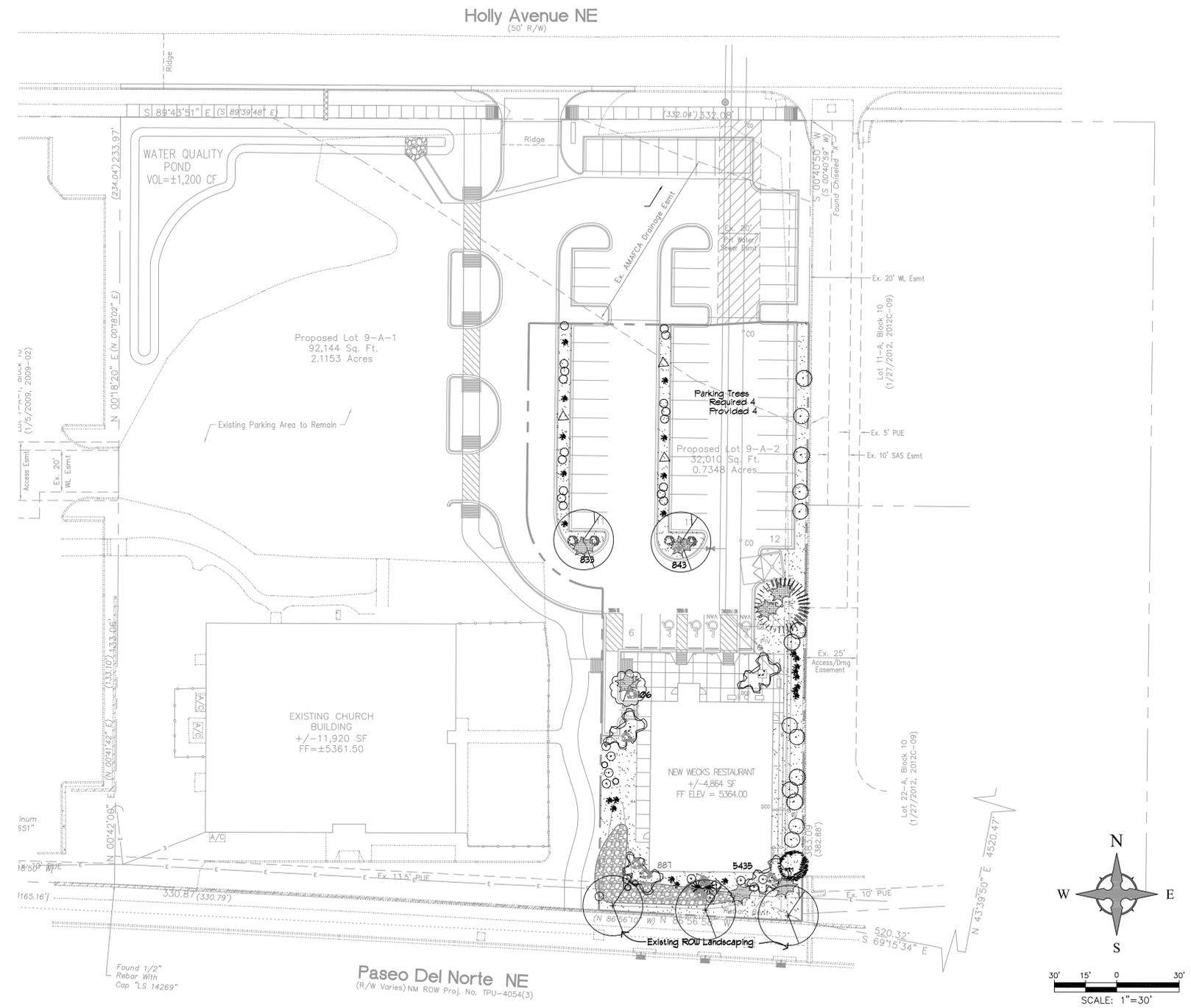
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

Weeks LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	32010
TOTAL BUILDING AREA (sf)	-4864
TOTAL LOT AREA (sf)	27146
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	4112
TOTAL PROPOSED LANDSCAPE PROVIDED	8104
TOTAL LIVE GROUNDCOVER REQUIRED	2431
TOTAL LIVE GROUNDCOVER PROVIDED	2916



REV	DATE	BY	REVISION
1	2/06/2018		
2	1/21/2019		
3	12/2/2017		

Wooten Engineering
1005 21st St SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

WE



PROJECT TITLE
NEW WEEKS RESTAURANT (ALAMEDA WEST SHOPPING CENTER)
10231 COORS BLVD NW, SUITE L-02
ALBUQUERQUE, NEW MEXICO 87114

