



# Environmental Planning Commission

**Agenda Number: 4**  
**Project #: 2024-010761**  
**Case #: SI-2024-01139**  
**Hearing Date: September 19, 2024**

## Staff Report

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	D & B Limited Trust, LLC.
<b>Request</b>	Major Amendment to a Master Development Plan
<b>Legal Description</b>	All or a portion of Tract B & Lot 5, approximately 14 acres located the northwest corner of the intersection of Unser Blvd. NW and Bluewater Rd. NW between Unser Blvd. and Oliver Ross Dr. NW
<b>Location</b>	Approximately 14 acres
<b>Size</b>	NR-BP
<b>Existing Zoning</b>	

**Staff Recommendation**

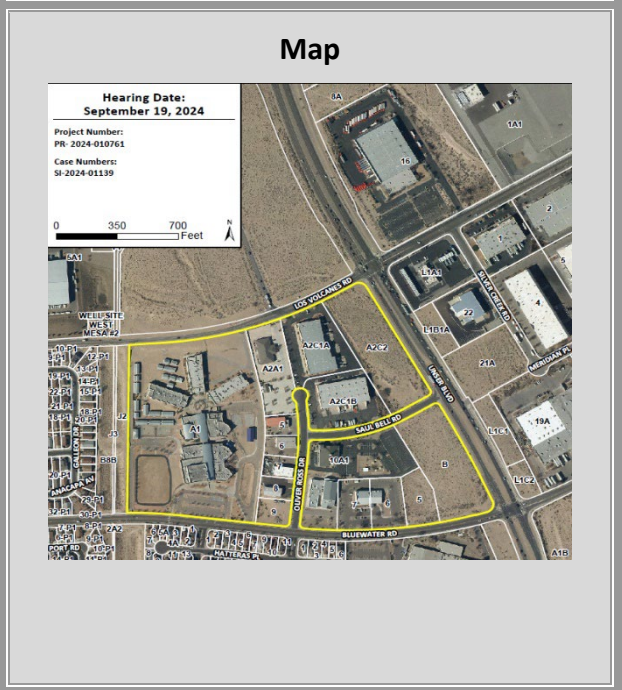
APPROVAL of Project # 2024-010761 SI-2024-01139 based on the Findings on page 16 and subject to the Conditions of Approval on page 21 in this report.

Staff Planner  
William Steele

**Summary of Analysis**

The request is for a Major Amendment to the Clifford West Business Park Master Development Plan (MDP) to amend the design standards for Lot 5 and Tract B to remove the building site coverage requirements in order to facilitate the development of light vehicle sales on the subject site. The building site coverage design standards would remain on the controlling Master Development Plan for the remaining properties.

The subject site is zoned Non-Residential - Business Park (NR-BP), which requires a Master Development Plan that establishes design standards for all properties within the boundary. Light vehicle sales is a permissive use in the NR-BP zone district.



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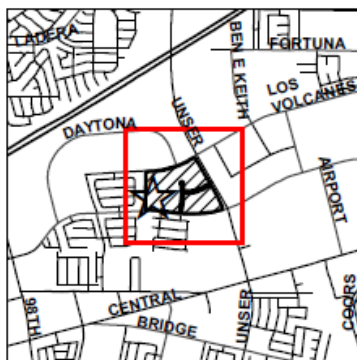
ATTACHMENTS

**A) PHOTOGRAPHS .....A**  
**B) HISTORY ..... B**  
**C) APPLICATION INFORMATION ..... C**  
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**Land Use Map**



**LAND USE MAP**

Note: Gray shading  
 Indicates County.

- |                                      |                                |
|--------------------------------------|--------------------------------|
| <b>Key to Land Use Abbreviations</b> | APRT   Airport                 |
| LDRES   Low-density Residential      | TRANS   Transportation         |
| MULT   Multi-family                  | AGRI   Agriculture             |
| COMM   Commercial Retail             | PARK   Parks and Open Space    |
| CMSV   Commercial Services           | DRNG   Drainage                |
| OFC   Office                         | VAC   Vacant                   |
| IND   Industrial                     | UTIL   Utilities               |
| INSMED   Institutional / Medical     | CMTY   Community               |
| ED   Educational                     | KAFB   Kirtland Air Force Base |



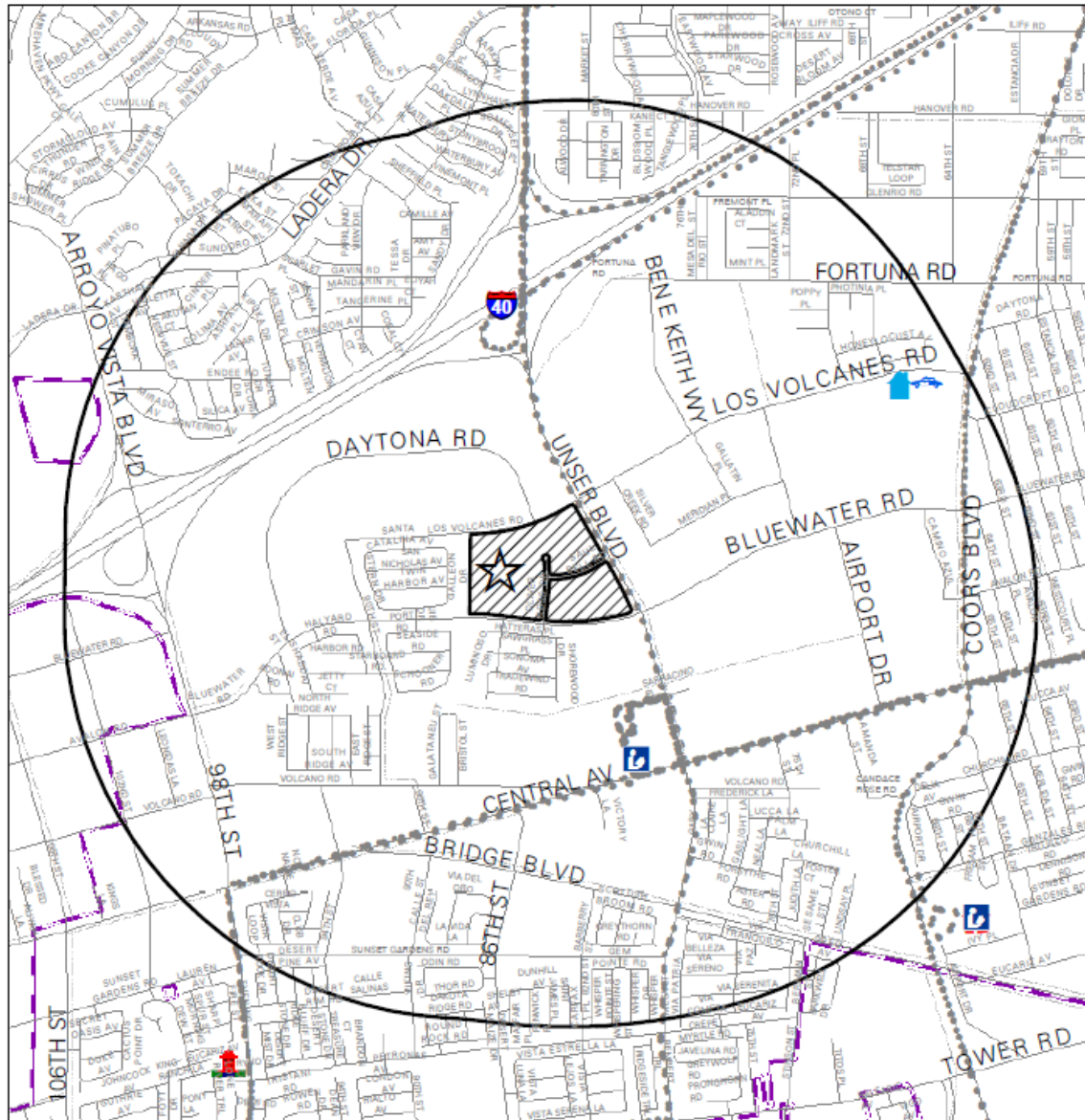
1 inch = 400 feet

Hearing Date:  
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 PR- 2024-010761  
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 SI-2024-01139

Zone Atlas Page:  
 K-9 & K-10



**Public Facilities / Community Services**

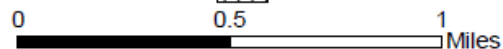


**Public Facilities Map with One-Mile Buffer**

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



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**II. Introduction**

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	<b>NR-BP</b>	<b>Area of Change</b>	<b>Vacant</b>
<i>North</i>	NR-BP	Area of Change	Vacant, Industrial, Commercial Services
<i>South</i>	NR-BP R-1A	Area of Change Area of Consistency	Vacant, Industrial, Low-density Residential
<i>East</i>	NR-BP	Area of Change	Vacant, Commercial Services, Industrial
<i>West</i>	NR-BP	Area of Change	Vacant, Religious Institution, Industrial, Utility, School

***Request***

The request is for a Major Amendment to the Clifford West Business Park Master Development Plan (MDP) to amend the design standards for Lot 5 and Tract B (“the subject site”), an approximately 6-acre portion of the larger approximately 14-acre site. The Clifford West Business Park Master Development Plan was approved prior to the effective date of the IDO, which was May 17, 2018.