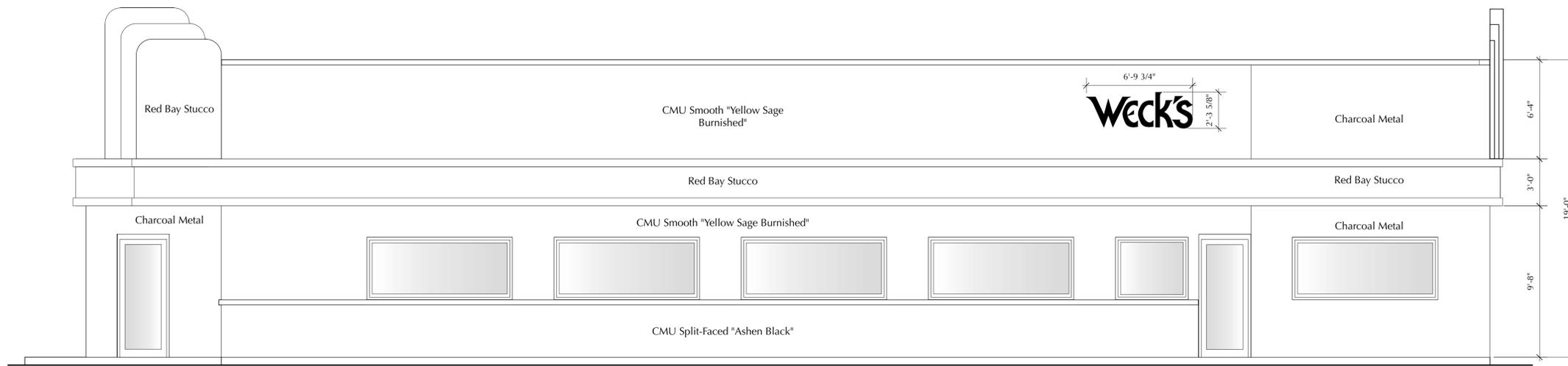
PROJECT MANAGER
JEFF WOOTEN

DRAWN BY
JEFF WOOTEN

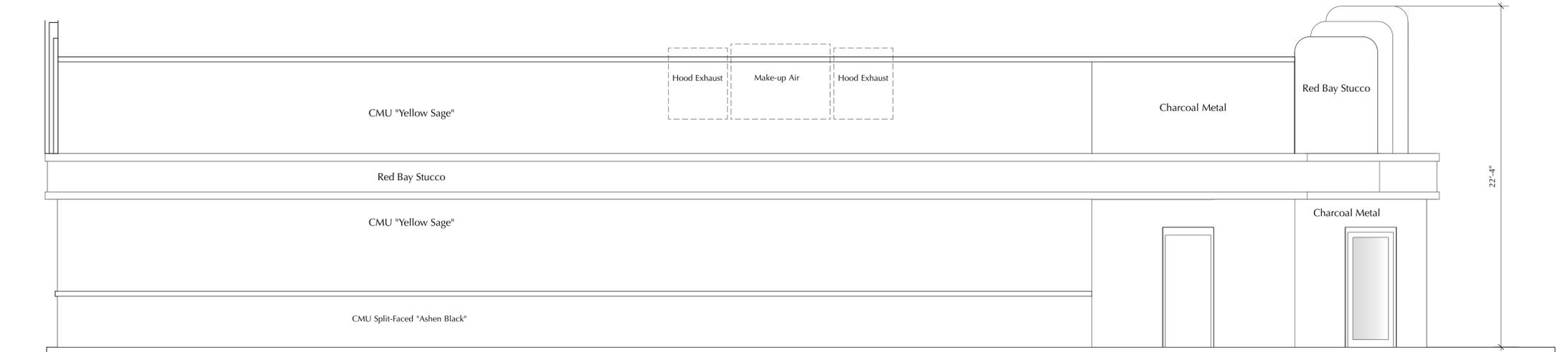
JOB NO.
2016024

SHEET TITLE
Landscape Plan

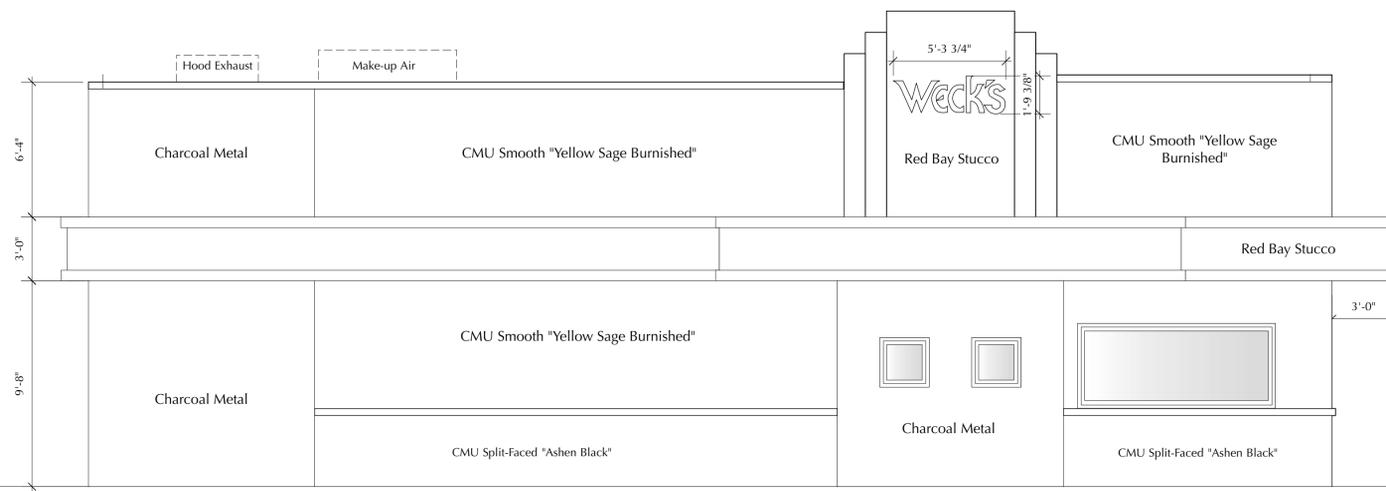
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SCALE	PER PLAN	L.2	
		of	6



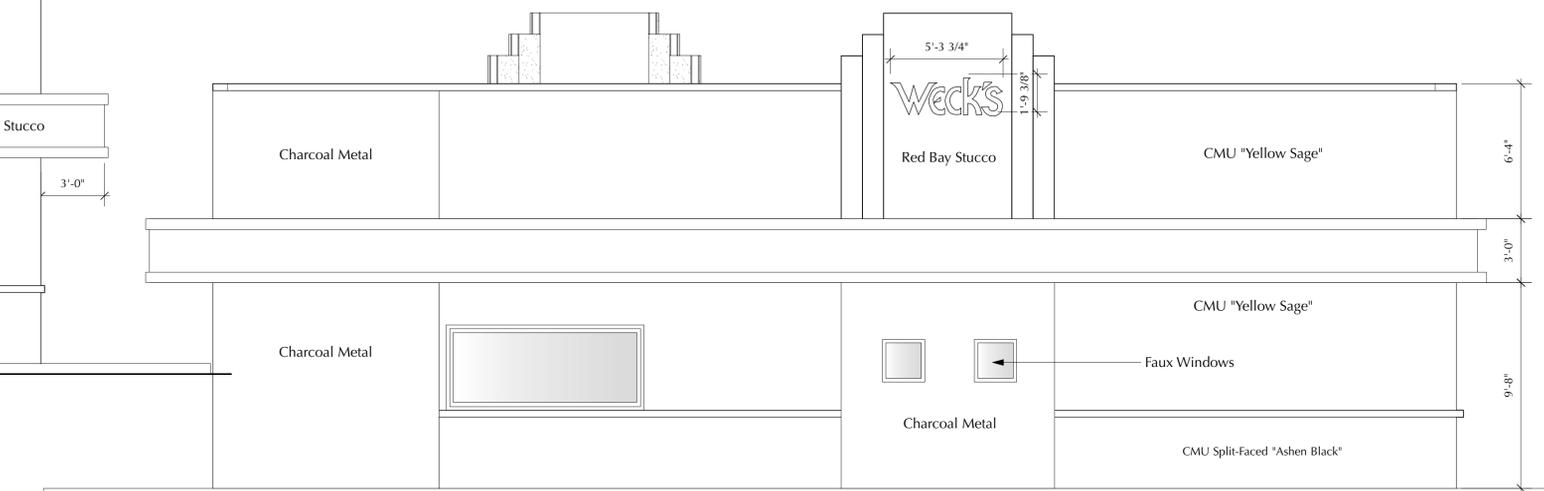
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EAST ELEVATION
Scale: 1/4" = 1'-0"