If this request is approved, the building site coverage requirements would be removed on the subject site, which is currently vacant, to facilitate the development of light vehicle sales. The Master Development Plan establishes a minimum building site coverage of 10 percent and a maximum of 50 percent. The proposed development would cover less than 10 percent of the subject site, necessitating an amendment. The building site coverage design standards in the controlling Master Development Plan would continue to apply on the remaining properties in the business park.

The subject site is zoned Non-Residential - Business Park (NR-BP), which requires a Master Development Plan that establishes design standards for all properties within the boundary. Light Vehicle Sales is a permissive use in the NR-BP zone district.

The next step in the development process would require a Site Plan – Administrative approval based on meeting all other relevant design standards in the MDP and applicable IDO standards, including a maximum building site coverage requirement of 50 percent for NR-BP.

***EPC Role***

The EPC is hearing this case as required by IDO §14-16-6-4(Y) Amendments of Pre-IDO Approvals. Major amendments are to be reviewed by the decision-making body that issued the original approval, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the

thresholds found in IDO Table 6-4-4: Allowable Minor Amendments; therefore, this request is a Major Amendment pursuant to IDO §14-16-6-4(Y)(1)(b). EPC was the original decision-making body to approve the Clifford West Business Park Master Development Plan, so this request is to be reviewed pursuant to IDO §14-16-6-6(F) Master Development Plan.

This is a quasi-judicial matter.

### ***History/Background***

In 1997 the EPC approved a zoning map amendment from SU-1 to Industrial Park (IP) for the area now within the boundary of the Clifford West Business Park Master Development Plan. IP required a Master Development Plan to coordinate development over time through consistent design standards. At that time, one of the conditions of approval was to create a Master Development Plan based on the approved findings and graphics in an associated private Declaration of Protected Covenants. These private covenants formed the basis of the Master Development Plan / Site Subdivision approved by the Development Review Board in 1997 (DRB-97-138). While the title refers to a Site Development Plan, the level of detail provided is consistent with a Master Development Plan under the IDO. The IDO definition for a Site Development Plan, an application type that is not included in Table 6-1-1, states that the level of detail provided will determine the equivalent approval needed under the IDO when major amendments are necessary.

A minor amendment was approved administratively in 1998 to revise notes and provide additional notes regarding transportation and traffic (AA-98-54). Three tracts in 2003 were revised. In 2005 Tracts 5 and 6 were eliminated, and tracts A-2, C-1 and A-2, C-2 were created (1003057). The IP zoning designation was in place until the effective date of the IDO in 2018, when it converted to NR-BP, the closest equivalent zone district.

### ***Context***

The subject site is located within the boundaries of the controlling Clifford West Business Park Master Development Plan. The Master Development Plan includes approximately 14 acres, including the 6-acre subject site.

The subject site is located in an area with a mix of vacant and developed areas near the intersection of Unser Blvd. NW and Bluewater Rd. NW. To the south across Bluewater Rd. NW are industrial land uses and vacant land, and farther southwest are residential uses. Religious institutions are west and adjacent to the subject site. One church has an associated church school adjacent to it. Farther west are industrial and educational land uses. North of the site, directly across Saul Bell Rd. is a vacant parcel along with industrial and commercial services land uses. East of the subject site along Unser Blvd. NW is vacant land adjacent to commercial services. Southeast of the subject site are industrial land uses.

The subject site is within the boundaries of the Southwest Mesa Community Planning Area (CPA) and is completely surrounded by Areas of Change, as designated by the ABC Comprehensive Plan (“Comp Plan”). There is an Area of Consistency farther southwest of the site in the residential area.

The subject site is located in an Area of Change and is within the Commuter Corridor along Unser Blvd NW. It is within 1,320 feet (1/4 mile) of a Premium Transit Station Area, the Central and Unser Transit Center, which is located near the northwest corner of Unser Blvd. NW and Central Ave. NW.

### ***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS map classifies Unser Blvd. NW as an Existing Regional Principal Arterial and Bluewater Rd. NW as an Existing Major Collector.

### ***Bikeways / Trails***

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed routes and trails. Unser Blvd. NW is developed with an existing paved bike trail (Unser Trail North), and there are plans for a proposed bike lane. Bluewater Road NW is developed with an existing bike lane (Bluewater Route).

### ***Transit***

The subject site is approximately a quarter-mile north of the Central and Unser Transit Center (Park and Ride). The Central and Unser Transit Center serves ABQ Ride Routes 54, 66, 198, ART 766, and ART 777. Route 66 Central Avenue and ART 777 Green Line run east and west and turns around at the Central and Tramway Blvd stop. ART 766 Red Line runs east and west and ends at Uptown Transit Center (Park and Ride). Route 54 runs south on 98th Street and then goes east on Bridge, ending at the Alvarado Transportation Center. Route 198 runs south down 98<sup>th</sup> Street eventually heading east, making a stop at the Atrisco Heritage Academy High School and turning around at the Rio Bravo stop. These routes run on weekdays and weekends.

## ***III. Analysis of City Plans and Ordinances***

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

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

*Comprehensive Plan Designations*

Unser Blvd. NW is adjacent to and east of the subject site. It is designated Commuter Corridor. Commuter Corridors are intended for long-distance trips across town by automobile, including limited-access streets. These roads tend to be higher-speed and higher-traffic volume routes. Development along these corridors should be more auto-oriented, but where the Corridors pass through Centers, development should include more mixed-use, pedestrian-oriented uses.

*Applicable Goals & Policies*

GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located in the Unser Blvd. Commuter Corridor. The request could facilitate future development that is consistent with the intent of the Commuter Corridor because it would allow for the development of vacant lots in the Clifford Business Park Master Development Plan, which allows commercial and industrial uses that are appropriate for this auto-oriented corridor. **This request is consistent with Goal 5.1 Center and Corridors.**

POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request could facilitate development and capture regional growth on the subject site, which is located on a Commuter Corridor, because the subject site is located in a business park that is easily accessible by car. Additionally, locating light vehicle sales on the subject site could capture regional growth through development of a business promoting transportation by utilizing corridors and centers. Locating growth within centers and corridors promotes sustainable development patterns, specifically a sustainable economy, according to the Comprehensive Plan. **The request is consistent with Policy 5.1.1 Desired Growth.**

POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would generally contribute to the creation of healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from the surrounding neighborhoods, because while it would facilitate future development of the subject site in an area with a mix of uses within an established business park, the light vehicle sales use may contribute to an unsustainable dependence on the automobile and auto-oriented development. The subject site is conveniently accessible by a nearby residential neighborhood through the existing sidewalk, bikeway, and transit networks. The request would generally encourage more productive use of the subject site, since it is currently vacant and underutilized. **The request is generally consistent with Policy 5.2.1 Land Uses.**

POLICY 5.2.1.n: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request is consistent with the sub-policy by encouraging a more productive use of two vacant and under-utilized lots within an existing business park. The future development of the subject site into a light vehicle sales business could generate economic development in the area and could contribute to the creation of healthy, sustainable, and distinct communities. **The request is consistent with sub-policy 5.2.1.n.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request would facilitate development because the lots are served by existing infrastructure such as direct access to Unser Blvd. NW, a Commuter Corridor and public utilities such as water and sewer that can accommodate additional growth. The request would support additional growth by facilitating future development of two of the last few vacant lots within the Clifford Business Park. **The request is consistent with Policy 5.3.1 Infill Development.**

POLICY 5.4.2 WEST SIDE JOBS: Foster employment opportunities on the West Side.

The subject site is on the West Side, and its development could foster employment opportunities in an area that needs more jobs according to the Comp Plan. Because the proposed development is within an existing business park and along the Unser Boulevard Commuter Corridor, it's easily accessible by various modes of transportation and could provide opportunities for employment on the West Side. **The request is consistent with Policy 5.4.2 West Side Jobs.**

POLICY 5.4.2.d: Promote the clustering of employment opportunities within business parks or industrial parks served by transit.

The subject site is within an existing business park with a variety of businesses clustered together in a business park. Access to the business park would be easily served by nearby transit. The proposed future development of light vehicle sales would contribute to the clustering of additional employment opportunities in a business park served by transit via the Central and Unser Transit Center (Park and Ride), located less than .25 miles away. **The request is consistent with Policy 5.4.2.d.**

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforce the character and intensity of the surrounding area.

The project site is in a designated Area of Change, where growth is expected and desired. The request would encourage development of the subject site, which

would enable and direct growth to an Area of Change. **The request is consistent with Goal 5.6 City Development Areas.**

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

The request would facilitate development of the subject site, which is in an Area of Change, located in a business park and adjacent to a Commuter Corridor. Future development of the subject site would direct growth and more intense development to a business park and Commuter Corridor, where change is encouraged. **The request is consistent with Goal 5.6.2 Areas of Change.**

POLICY 5.6.2.b: Encourage development that expands employment opportunities.

The request would encourage development by enabling the subject site to be developed with a new business that is not subject to design standards that preclude light vehicle sales. This development would expand employment opportunities and direct more growth in an Area of Change along the Unser Blvd. Commuter Corridor. **The request is consistent with Policy 5.6.2.b.**

POLICY 5.7.4: STREAMLINED DEVELOPMENT: Encourage efficiencies in the development review process.