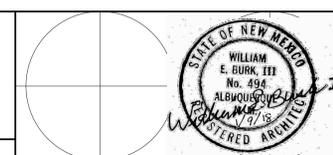
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SOUTH ELEVATION
Scale: 1/4" = 1'-0"

Contractors to Verify all Dimensions and Existing Conditions

No.	Date	Issue Notes
B	2/23/18	Added Windows on South Side
A	2/22/18	Additional Decorative Signage on South Side



Design Firm
BILL BURK, THIRD, ARCHITECT
9617 La Playa NE, ABQ NM 87111
505-292-6566 • Fax 505-294-7232
Email - billburk@qwestoffice.net

Project Title
WECK'S RESTAURANT
7301 Paseo del Norte NE
Albuquerque, NM

Project Manager
Ezren By

Reviewed By

Date

CAD File Name

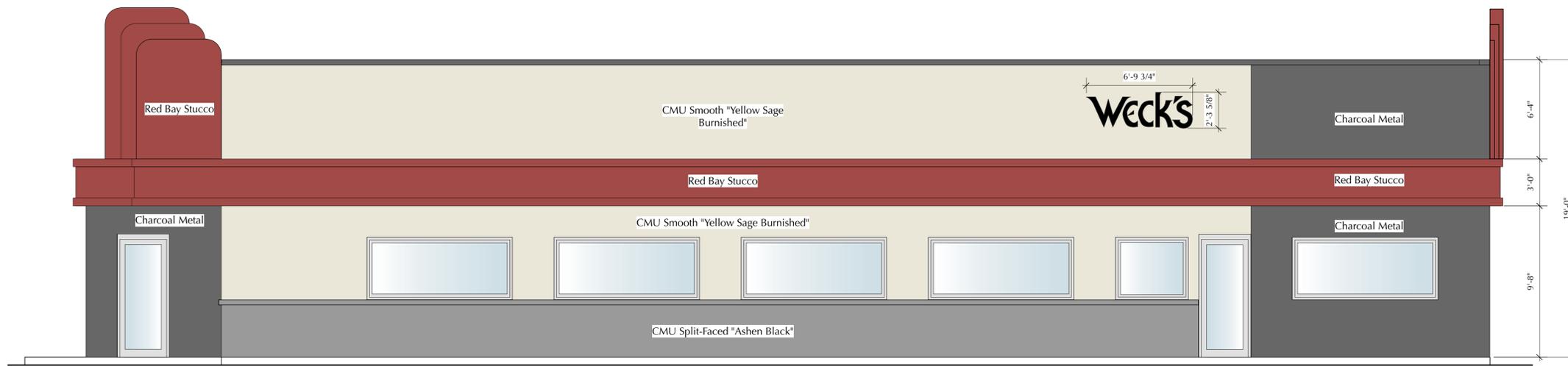
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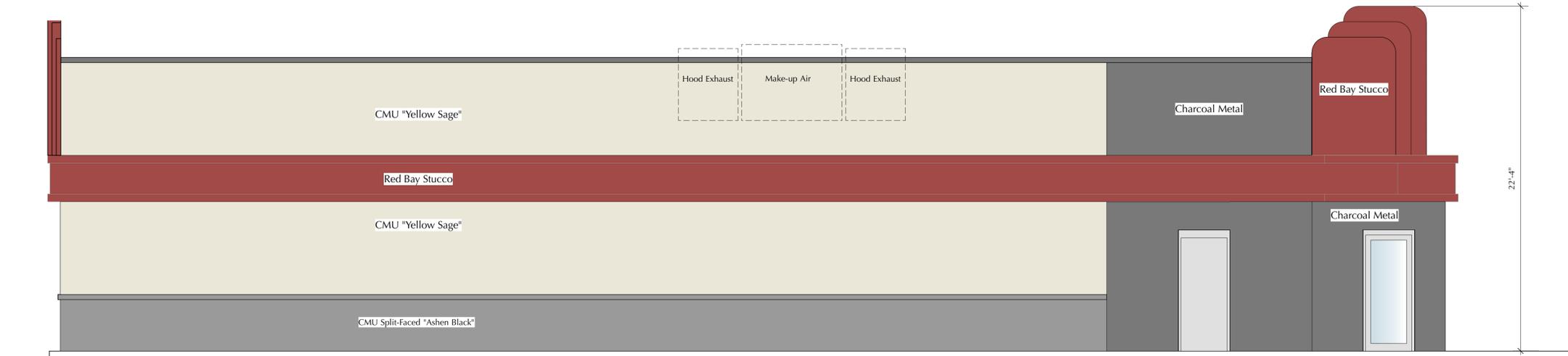
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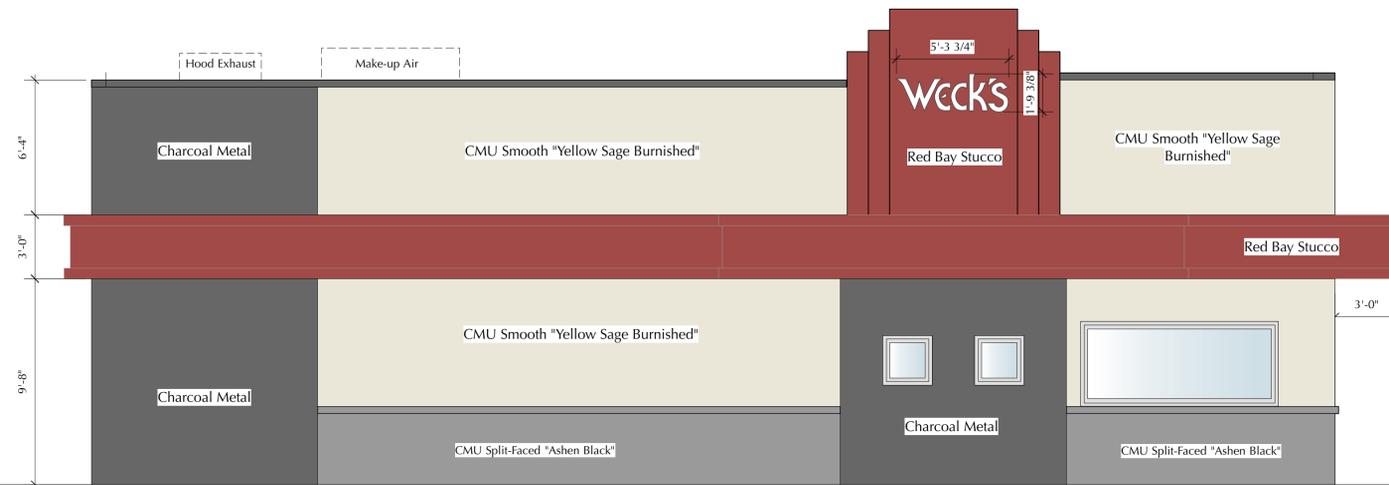
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WEST ELEVATION
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EAST ELEVATION
Scale: 1/4" = 1'-0"



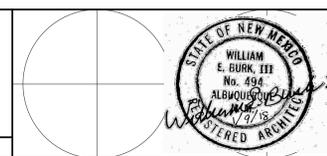
NORTH ELEVATION
Scale: 1/4" = 1'-0"



SOUTH ELEVATION
Scale: 1/4" = 1'-0"

Contractors to Verify all Dimensions and Existing Conditions

No.	Date	Issue Notes
B	2/23/18	Added Windows on South Side
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Design Firm
BILL BURK, THIRD, ARCHITECT
9617 La Playa NE, ABQ NM 87111
505-292-6566 • Fax 505-294-7232
Email - billburk@qwestoffice.net

Project Title
WECK'S RESTAURANT
7301 Paseo del Norte NE
Albuquerque, NM

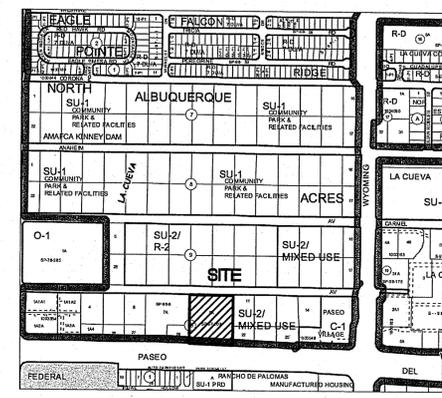
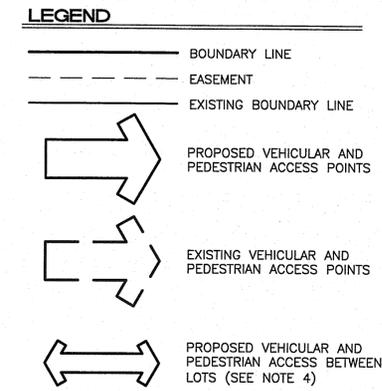
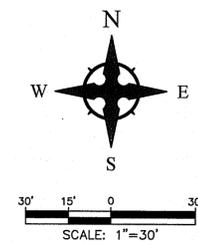
Sheet Title
EXTERIOR ELEVATIONS

Project Manager	Project ID
Drawn By	#16-23
Reviewed By	Scale
Date	Sheet No.
CAD File Name	ARCH-002
	of
	29