The request would encourage efficiencies in the development review process, because it would remove the minimum building size design standards on the Master Development Plan and allow future development of the subject site to adhere to IDO standards for building coverage in the NP-BP zoning district. This would assist in supporting the proposed development to be streamlined in the development review process. **The request is consistent with Goal 5.7.4 Streamlined Development.**

GOAL 8.1: PLACEMAKING: Create places where business and talent will stay and thrive.

This request is consistent with the goal of placemaking, because the future development will be located in an existing business park where other businesses are located. Though there is no guarantee of talent staying and thriving in this location, there is the possibility that locating a business in a business park with an intended permissive use such as light vehicle sales may contribute to a positive outcome by sustaining the establishment. **The request is generally consistent with Goal 8.1 Placemaking.**

POLICY 8.1.5 AVAILABLE LAND: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The request maintains sufficient land appropriately zoned to accommodate projected employment growth in target areas, because the subject site consists of

two vacant lots, zoned NR-BP, which is a permissive use for light vehicle sale. The subject site is within a Master Development Plan created to accommodate employment growth within a business park. **The request is consistent with Policy 8.1.5 Available Land.**

### ***Integrated Development Ordinance (IDO)***

#### *IDO Zoning*

The subject site is zoned NR-BP [Non-Residential – Business Park (NR-BP), IDO §14-16-2-5(B)], which was converted upon the effective date of the IDO in 2018 from the former IP zoning designation (industrial, wholesaling, manufacturing). The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1. The NR-BP zone district requires a Master Development Plan to establish design standards that provide cohesive design and coordinate development over time.

#### *Definitions*

Master Development Plan: A plan created by an applicant and approved by the City to achieve a coordinated private development, such as a business or industrial park, on larger sites that comprise more than one lot and building. A Master Development Plan may include standards that implement a cohesive design on the site.

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. ***The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval*** [emphasis added].

#### ***IV. Major Amendment to a Master Development Plan***

##### ***Request***

The request is a Major Amendment to a Master Development Plan approved prior to the IDO, pursuant to IDO §14-16-6-4(Y) (Amendments of Pre-IDO Approvals) and pursuant to §14-16-2-5(B)(3)(f) (Master Development Plan Amendments) for the NR-BP zone district.

If approved, the request would remove the building site coverage requirements from the Master Development Plan for the subject site to facilitate the development of light vehicle sales. For the remaining properties, the building site coverage design standards in the controlling Master Development Plan would apply. The subject site would be subject to the building site coverage requirements in the IDO for the NR-BP zone district.

The Master Development Plan establishes a minimum building site coverage of 10 percent and a maximum of 50 percent. The IDO establishes a maximum building site coverage of 50 percent for the NR-BP zone district.

Pursuant to IDO §14-16-2-5(B)(3)(c)2, the site-specific standards shall not conflict with or reduce other standards in this IDO. Pursuant to IDO §14-16-2-5(B)(3)(d), where the Master Development Plan is silent, other IDO standards apply.

The request would not conflict with or reduce the maximum building site coverage standard of 50 percent.

Pursuant to IDO §14-16-6-6(F)(3), Review and Decision Criteria, an application for a Master Development Plan shall be approved if it meets all of the following criteria:

- (a) The Master Development Plan is consistent with the ABC Comp Plan, as amended.

Staff Response: As demonstrated by the policy analysis regarding the proposed Major Amendment to the controlling Master Development Plan, the request is generally consistent with applicable Comp Plan Goals and policies.

- (b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

Staff Response: The Major Amendment request to the Pre-IDO Master Development Plan allows for the removal of building site coverage design standards and comply with the standards of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

- (c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.



Staff Response: The business park is already served by existing infrastructure and public improvements that have adequate capacity to serve the proposed development. The subject site is served by existing streets and utilities. Any future capacity needs and mitigation would be addressed by the applicant through the site plan and/or building permit process.

- (d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area.

Staff Response: The Major Amendment to the Master Development Plan mitigates any significant adverse impact on the surrounding area. The removal of the Master Development Plan building site coverage design standards for the subject site and complying with the dimensional standards of the IDO for the NR-BP zone district will allow for a building smaller than allowed by the MDP to be built on the subject site. Future significant adverse impacts on the surrounding area would be mitigated by the applicant through the site plan and/or building permit process.

### ***Dimensional Standards***

Upon EPC approval to remove the building site coverage design standard requirements from the controlling Master Development Plan for the subject site, building coverage standards for Lot 5 and Tract B will be subject to the NR-BP requirements in the IDO. The building site coverage design standards will remain on the controlling Master Development Plan for the remaining properties. See IDO §14-16-5-1(E) for dimensional standards for Non-Residential zone districts. Building coverage dimensional standards for development of sites in Non-Residential zone districts are located in IDO Table 5-1-3. The NR-BP zone district does not have a minimum building coverage but has a maximum building coverage of 50%. The proposed development will have a building coverage of less than 10%.

## ***V. Agency & Neighborhood Concerns***

### ***Reviewing Agencies***

The majority of the reviewing agencies did not send a response, or stated that they had no comments. Please see page 22 for further details on Agency Comments.

Urban Forestry with Parks & Recreation Department requires the applicant to submit a Landscape Plan to the City Forester for tree species approval and adhere to the Street Tree Ordinance §6-6-2-5 Street Tree Policies. The Master Development Plan does include landscape standards. The Master Development Plan's Landscape Area development standards refer to the Atrisco Business Park Master Development Plan planting palette, which was developed in the 1990s and is outdated by today's speciation standards. At the next stage of development, a detailed landscape plan would be part of the Site Plan submittal. The development would be subject to the landscape standards in the Master Development Plan and, where the Master Development Plan is silent, any other City

regulation, including the Street Tree Ordinance. In the case of conflict between standards, the Master Development Plan standards would prevail.

The subject property is not within the areas that trigger tribal referral pursuant to IDO §14-16-6-4(I).

***Neighborhood/Public***

The applicant notified the Los Volcanes Neighborhood Association (NA), South West Alliance of Neighborhoods (SWAN Coalition), and Westside Coalition of Neighborhood Associations identified by the Office of Neighborhood Coordination. Property owners within 100 feet of the subject site were notified as required. A Post-submittal Facilitated Meeting was not requested or held. The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B). As of this writing, Staff received one phone call from a representative of a church adjacent to the subject site. The church may be against this development, because it's concerned about the car dealership proximity to the church and adjacent church school but they need more information from the applicant. In particular, they are concerned about the type of people that may be drawn to the area and the heightened safety risk of their students. The applicant's agent has notified the applicant, so contact can be made with the church and their concerns can be expressed and resolved. No other comments or opposition regarding the request is known by Staff.

***VI. Conclusion***

The controlling Clifford Business Park, Master Development Plan has design standards that restrict building site coverage. The request to remove building site coverage design standards for the subject site exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments; therefore, it is a Major Amendment pursuant to IDO §14-16-6-4(Y)(1)(b). Future development on the subject site will follow IDO requirements for building coverage standards pursuant to the NR-BP zoning district. For the remaining properties, the building site coverage design standards in the controlling Master Development Plan would apply.

The EPC is hearing this case as required by IDO §14-16-6-4(Y) Amendments of Pre-IDO Approvals. Major amendments are to be reviewed by the decision-making body that issued the original approval, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). EPC was the original decision-making body to approve the Clifford West Business Park, so this request is to be reviewed and decided by the EPC pursuant to IDO §14-16-6-6(F) Master Development Plan.

**Staff recommends approval of the Major Amendment to the Master Development Plan subject to the Conditions of Approval listed on page 14 to provide clarity moving forward.**

***Findings, Major Amendment to a Master Development Plan***

Project #: 2024-010761/ SI 2024-01139

1. This is a request for a Major Amendment to the Clifford Business Park Master Development Plan, for all or a portion of Tract B & Lot 5, located the northwest corner of the intersection of Unser Blvd. NW and Bluewater Rd. NW between Unser Blvd. and Oliver Ross Dr. NW, approximately 14 acres.
2. The purpose of the request is to remove the building site coverage requirements on the approximately 6-acre subject site, which is currently vacant, to facilitate the development of light vehicle sales. The Master Development Plan establishes a minimum of 10 percent and maximum 50 percent building site coverage. The remaining properties would continue to be subject to the building site coverage design standards in the controlling Master Development Plan.
3. In 1997 the EPC approved a zoning map amendment from SU-1 to IP for the area now within the boundary of the Clifford West Business Park Master Development Plan. At that time, IP required a Master Development Plan, so one of the conditions of approval was to create a Master Development Plan based on the approved findings and graphics in an associated private Declaration of Protected Covenants. These private covenants formed the basis of the Master Development Plan / Site Development Plan approved by the Development Review Board in 1997 (DRB-97-138).
4. The IP zoning designation was converted to NR-BP on the effective date of the IDO in 2018.
5. The request exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments; therefore, this request is a Major Amendment pursuant to IDO §14-16-6-4(Y)(1)(b). Major amendments are to be reviewed by the decision-making body that issued the original approval, following the procedures for the most closely equivalent decision in IDO Part 14-16-6 (Administration and Enforcement). EPC was the original decision-making body to approve the Clifford West Business Park, and the IDO established the EPC as the appropriate review body for Master Development Plans, so this request is to be reviewed and decided pursuant to IDO §14-16-6-6(F) Master Development Plan.
6. The IDO establishes a building site coverage maximum of 50 percent for the NR-BP zone district in Table 5-1-3. If the request is approved, the subject site would be subject to the maximum building site coverage established by the IDO.
7. The Master Development Plan's Landscape Area development standards refer to the Atrisco Business Park Master Development Plan planting palette, which was developed in the 1990s and is outdated by today's speciation standards.
8. Light vehicle sales is a permissive use in the NR-BP zone district.