SITE PLAN FOR SUBDIVISION NOTES

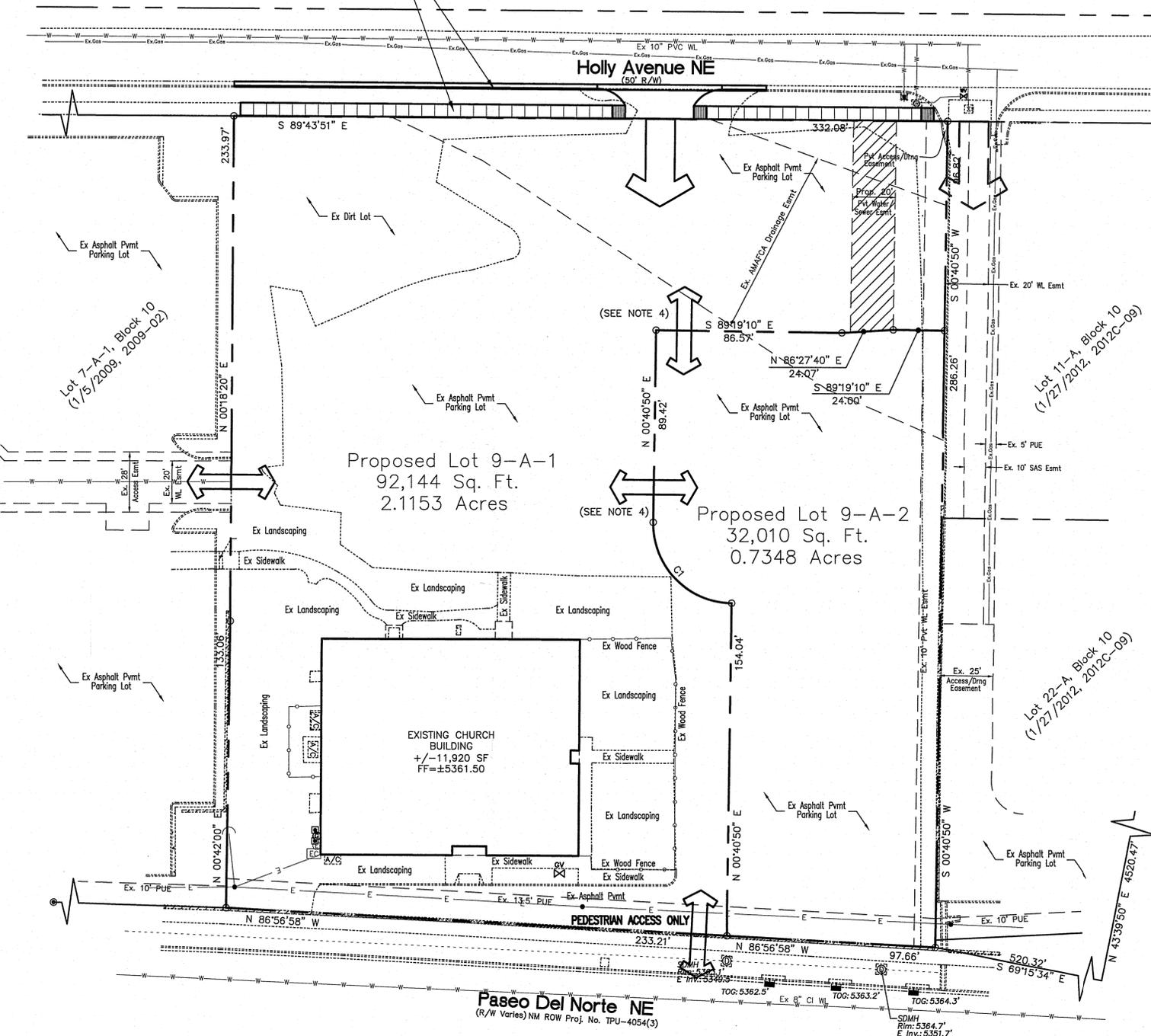
1. CURB CUTS SHALL BE PROVIDED IN ALL LANDSCAPE ISLANDS SO THAT RAINWATER CAN SUPPLEMENT IRRIGATION IN LANDSCAPE ISLANDS.
2. ALL LIGHTING ON SITE SHALL COMPLY WITH LA CUEVA SECTOR DEVELOPMENT PLAN AND THE NEW MEXICO NIGHT SKY ORDINANCE.
3. LOT 9-A-1 SHALL DEDICATE A CROSS LOT PRIVATE DRAINAGE EASEMENT BY PLAT FOR THE BENEFIT OF LOT 9-A-2, TO BE MAINTAINED BY THE OWNER OF LOT 9-A-1.
4. A RECIPROCAL PRIVATE ACCESS EASEMENT SHALL BE DEDICATED BY PLAT FOR BOTH LOTS 9-A-1 AND 9-A-2 WITHIN AREAS OF THE PARKING LOT AND DRIVE AISLES (EXCLUDING BUILDING AREAS) TO BE MAINTAINED BY THE RESPECTIVE OWNERS OF EACH LOT.
5. LOT 9-A-1 SHALL DEDICATE A 20' WIDE PRIVATE WATER AND SANITARY SEWER EASEMENT BY PLAT FOR THE BENEFIT OF LOT 9-A-2 AS SHOWN ON THE SITE PLAN FOR SUBDIVISION. WATER AND SEWER LINES IN SAID EASEMENT TO BE MAINTAINED BY THE OWNERS OF LOT 9-A-2.

NEW 6' WIDE SIDEWALK, CURB/GUTTER, AND ADA RAMPS ALONG HOLLY WILL BE REQUIRED WITH THE SITE PLAN FOR BUILDING PERMIT FOR LOT 9-A-2.



VICINITY MAP - Zone Map C-19-Z
 Legal Description: Lot 9-A, Block 10, NORTH ALBUQUERQUE ACRES, TR 2, UNIT 3

REV	DATE	BY	REVISION
1			
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SITE DATA

- EXISTING ZONING: SU-2 / MIXED USE. PERMISSIVE USES PER LA CUEVA SDP.
 PROPOSED ZONING: NO CHANGE
 LOT AREA: 124,154 SF (2.85 ACRES)
 LOT SIZE REQUIREMENTS: NO REQUIREMENT EXCEPT THAT A DRIVE-UP FACILITY SHALL BE REQUIRED TO PROVIDE A MINIMUM OF 1.75 ACRES FOR EACH FACILITY.
 MAXIMUM BLDG HEIGHT: THE HEIGHT REQUIREMENTS OF THE O-1 ZONE APPLY EXCEPT THAT THE MAXIMUM BUILDING HEIGHT IS 36 FEET.
 BLDG SETBACK: MINIMUM BUILDING SETBACKS ARE AS DEFINED IN THE C-1 ZONE. MAXIMUM SETBACK FROM HOLLY AVENUE OR CARMEL AVENUE IS 30 FEET. NO PARKING OR DRIVEWAYS ARE ALLOWED IN THE SETBACK AREA.
 MAXIMUM F.A.R.: NO REQUIREMENT
 PARKING REQUIRED: PER ZONING CODE SECTION 14-16-3-1
 LANDSCAPE AREA REQUIRED: PER CURRENT ZONING CODE REQUIREMENTS AND THE REQUIREMENTS OF THE LA CUEVA SDP.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
 The Site consists of approximately 2.85 acres. The property is bounded on the west by New Covenant Church, to the north by Holly Avenue, to the east by A Firestone Auto Repair Shop and undeveloped land, and to the south by Paseo Del Norte Blvd.

ZONING AND PROPOSED USE:
 The Site is zoned SU-2 / Mixed Use. Permissive and Conditional uses as listed in the La Cueva SDP.

Development of the property can only occur through an approved site development plan as regulated by the requirements of the La Cueva SDP as well as Sections 14-16-3-10 and 14-16-3-11 of the Comprehensive City Zoning Code. This Site Plan for Building Permit shall require approval through the EPC with final signoff by the DRB.

APPLICABLE PLANS:
 City of Albuquerque/Bernalillo County Comprehensive Plan and the La Cueva Sector Development Plan.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
Vehicular Access and Circulation - The applicant is only requesting one public vehicular access connection to Holly Ave as shown. No vehicular access to Paseo Del Norte is allowed. A reciprocal private access easement shall be dedicated for both Lots 9-A-1 and 9-A-2 within areas of the parking lot and drive aisles (excluding building areas) to be maintained by the respective owner of each lot. This reciprocal access easement will grant Lot 9-A-2 access to Holly Ave.

Transit - The property is served by transit facilities to the east along Wyoming Blvd.

Bicycle Facilities - There are existing bicycle facilities along Paseo Del Norte Blvd. There are no existing or proposed bicycle facilities along Holly Ave.