9. As required by IDO §14-16-6-6(F)(3)(a), the request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and desired growth from Chapter 5: Land Use.

A. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request could facilitate development and capture regional growth on the subject site, which is located on Major Transit Corridor, because the subject site is located in a business park that is easily accessible to potential consumers. Additionally, locating light vehicle sales on the subject site could capture regional growth through development of a business promoting transportation by utilizing corridors and centers. Locating growth within centers and corridors promotes sustainable development patterns, specifically a sustainable economy, according to the Comprehensive Plan.

B. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would generally contribute to the creation of healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from the surrounding neighborhoods, because it would facilitate future development of the subject site in an area with a mix of uses within an established business park. The subject site is conveniently accessible by a nearby residential neighborhood through the existing sidewalk, bikeway, and transit networks. The request would generally encourage more productive use of the subject site, since it is currently vacant and underutilized.

C. SUB-POLICY n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request is consistent with the sub-policy by encouraging a more productive use of two vacant and under-utilized lots within an existing business park. The future development of the subject site into a light vehicle sales business could generate economic development in the area and could contribute to the creation of healthy, sustainable, and distinct communities.

10. The request is consistent with the following Comprehensive Plan Goals and Policies regarding efficient development patterns and development areas from Chapter 5: Land Use.

A. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request would facilitate development because the lots are served by existing infrastructure such as direct access to Unser Blvd NW, a Commuter Corridor and

public utilities such as water and sewer, that can accommodate additional growth. The request would support additional growth by facilitating future development of two of the last few vacant lots within the Clifford Business Park Master Development Plan.

- B. POLICY 5.4.2 WEST SIDE JOBS: Foster employment opportunities on the West Side.

The subject site is on the West Side and its development could foster employment opportunities on a side of Albuquerque which needs more jobs according to the Comprehensive Plan. Because the proposed development is within an existing business park and along the Unser Blvd. Commuter Corridor, it's easily accessible by various modes of transportation and could provide opportunities for employment on the West Side.

- C. SUB-POLICY d): Promote the clustering of employment opportunities within business parks or industrial parks served by transit.

The subject site is within an existing business park with a variety of businesses clustered together in a business park. Access to the business park and future development in the business park would be easily served by nearby transit. The proposed future development of light vehicle sales would contribute to the clustering of additional employment opportunities in a business park served by transit by being located less than .25 miles from the Central and Unser Transit Center (Park and Ride).

- D. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforce the character and intensity of the surrounding area.

The project site is in a designated Area of Change where growth is expected and desired. The request would encourage development of the subject site, which would enable and direct growth to an Area of Change.

- E. POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial, and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would facilitate development of the subject site which is in an Area of Change, located in a business park and adjacent to a Commuter Corridor. Future development of the subject site would direct growth and more intense development to a business park and corridor where change is encouraged.

- F. SUB-POLICY b): Encourage development that expands employment opportunities.

The request would encourage development by enabling the subject site to be developed with a new business upon approval to amend the building site standards on the Master Development Plan. The development of a light vehicle

sales business would expand employment opportunities and direct more growth in an Area of Change along the Unser Blvd. Commuter Corridor.

- G. POLICY 5.7.4: STREAMLINED DEVELOPMENT: Encourage efficiencies in the development review process.

The request would encourage efficiencies in the development review process, because it would remove the minimum building size design standards on the Master Development Plan and allow future development of the subject site to adhere to IDO standards for building coverage in the NP-BP zoning district. This would assist in supporting the proposed development to be streamlined in the development review process.

11. The request is consistent with the following Comprehensive Plan Goals and Policies regarding placemaking and available land from Chapter 8: Economic Development.

- A. GOAL 8.1: PLACEMAKING: Create places where business and talent will stay and thrive.

This request is consistent with the goal of placemaking, because the future development will be located in an existing business park where other businesses are located. Though there is no guarantee of talent staying and thriving in this location, there is the possibility that locating a business in a business park with an intended permissive use such as light vehicle sales may contribute to a positive outcome by sustaining the establishment.

- B. POLICY 8.1.5 AVAILABLE LAND: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The request maintains sufficient land appropriately zoned to accommodate projected employment growth in target areas, because the subject site consists of two vacant lots, zoned NR-BP, which is a permissive use for light vehicle sale. The subject site is within a Master Development Plan created to accommodate employment growth within a business park.

12. After meeting the Conditions of Approval, the development standards in the Master Development Plan will conform with the IDO, the DPM, and all other applicable City planning documents, as required by IDO §14-16-6-6(F)(3)(b).

13. The Master Development Plan's Landscape Area development standards refer to the Atrisco Business Park Master Development Plan planting palette, which was developed in the 1990s and is outdated by today's speciation standards, according to the City Forester in the City Parks and Recreation Department. The City maintains an Official Albuquerque Plant Palette with a list of acceptable tree species. Future development will require a site plan that includes a landscaping plan that conforms with the Official Albuquerque Plant Palette, Street Tree Ordinance §6-6-2-5, and landscaping standards in IDO §14-16-5-6.

14. As required by IDO §14-16-6-6(F)(3)(c), the Clifford West Business Park is already served by existing infrastructure and public improvements that have adequate capacity to serve the proposed development. Any future capacity needs and mitigation would be addressed by the applicant through the site plan and/or building permit process.
15. As required by IDO 14-16-6-6(F)(3)(d), the Master Development Plan mitigates any significant adverse impact on the surrounding area. The removal of the Master Development Plan building site coverage design standards for the subject site and complying with the dimensional standards of the IDO for the NR-BP zone district will allow for a building smaller than allowed by the Master Development Plan to be built on the subject site. Future significant adverse impacts on the surrounding area would be mitigated through the site plan and/or building permit process.
16. The subject site is not with 660 feet of Tribal Lands or Major Public Open Space.
17. The subject site is not within an Overlay Zone.
18. The applicant notified the Los Volcanes Neighborhood Association (NA), South West Alliance of Neighborhoods (SWAN Coalition), and Westside Coalition of Neighborhood Associations as identified by the Office of Neighborhood Coordination. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested or held.
19. Staff received one phone call from a representative of a church adjacent to the subject site. The church may be against this development, because it's concerned about the car dealership proximity to the church and adjacent church school but they need more information from the applicant. In particular, they are concerned about the type of people that may be drawn to the area and the heightened safety risk of their students. The applicant's agent has notified the applicant, so contact can be made with the church and their concerns can be expressed and resolved. No other comments or opposition regarding the request is known by Staff. Recommendation

### ***Recommendation***

APPROVAL of Project #: 2024-010761 / SI #: 2024-01139, a request for a Major Amendment to remove building site coverage requirements from the Clifford Business Park Master Development Plan, for all or a portion of Tract B & Lot 5, located the northwest corner of the intersection of Unser Blvd. NW and Bluewater Rd. NW between Unser Blvd. and Oliver Ross Dr. NW, based on the preceding Findings and subject to the following Conditions of Approval.

### ***Conditions of Approval***

Project #: 2024-010761 / SI #: 2024-01139, request for a Major Amendment to remove the building site coverage requirements from the Clifford Business Park Master Development Plan.

1. Pursuant to IDO §14-16-6-6(F)(2)(e) Master Development Plans shall be reviewed administratively for compliance with conditions of approval, zoning standards, and DPM standards prior to the issuance of a building permit. The applicant shall coordinate with the Staff Planner to ensure that EPC Conditions have been met prior to submitting a vetted, final version to the staff planner for filing at the Planning Department. A Site Plan application for the subject site shall not be accepted until a final version of the Master Development Plan has been submitted.
2. Pursuant to IDO §14-16-6-4(O)(4) any conditions shall be met within 1 year of the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. Amendment Note #4 on the Master Development Plan shall be updated to read, “Remove Building Site Coverage requirements for Lot 5 and Tract B. For those lots, Building Site Coverage shall be required pursuant to IDO §14-16-5-1(E) and IDO Table 5-1-3 for the NR-BP zone district.”
4. All references to building coverage shall be correspondently updated so building coverage for Lot 5 and Tract B follows IDO standards. The building site coverage design standards in the controlling Master Development Plan will continue to apply on the remaining properties.
5. Parks & Rec. – Urban Forestry:
  - (A) Street trees are required to be provided pursuant to the City’s Street Tree Ordinance §6-6-2-5 STREET TREE POLICIES.
  - (B) Street trees shall be selected from the species in the Official Albuquerque Plant Palette and Sizing List maintained by the City Forester. Pursuant to IDO §14-16-5-6(D)(1)(b), only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(D) (Street Frontage Landscaping), except those existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.
6. The Master Development Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC. Pursuant to IDO §14-16-2-5(B)(3)(c)2, the site-specific standards shall not conflict with or reduce other standards in this IDO. Pursuant to IDO §14-16-2-5(B)(3)(d), where the Master Development Plan is silent, other IDO standards apply.