Pedestrian Circulation and Facilities (Ref. Section 5.4.6 of the La Cueva SDP for additional requirements):
 - New 6' wide sidewalks shall be installed along Holly Ave upon future development of Lot 9-A-1 and/or 9-A-2. A connection shall also be made to the existing Trail along Paseo Del Norte Blvd per the requirements of the La Cueva SDP. The Trail Connection and Public sidewalks shall be provided upon the future development of Lot 9-A-1 and/or Lot 9-A-2.

LANDSCAPE PLAN:
 Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Waste Ordinance and the Pollen Control Ordinances. Furthermore, all Landscaping and Open Space shall be in compliance with the requirements of the La Cueva SDP.

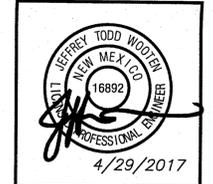
SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

- DESIGN STANDARDS PER THE LA CUEVA SDP SECTION 5.4.6
 The La Cueva SDP includes design regulations and guidelines that deal with the experience and perception of the plan area by residents and customers and employees of area businesses. The design standards are intended to reinforce the identity of this area through the functional, environmental, and visual qualities of development. Within this section Regulations (labeled 'R') are mandatory whereas the Guidelines (labeled 'G') are recommended. These design standards include the following. Refer to the La Cueva SDP for all standards.
1. Trail Connections
 2. On-Site Open Space
 3. Pedestrian Circulation, including but not limited to:
 - A 15 foot sidewalk shall be provided along the entire entry facade of all buildings. Shading shall be provided along the facade using canopies, portals or shade trees spaced at 25 feet.
 4. Non-Residential Building Orientation
 5. Architectural Character, Non-Residential Buildings
 6. Architectural Character, Multi-Family Residential Buildings
 7. Architectural Character, Single Family Residential
 8. Open Space and Common Areas, including but not limited to:
 - Non-Residential Development shall provide public open space amenities equal to or greater than 400 square feet or 4% or greater of the building footprint. A plaza shall have a minimum depth of at least 30 feet on a portion of the plaza.
 9. Building Materials and Colors
 10. Perimeter Walls
 11. Views, including but not limited to:
 - Site Development Plans shall include a view analysis that shall identify views into and out of the site and indicate how these views will be protected within the site.
 - All utilities shall be placed underground.
 - All rooftop mechanical and electrical equipment, microwave antennae, or similar rooftop hardware shall be screened from public view.
 12. Off Street Parking
 13. Signage, including but not limited to:
 - Where freestanding signs are allowed, all freestanding signs shall be monument signs. Height of monument signs is limited to eight (8) feet with a maximum face area of 50 square feet.
 - The maximum individual letter size of all building mounted signs shall be two feet.
 14. Lighting
 15. Loading Docks, Trash Collection, and Similar Facilities
 16. Landscaping

ADMINISTRATIVE AMENDMENT
 FILE # 10026 PROJECT # 101184
 ADMINISTRATIVE AMENDMENT TO EX. SDP
 (CHURCH) TO ALLOW A PERMIT (LOT 9A-1)
 ALL SDP FOR BUILDING PERMITS MUST BE PROCESSED THROUGH EPC
 APPROVED BY: DATE: 5-10-2017

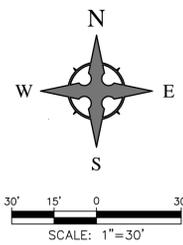
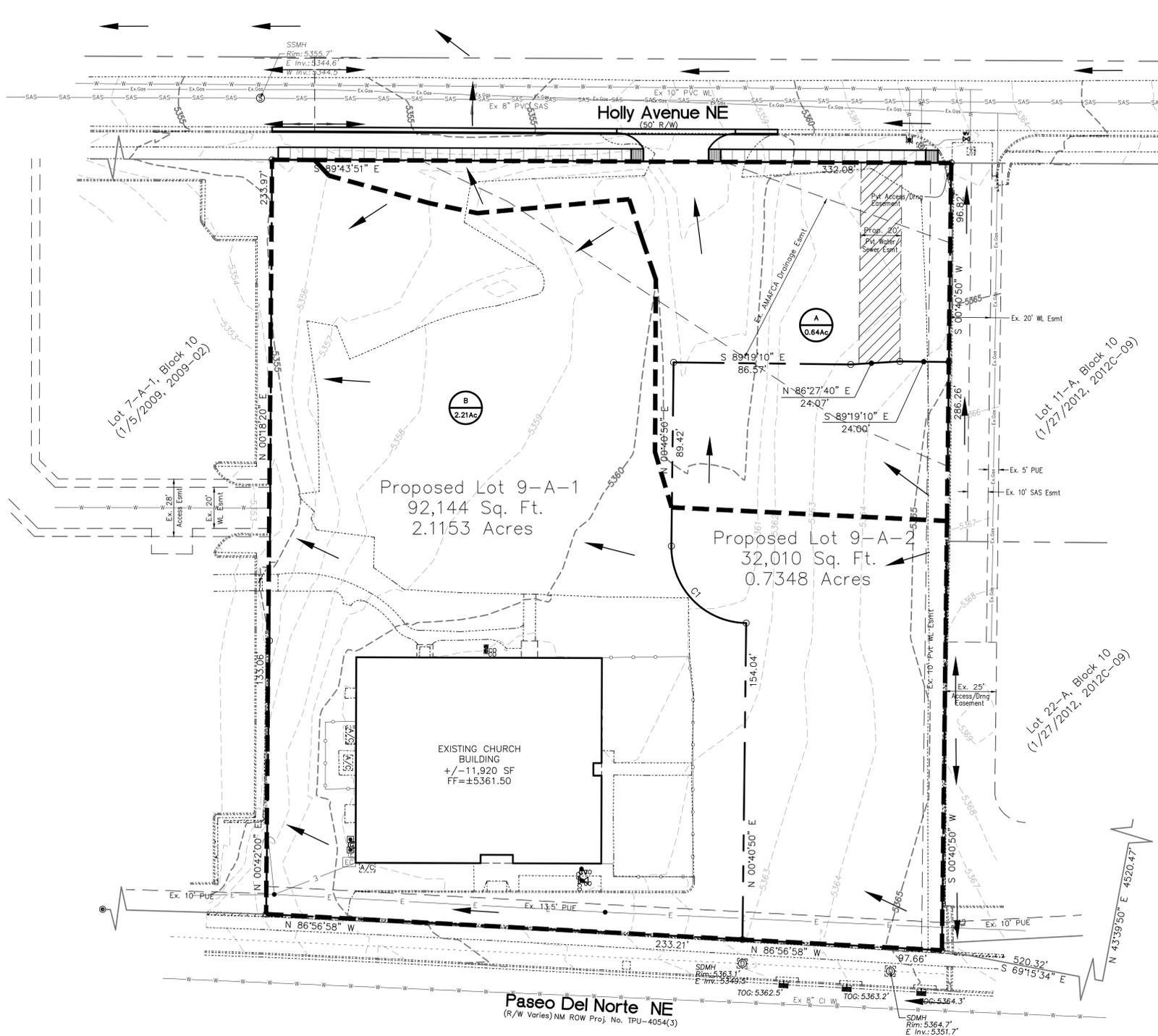
Wooten Engineering
 1005 21st St SE, Suite 13
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560

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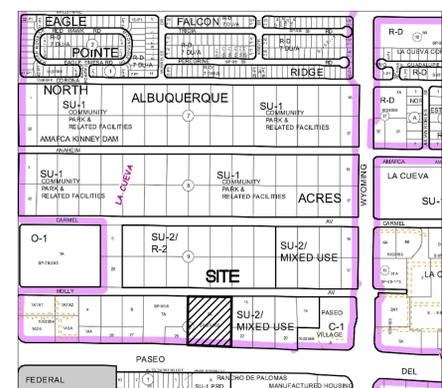
PROJECT TITLE: Lot 9A, Block 10, N Albuquerque Acres, Tract 2, Unit 3
 PASEO DEL NORTE NE ALBUQUERQUE, NEW MEXICO 87113
 PROJECT MANAGER: JEFF WOOTEN
 DRAWN BY: JEFF WOOTEN
 JOB NO.: 2016032
 SHEET TITLE: Site Plan for Subdivision

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	58.12'	37.00'	90°00'00"	52.33'	N 44°19'10" W

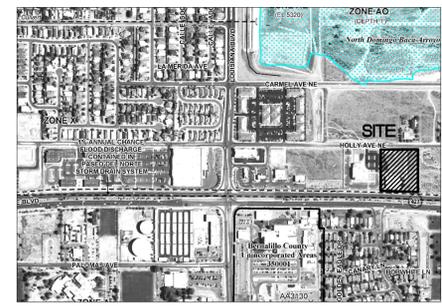


CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS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

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



VICINITY MAP - Zone Map C-19-Z
 Legal Description: Lot 9-A, Block 10, NORTH ALBUQUERQUE ACRES, TR 2, UNIT 3



FIRM MAP 35001C0137H
 Per FIRM Map 35001C0137H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
 The purpose of this submittal is to provide a conceptual drainage management plan for the proposed Subdivision of Lot 9-A, Block 10, North Albuquerque Acres, Tract 2, Unit 3 into two lots. The site is located along Holly Ave NE approximately 1,000 feet west of Wyoming Blvd. in Albuquerque, NM. The project area contains approximately 2.85 acres. The site is located in COA Hydrologic Zone 3.

EXISTING HYDROLOGIC CONDITIONS
 The site currently consists of an existing multi-use building which is currently owned by the New Covenant Church on Lot 7-A to the west. The site currently consists of two basins, A and B as shown on this plan. Basin A generally drains from east to west and then north across Holly Ave and then west to existing AMAFCA ponding facilities. Basin B generally drains from east to west and then sheet flows onto and across Lot 7-A, the New Covenant Church property. The drainage then flows north into Holly Ave then west to the existing AMAFCA ponding facilities. Per the Calculations table this sheet, the total existing flow discharging from Basin A is 3.16 cfs (5,349 CF) during the 100-Yr, 6-Hr Storm Event. The flow from Basin B is 10.14 cfs (16,557 CF) during the 100-Yr, 6-Hr Storm Event.

PROPOSED HYDROLOGIC CONDITIONS
 The proposed site will continue to drain from east to west and into the existing AMAFCA ponding facilities.

Basin A
 We calculate that there will be a reduction of runoff in Basin A upon future development due to the increased landscaped (pervious) areas as will be required by the La Cueva Sector Development Plan. Per the drainage calculations table this sheet, there will be a decrease of 0.10 cfs (248 CF) from Basin A.

Basin B
 We calculate that there will be an increase of runoff in Basin B upon future development due to the decreased landscaped (pervious) areas as will be required by the La Cueva Sector Development Plan. Per the drainage calculations table this sheet, there will be an increase of 0.45 cfs (1,118 CF) from Basin A. Upon future redevelopment within this basin, flows will need to be reduced to pre-developed conditions by the use of Water Quality or Detention/Retention ponds.

CONCLUSION
 This drainage management plan provides for grading and drainage elements which will not negatively impact downstream systems, do not burden downstream systems, and meet city requirements. With this submittal, we are requesting Site Plan for Subdivision approval.

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	58.12'	37.00'	90°00'00"	52.33'	N 44°19'10" W

Existing Drainage Calculations

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

BASIN	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₄₄₀ (CF)	V(100) ₀₆₀ (CF)
			A	B	C	D						
A	27830	0.64	0.0%	0.0%	5.0%	95.0%	4.94	3.16	2.31	5349	6230	8874
B	96430	2.21	0.0%	0.0%	28.0%	72.0%	4.58	10.14	2.06	16557	18871	25814
TOTAL	124260	2.85						13.30		21906	25102	34689

Proposed Drainage Calculations

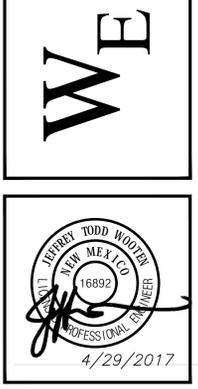
Ultimate Development Conditions Basin Data Table

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

BASIN	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₄₄₀ (CF)	V(100) ₀₆₀ (CF)
			A	B	C	D						
A	27830	0.64	0.0%	0.0%	15.0%	85.0%	4.78	3.06	2.20	5101	5890	8255
B	96430	2.21	0.0%	0.0%	15.0%	85.0%	4.78	10.59	2.20	17675	20407	28604
TOTAL	124260	2.85						13.65		22776	26297	36859