*William Steele*  
Planner

Notice of Decision cc list:

Project Agent, James Strozier, [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
Applicant, D&B Limited Trust, LLC, [dbliteratedtrust@gmail.com](mailto:dbliteratedtrust@gmail.com)  
Neighborhood Association, Person Name, [person.name@neighborhood.com](mailto:person.name@neighborhood.com)  
Los Volcanes NA, Ted Trujillo, [nedcarla@live.com](mailto:nedcarla@live.com)  
Los Volcanes NA, Doug Cooper, [douglascooper@hotmail.com](mailto:douglascooper@hotmail.com)  
South West Alliance of Neighborhoods, Geraldine Ulibarri, [gerulibbarri1@gmail.com](mailto:gerulibbarri1@gmail.com)  
South West Alliance of Neighborhoods, Lorenzo Otero, [housealbchrome@gmail.com](mailto:housealbchrome@gmail.com)  
Westside Coalition of NA, Rene Horvath, [aboard111@gmail.com](mailto:aboard111@gmail.com)  
Westside Coalition of NA Elizabeth Haley, [elizabethkayhaley@gmail.com](mailto:elizabethkayhaley@gmail.com)  
Legal, [acon@cabq.gov](mailto:acon@cabq.gov)  
EPC file

### ***Agency Comments***

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

*Parks & Rec. – Urban Forestry*

Artisco Business Park Master Site Development Plan planting palette was developed in the 1990s and is outdated by today's speciation standards. Refer to the Official Albuquerque Plant Palette for a list of acceptable tree species.

➤ Per Street Tree Ordinance § 6-6-2-5 STREET TREE POLICIES (C)(1) Street trees shall be selected from the species in the Official Albuquerque Plant Palette and Sizing List maintained by the City Forester. The most appropriate species will depend upon the conditions of the particular site. & Per IDO 5-6(D)(1)(b) Only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5- 6(D) (Street Frontage Landscaping), except those existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.

- Please note; per IDO 5-6(C)(9)(c) Where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements In Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the

landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

*Parks & Rec. – Strategic Planning and Design Division*

City of Albuquerque is in the process of eliminating non-functional turf grasses due to high water requirements compared to the function they serve. Therefore, the following landscape design guideline from the Master Development Plan shall not apply to any future projects.

“A minimum of twenty (20%) of the provided Landscape Areas shall be covered in turf grasses. Areas of turf should be located at the most prominent visual points, such as streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.”

*Solid Waste Department*

No comment at this time.

**OTHER AGENCIES**

*Albuquerque Public Schools (APS)*

Project #2024-010761

- a) EPC Description: SI-2024-01139, Site Plan, EPC, Major Amendment.
- b) Site Information: Clifford Business Park, Tract B & Lot 5.
- c) Site Location: Located at 401 Unser Blvd NW and 8531 Bluewater Rd NW, between Unser Blvd and Bluewater Rd.
- d) Request Description: Request a Site Plan - EPC Major Amendment to a Site Plan - Master Development Plan, Tract B and Lot 5 of the Clifford West Business Park to allow less than the required lot coverage.
- e) Located under one-tenth of one mile from Jimmy Carter Middle School.

*Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)*

No adverse comments to the Site Plan – EPC, Major Amendment. This site falls within the Amole Hubbell Drainage Master Plan Unser/214 Subbasin, and any development of the subject tract must comply with the provisions/restrictions of the DMP.

*Bernalillo County*

No adverse comments.

*PNM*

There are PNM facilities and/or easements along Unser Blvd and Bluewater Rd. It is the applicant’s obligation to determine if existing utility easements or rightsof-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM. Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat. Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

A) PHOTOGRAPHS

Pictures Taken:  
September 10, 2024



Viewing the subject site from across Unser Road Blvd NW (east) looking west. A warehouse, two churches and connected pre and primary school can be seen on the west of the subject site.



Looking east from Saul Bell Road toward Unser Blvd NW. A sign posting and warehouse can be seen in this view.

Looking north at the subject site from Bluewater Rd NW (south). Unser Blvd NW (east) and a warehouse can be seen in the background, north of the subject site. A sign posting can be seen in this picture.





Looking towards the east at the subject site along Bluewater Rd NW.



Viewing the subject site from the intersection of Bluewater Rd NW and Unser Blvd NW.

A sign posting can be seen in this picture on Oliver Ross Dr, west of the subject site near a church and church school, which reside are located in the area the Master Development Plan.



B) HISTORY

**CERTIFICATION NOTICE**


On April 3, 1997, the Environmental Planning Commission voted to approve a zone map amendment to the following property:

Tract J-1 of the Unser Diversion Channel Corridor (Replat of Atrisco Business Park) and Tract K-1, Unit 2, Atrisco Business Park, located on the west side of Unser Boulevard NW between Bluewater Road, NW and Los Volcanes Road NW, containing approximately 54.4 acres. (K-9, K-10)

The new zoning to the above reference property is IP zoning.

The Grayland Corporation & Empire Southwest Co., the applicants for the request for change of zoning, certify that they will adopt and follow all of the conditions outlined by the Environmental Planning Commission and by commenting City and other agencies. A copy of the Official Notification of Decision has been attached to this Certification Notice, and the changes to the Restrictive Covenants as set forth in the Official Notification of Decision have been incorporated in the Covenants and attached hereto.

The Grayland Corporation

  
\_\_\_\_\_  
Jack J. Clifford  
Its: President



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

Date: April 3, 1997

**OFFICIAL NOTIFICATION OF DECISION**

The Grayland Corp. &  
Empire Southwest Co.  
P.O. Box 35640  
Albuquerque, NM 87176

FILE: Z-97-11

**LEGAL DESCRIPTION:** Tract J-1 of the Unser Diversion Channel Corridor (Replat of Atrisco Business Park) and Tract K-1, Unit 2, Atrisco Business Park, located on the west side of Unser Boulevard NW between Bluewater Road NW and Los Volcanes Road NW, containing approximately 54.4 acres. (K-9, K-10) RUSSELL BRITO, STAFF PLANNER

On April 3, 1997, the Environmental Planning Commission voted to approve the zone map amendment based on the following Findings and Conditions:

FINDINGS:

1. This request meets the goals and policies of the Comprehensive Plan by perpetuating the tradition of identifiable, individual but integrated communities, offering a variety and choice in work areas while creating a visually pleasing built environment; the request will also enable steady and diversified economic development.
2. This request meets the requirements of R-270-1980; the existing zoning is inappropriate because changed neighborhood conditions to the north, south, and east justify the change and the requested zoning is more advantageous to the community by restoring the stability of land use and zoning on this particular property.
3. This request will add an additional 54.4 acres to the industrially zoned acreage in the area, complementing the growing population base.

OFFICIAL NOTIFICATION OF DECISION

Z-97-11

PAGE 2

4. The requested zone change will not eliminate site development plan review, but will simplify the approval process for development.
5. The applicant's covenants are congruent with the Atrisco Business Park standards to the east.
6. Graphic representations have been added to the covenants and are adequate to fulfill the General Requirements of the IP zone.

CONDITIONS:

1. Article 3, Section 3.01 (b) shall be amended with the following requirements to read:
  - "(8) Air Pollution: No industrial operation shall discharge into the air pollutants or contaminants sufficient to create a nuisance, and no processes which by their nature are likely to cause air pollution shall be undertaken or permitted by the City of Albuquerque Environmental Health Department (COAEHD) unless there is available an adequate, economically feasible method of controlling the emission of contaminants, and such controls are applied. Prior to construction or modification of any facility, an Authority-to-Construct Permit must be obtained from COAEHD if emissions of Criteria Air Pollutants will exceed 100 tons per year (TPY), any single Hazardous Air Pollutant will exceed 10 TPY or a combination of Hazardous Air Pollutants will exceed 25 TPY. If a source is comprised of more than one unit, a separate permit may be required for each unit which is not substantially interrelated with another unit.
  - (9) Hazardous Materials: If hazardous chemicals are stored on any premises, the facility must be in compliance with the Uniform Fire Code and the Ground Water Protection Policy and Action Plan, and may be required to develop a Hazardous Materials Emergency Response Plan (HMERP) under Title III of the Superfund Amendment and Reauthorization Act if hazardous materials and wastes are present in excess of specific requirements."
2. The second paragraph of Article 4, Section 4.08 shall be replaced with:

"A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards and approved by the Architectural Control Committee, shall be provided within the site."
3. The applicant shall follow all of the conditions outlined by commenting City and other agencies.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY APRIL 18, 1997 IN

OFFICIAL NOTIFICATION OF DECISION

Z-97-11

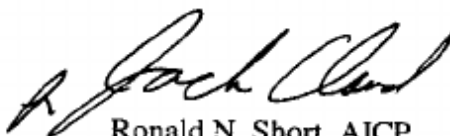
PAGE 3

THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

Sincerely,



Ronald N. Short, AICP  
Planning Director

RNS/JC/lp

cc: Jack clifford, 2403 San Mateo Boulevard NE, Suite W-24, 87108

## DECLARATION OF PROTECTIVE COVENANTS

This Declaration is made this \_\_\_\_ day of \_\_\_\_\_, 199\_\_ by Grayland Corporation and Empire Southwest, Ltd. Co.

### Introductory Statement of Intent:

These Protective Covenants are intended to establish a general plan for the improvement and development of the Property, and are intended to subject the Property to certain conditions, covenants and restrictions, subject to which all of the Property shall be held and conveyed.

The purpose of these restrictions is:

- (a) to provide for a method for proper development of the Property;
- (b) to protect the owner of each site against the improper development or use of surrounding sites;
- (c) to prevent the construction of structures built of improper size, design and/or materials.
- (d) to encourage the construction of attractive improvements at appropriate locations and establish a consistent landscaping theme throughout the industrial park;
- (e) to prevent haphazard and inharmonious construction;
- (f) to provide setbacks from streets and adequate free spaces between structures; and
- (g) in general, to provide for a qualitative development of the Property in accordance with a general plan.

The following described land which is located in Bernalillo County, New Mexico, is referred to herein as the "Property".

### **SEE ATTACHED EXHIBIT "A"**

It hereby is declared that the Property is now held, and hereafter shall be held, transferred, sold, leased, conveyed, occupied, and used subject to the restrictions set forth herein, each and all of which are for, and shall inure to the benefit of and pass with each and every parcel of the Property and shall apply to and bind the heirs, assignees and successors in interest of any owner thereof.

## ARTICLE 1 – DEFINITIONS

- (a) “Declarant” - means the undersigned Grayland Corporation and Empire Southwest, Ltd. Co., its successors and assigns.
- (b) “Owner” - means the person or persons, partnership, corporation or other entity in which title to a lot or other parcel within the Property is vested, as shown by the records of the County Clerk of Bernalillo County, New Mexico, exclusive of the persons from whom the Declarant is acquiring the Property. Persons excluded from the term “Owner” are persons who are merely mortgagees, trustees or other beneficiaries under deeds of trust, or holders of indebtedness secured by a mortgage or deed of trust.
- (c) “Architectural Control Committee” - means the Architectural Control Committee created under Article 2 of these covenants.
- (d) “site(s)” - means a lot as shown and designated on the recorded plat of the Property, identified above, or on subsequent replats of any portion of the Property on which there appears the approval of the Architectural Control Committee.
- (e) “building(s)” - means the main roofed and walled structure built on a site for permanent use, and all projections or extensions thereof;
- (f) “structure(s)” - means any improvement having either walls or a roof or both, and includes any building.
- (g) “improvement(s)” - means and includes parking areas, loading areas, fences, walls, poles, signs, landscaping, and any structures or facilities of any kind or type.
- (h) “public street” - means a right-of-way dedicated to the public for use as a public street;
- (i) “street” - where not identified as a public street, includes both public streets and private roads;
- (j) “parking area” - means that area occupied by parking spaces together with adequate ingress, egress and circulation to the parking spaces;
- (k) “front lot line” - means the boundary line of a building site which abuts upon any street, public or private;
- (l) “front yard” - means the space extending from the concrete curb of the paved street to the front of a building. The width of the front yard is the entire width of the site, from side lot line to side lot line. A corner lot or other lot which fronts on two or more streets will have a front yard on each street.

(m) "side lot line" - means any property line of a building site not a front lot line, but which extends to a front lot line;

(n) "side yard" - means the space between a side lot line and the building;

(o) "rear lot line" - means the property line opposite and most distant from the front lot line;

(p) "rear yard" - means the space between the rear lot line and a line parallel thereto and sufficiently removed therefrom to satisfy the rear yard requirements set forth in Paragraph 4.03 (b) of Article 4.

(q) "landscape plan" - means a drawing showing all trees, shrubs, ground cover and underground sprinkler/irrigation systems, to be located on a site and located adjacent rights-of-way from the curb line to the front and side lot lines.

## ARTICLE 2 – ARCHITECTURAL CONTROL COMMITTEE

### 2.01 Establishment of Committee.

There hereby is established an Architectural Control Committee (the "Committee") which shall carry out the functions assigned to it in these restrictive covenants. The initial Committee shall consist of three members appointed by the Declarant. At least one member of the Committee shall not be affiliated with the Declarant. The Committee shall be expanded to four members at such time as the Declarant may decide, with the additional member being chosen from among the owners and tenants of building sites. The Declarant shall appoint all of the members of the Architectural Control Committee until such time as the Declarant has sold all the of Property, or, prior thereto, has transferred to owners of sites, including the Declarant, the right to elect such members, as is provided herein.

The Architectural Control Committee is authorized to adopt its own bylaws, policies and procedures consistent with the requirements of this Article. Unless its bylaws provide otherwise, decisions of the Committee may be made in writing without a meeting.

### 2.02 Term of Members.

A member of the Architectural Control Committee shall serve from the time of his election or appointment for at least six months, and thereafter until he resigns or until his successor is elected or appointed. In the event of the temporary absence of a member, the parties appointing or electing such member may appoint or elect a temporary successor to him.

### 2.03 Chairperson.

A Chairperson of the Architectural Control Committee shall be selected annually from among the members of the Committee by the Declarant, so long as the Declarant continues to appoint any members to the Committee. Thereafter the Chairperson shall be elected annually from among the members of the committee by majority vote of the members. The Chairperson, following his election, shall take charge of and conduct all meetings and shall provide for reasonable notice to each member of the Committee prior to any meeting, setting forth the place and time of said meeting. Such notice may be waived, however, by a member or members. In the event of the death, retirement, incapacity or temporary absence of the Chairperson may appoint or elect a successor to him, or if the absence is temporary, a temporary successor to him.

### 2.04 Voting.

The vote of a majority of the members of the Architectural Control Committee shall constitute the action of the Architectural Control Committee.

### 2.05 Designation of Committee Members by the Owners.

The following procedure shall be used by the owners of land subject to these Protective Covenants in electing members of the Architectural Control Committee. Owners of any three building sites within the Property may give notice of a meeting of the owners of all such building sites, which notice shall state the date, time and place of the meeting to be held within the city limits of the City of Albuquerque, and shall state that the purpose of the meeting is for designating members of the Architectural Control Committee. Such notice shall be given in the manner provided in Paragraph 9.01, below, and shall be given at least fifteen (15) calendar days prior to the date of the meeting. Persons designated as members of the Committee (1) provided they are designated either to fill vacancies on the Committee or to replace persons who have served on the Committee for a term in excess of six months, and (2) provided they are designated by a majority vote of those present and voting at the meeting. Each owner shall have one vote for each site which he owns.

## ARTICLE 3 – REGULATION OF OPERATIONS AND USES

3.01 (a) The sites and buildings shall be used for light industrial, service and distribution/warehouse, office/warehouse and research and development. For those lots fronting on or adjacent to Unser Boulevard, commercial use will be permitted.

(b) Said approved and harmonious uses shall conform to the following requirements:

(1) Noise: At no point on any outside property line shall the sound pressure level of any singular operation or plant exceed the decibel levels

as established by the City Council Bill No.0-31, adopted 3/17/75, and as subsequently amended, pertaining to the regulation of noise within the City of Albuquerque.

(2) Vibration: Equipment creating earthshaking vibrations shall be set back a sufficient distance from lot lines and shall be so mounted as to eliminate vibrations hazard or nuisance beyond lot line.

(3) Smoke: No operation shall discharge into the atmosphere any air contaminate producing a public nuisance or hazard beyond lot lines.

(4) Toxic or noxious Materials: No facility shall discharge into the sewer system, storm drain or across the lot lines, any toxic or noxious material in such concentration as to be detrimental to or endanger the public health, safety or welfare or cause injury or damage to neighboring property or business.

(5) Odorous Matter: No facility shall emit odorous matter in such quantity as to be readily detectable on any point along lot lines.

(6) Fire and Explosive Hazards: Businesses whose principal activities are storage, utilization or manufacture of active burning materials shall conduct such activities within completely enclosed buildings of non-combustible construction.

(i) Such building shall be set back at least forty (40) feet from lot lines and shall be protected by an automatic sprinkler system complying with National Fire Protection Association standards.

(ii) Materials which produce flammable or explosive vapors or gases under ordinary weather temperatures shall not be permitted unless required for emergency equipment or incidental to a principal operation such as paint spraying. In such cases, adequate protection shall be provided in conformance with the City Building Code.

(7) Glare or Heat: Any operation producing intense glare or heat shall be performed within enclosures to avoid creating a public nuisance or hazard along lot lines.