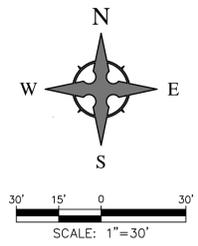
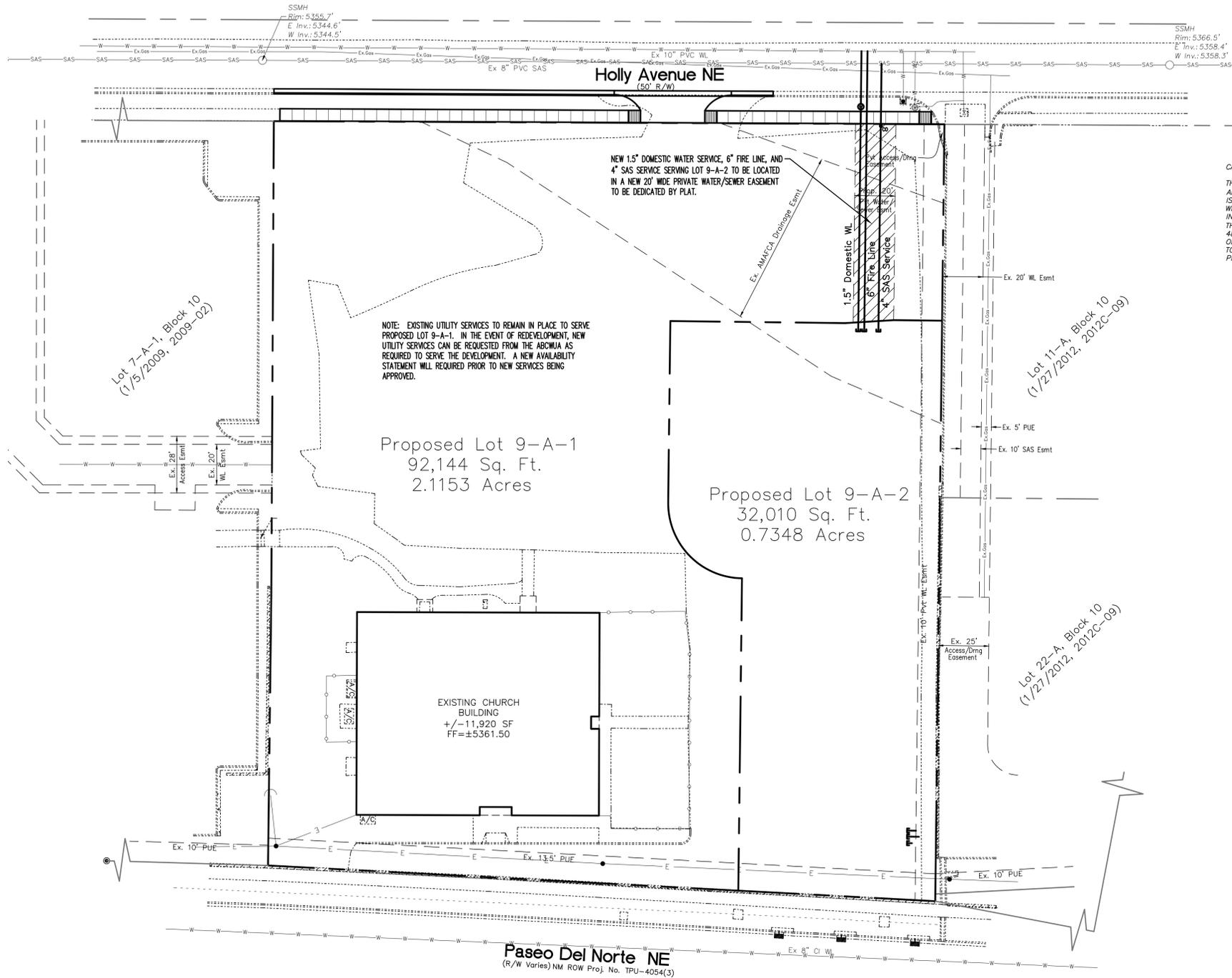
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 1005 21st St. SE, Suite 13
 Rio Rancho, N.M. 87124
 Phone: (505) 980-3560



PROJECT TITLE: Lot 9A, Block 10, N Albuquerque Acres, Tract 2, Unit 3
 PASEO DEL NORTE NE ALBUQUERQUE, NEW MEXICO 87113
 PROJECT MANAGER: JEFF WOOTEN
 SHEET NO.: 2016032
 DRAWN BY: JEFF WOOTEN
 SHEET TITLE: Conceptual Grading/Drainage Management Plan

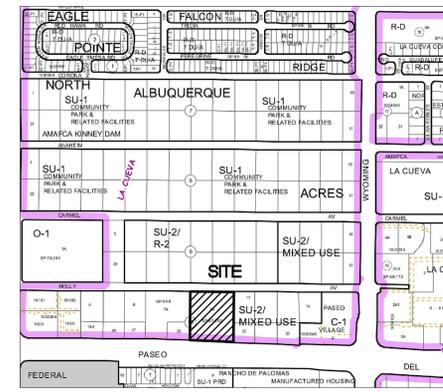
DATE: 4.29.2017
 SCALE: PER PLAN
 SHEET: C200
 6



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NOTE: EXISTING UTILITY SERVICES TO REMAIN IN PLACE TO SERVE PROPOSED LOT 9-A-1. IN THE EVENT OF REDEVELOPMENT, NEW UTILITY SERVICES CAN BE REQUESTED FROM THE ABCMUA AS REQUIRED TO SERVE THE DEVELOPMENT. A NEW AVAILABILITY STATEMENT WILL BE REQUIRED PRIOR TO NEW SERVICES BEING APPROVED.



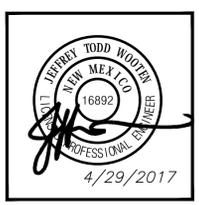
VICINITY MAP - Zone Map C-19-Z
 Legal Description: Lot 9-A, Block 10, NORTH ALBUQUERQUE ACRES, TR 2, UNIT 3

GENERAL NOTES

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

REV	DATE	BY	REVISION
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C			
D			

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



PROJECT TITLE	Lot 9A, Block 10, N Albuquerque Acres, Tract 2, Unit 3
PROJECT MANAGER	JEFF WOOTEN
JOB NO.	2016032
DRAWN BY	JEFF WOOTEN
SHEET TITLE	Conceptual Utility Plan

DATE	4.29.2017
SCALE	C300
PER PLAN	6