(8) Air Pollution: No industrial operation shall discharge into the air pollutants or contaminants sufficient to create a nuisance, and no processes which by their nature are likely to cause air pollution shall be undertaken or permitted by the City of Albuquerque Environmental Health Department (COAEHD) unless there is available an adequate,



economically feasible method of controlling the emission of contaminants, and such controls are applied. Prior to construction or modification of any facility, an Authority-to-Construct Permit must be obtained from COAEHD if emissions of Criteria Air Pollutants will exceed 100 tons per year (TPY), any single Hazardous Air Pollutant will exceed 10 TPY or a combination of Hazardous Air Pollutants will exceed 25 TPY. If a source is comprised of more than one unit, a separate permit may be required for each unit which is not substantially interrelated with another unit.

(9) Hazardous Materials: If hazardous chemicals are stored on any premises, the facility must be in compliance with the Uniform Fire Code and the Ground Water Protection Policy and Action Plan, and may be required to develop a Hazardous Materials Emergency Response Plan (HMERP) under Title III of the Superfund Amendment and Reauthorization Act if hazardous materials and wastes are present in excess of specific requirements.”

### 3.02 Prohibited Operations and Uses.

(a) ANY USE OF A SITE, FOR STORAGE OR ANY OTHER PURPOSES, PRIOR TO THE APPROVAL OF FINAL CONSTRUCTION PLANS BY THE ARCHITECTURAL CONTROL COMMITTEE IN ACCORDANCE WITH ARTICLE 6, HEREIN, IS PROHIBITED. No building, improvement or landscaping shall be erected, placed or altered on any site, nor shall any construction be commenced thereon until plans for such building or other improvements or landscaping have been approved by action of the Architectural Control Committee. The only alterations to any building which may be performed without the prior consent of the Architectural Control Committee are alterations which are completely within and under the roof of an existing building.

(b) No noxious or offensive trades, services or activities shall be conducted on the Property, nor shall anything be done thereon which is or may become a nuisance to the owners of other sites or the occupants thereof, including but not limited to unsightliness or the excessive emission of noise, vibration, smoke, toxic or noxious materials, odors, heat, or air pollutants or the improper maintenance and care of the premises, buildings and improvements and flammable materials.

### 3.03 Other Operations and Uses.

(a) Operations and uses which are neither specifically prohibited nor specifically authorized by these restrictions may be permitted in a specific case if operational plans and specifications are submitted to and approved in writing by the Committee. Approval or disapproval of such operational plans and specifications shall be based upon the effect of such operations or uses upon other property subject to these restrictions or upon the occupants thereof. If the Committee fails to either approve or disapprove such

operational plans and specifications within thirty (30) days after the same have been submitted to it, it shall be conclusively presumed that the Committee has disapproved said plans and specifications.

#### ARTICLE 4 - REGULATION OF BUILDINGS AND IMPROVEMENTS

##### 4.01 Building Regulations.

All buildings shall conform to the following requirements:

(a) All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

(b) Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building up to a 100 feet from any public street curb. Finished quality building materials include the following: face brick, slump rock, stone, glass, masonry, stucco, dryvit or "EFIS" materials, tilt-up concrete, or their equivalent. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

(c) Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structure are as follows:

- (1) Employ variety in structural forms that create visual character and interest.
- (2) Avoid long, unarticulated facades. Facades shall have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)
- (3) Entries to industrial structure should portray a quality office appearance by being architecturally tied into the overall mass and building composition.
- (4) Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

- (5) Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
- (6) The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.
- (7) Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

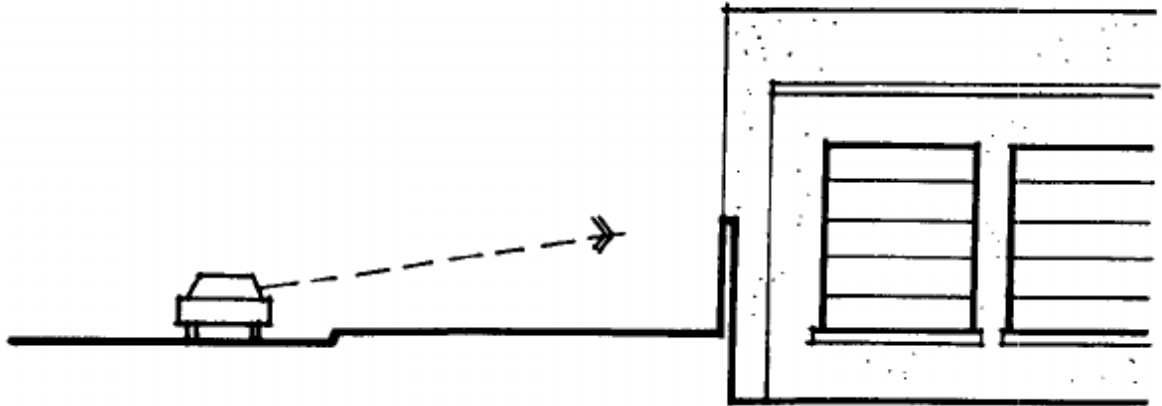
(d) Design elements which are undesirable and should be avoided:

- (1) Exposed, untreated precision block walls.
- (2) Metal used as the main architectural feature.
- (3) Attached mansard roofs on small portions of the roof line.
- (4) Materials with high maintenance requirement. Wood facings are prohibited.

(e) Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

(f) Berming in conjunction with landscaping can be used at building edge to reduce structure mass and height along facade.

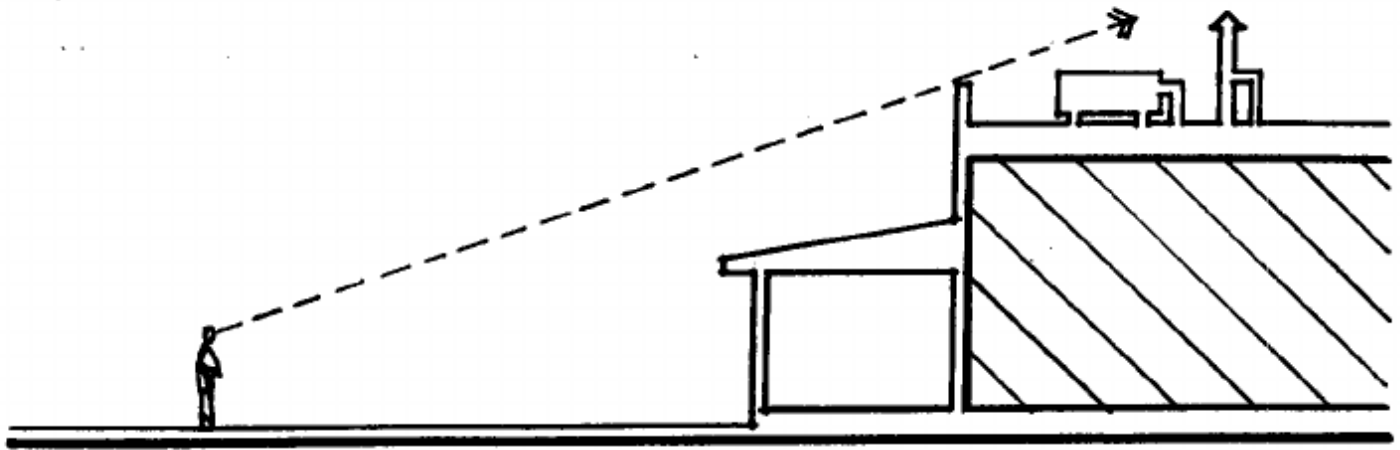
(g) Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).



LOADING DOCKS SHALL BE SCREENED FROM  
VIEW FROM STREETS ADJACENT TO THE SITE

(h) Design for roofs shall be as follows:

- (1) No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.
- (2) If mansard roofs are to be used, they shall wrap around the front perimeter of the building as well as that part of the side of the building that falls within the 100 foot set back from curb.
- (3) All rooftop equipment shall be screened from the public view.



**ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW**

- (4) The roof design should be considered an integral part of the overall architectural design theme.
- (5) Concertina and/or barbed wire are not permitted on the roof.

(i) All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.

#### 4.02 Building Site Coverage.

At all times buildings constructed on the site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

#### 4.03 Setbacks.

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes.

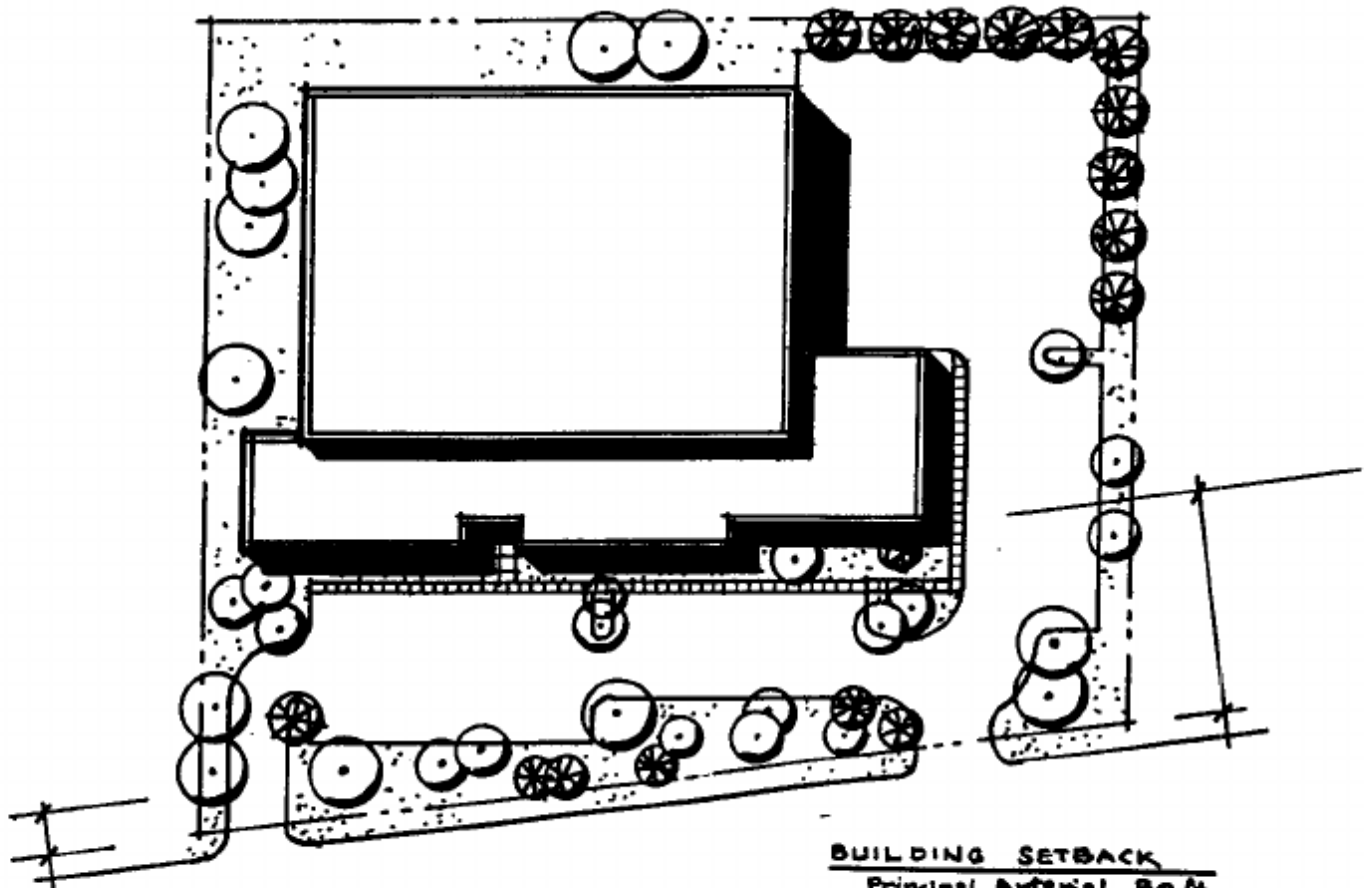
(a) Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from the back of curb, shall be as follows:

Building front yard setback lines:

Principal Arterial:	50 feet
Collector Street:	20 feet
Local Street:	15 feet

Parking area setback lines:

Principal Arterial:	30 feet
Collector Street:	20 feet
Local Street:	15 feet



PARKING AREA SETBACK

Principal Arterial	30 ft.
Collector Street	20 ft.
Local Street	15 ft.

BUILDING SETBACK

Principal Arterial	50 ft.
Collector Street	20 ft.
Local Street	15 ft.

TYPICAL SITE PLAN

NTS

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites which front on more than one street must satisfy the front yard setback for all such streets.

(b) Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb, shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parkway areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided, that where buildings are planned as an Integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee.

No building or structures, other than fences, paved access or parking areas, cantilivered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

#### 4.04 Landscaped Area.

The front yard setback of every site and the side yared setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved accessways and parking areas, shall be landscaped, and the sideyard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

(a) Required Landscaped Area. On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular accessways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

- (1) A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.
- (2) Seventy-five percent (75%) of the required Landscape Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.

- (3) A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf should be located at the most prominent visual points, such as, streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.
- (4) All Landscape Areas not covered with turf shall have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.
- (5) Headers shall be used to separate the turf and groundcover zones.
- (6) The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.
- (7) One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.
- (8) In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous & evergreen trees.
- (9) To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.
- (10) The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and groundcover shall be in five gallon containers, and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- (11) All plant material, including trees, shrubs, groundcover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.
- (12) All areas which are planted with turf, shrubs and trees shall be irrigated by an underground system.



- (13) All undeveloped sites, and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be screened from view from the public right of way, or in the alternative, unimproved areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted.)

(b) Plant Materials. The plant materials for this project were selected based on qualities such as, cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, aesthetic appeal, etc.

**Street Trees**

Fraxinus velutina	<i>Velvet Ash</i>
Fraxinus velutina 'Modesto'	<i>Modesto Ash</i>
Gleditsia triacanthos inermis	<i>Honeylocust</i>
Pinus flexilis	<i>Limber Pine</i>
Platanus wrightii	<i>Arizona Sycamore</i>
Prunus spp.	<i>Flowering Plum varieties</i>

**Parking Area Trees, Shrubs & Groundcovers**

Fraxinus velutina	<i>Velvet Ash</i>
Fraxinus velutina 'Modesto'	<i>Modesto Ash</i>
Gleditsia triacanthos inermis	<i>Honeylocust</i>
Pinus flexilis	<i>Limber Pine</i>
Zelkova serrata	<i>Japanese Zelkova</i>
Atriplex canescens	<i>Four-wing Salt Bush</i>
Chrysothamnus nauseosus	<i>Chamisa</i>
Fallugia paradoxa	<i>Apache Plume</i>
Potentilla fruticosa	<i>Shrubby Cinquefoil</i>
Rhus microphylla	<i>Littleleaf Sumac</i>
Ribes aureum	<i>Golden Currant</i>

**General Use Trees, Shrubs & Groundcovers**

Acer grandidentatum	<i>Big Tooth Maple</i>
Acer saccharinum	<i>Silver Maple</i>
Cercis occidentalis	<i>Western Redbud</i>
Chilopsis linearis	<i>Desert Willow</i>
Crataegus phaenopyrum	<i>Washington Hawthorn</i>
Eleagnus angustifolia	<i>Russian Olive</i>
Forestiera neomexicana	<i>New Mexico Olive</i>
Fraxinus pennsylvanica lanceolata	<i>Green Ash</i>
Fraxinus velutina	<i>Velvet Ash</i>
Fraxinus velutina 'Modesto'	<i>Modesto Ash</i>
Gleditsia triacanthos inermis	<i>Honeylocust</i>
Pinus flexilis	<i>Limber Pine</i>
Pistache chinensis	<i>Chinese Pistache</i>
Platanus acerfolia	<i>London Planetree</i>
Platanus wrightii	<i>Arizona Sycamore</i>
Populus alba	<i>White Poplar</i>
Populus fremontii	<i>Fremont Cottonwood</i>
Prunus spp.	<i>Flowering Plum varieties</i>
Zelkova serrata	<i>Japanese Zelkova</i>

## Plant List

Artemesia tridentata  
 Atriplex canescens  
 Baccharis pilularis  
 Berberis thunbergii  
 Caesalpinia gilliesii  
 Chrysothamnus nauseosus  
 Clematis ligusticifolia  
 Coroneaster spp.  
 Fallugia paradoxa  
 Forsythia intermedia  
 Genista hispanica  
 Juniperus horizontalis var.  
 Juniperus chinensis var.  
 Ligustrum japonica  
 Lonicera japonica halliana  
 Mahonia aquafolium  
 Mahonia repens  
 Mirabilis multiflora  
 Oenothera caespitosa  
 Parthenocissus inserta  
 Photinia fraseri  
 Photinia glabra

Raphiolepis indica  
 Rhus microphylla  
 Rhus trilobata  
 Ribes aureum  
 Ribes cereum  
 Salvia dorrii  
 Salvia greggii  
 Verbena bipinnatifida  
 Verbena rigida

### Lawn Grasses

Festuca rubra varieties  
 Poa pratensis varieties

### Wildflowers

Aster bigelovii  
 Baileya multiradiata  
 Coreopsis tinctoria  
 Eschscholzia californica  
 Gaillardia aristata  
 Gaillardia pulchella  
 Liatris punctata  
 Linum lewisii  
 Melampodium leucanthum  
 Oryzopsis hymenoides  
 Penstemon spp.  
 Psilostrophe tagentina  
 Ratibida columnaris  
 Zinnia spp.

Big Leaf Sage  
 Four-wing Saltbush  
 Dwarf Coynebush  
 Japanese Barberry  
 Bird of Paradise  
 Chamisa  
 Western Virginshower  
 Coroneaster  
 Apache Plume  
 Forsythia  
 Spanish Broom  
 Creeping Juniper varieties  
 Chinese Juniper varieties  
 Wax-leaf Privet  
 Hall's Honeysuckle  
 Oregon Grape  
 Creeping Mahonia  
 Giant Four O'clock  
 White Evening Primrose  
 Woundbine  
 Photinia  
 Japanese Photinia

India Hawthorn  
 Littleleaf Sumac  
 Threeleaf Sumac  
 Golden Currant  
 Wax Currant  
 Desert Sage  
 Cherry Sage  
 Fern Verbena  
 Verbena

Creeping Red Fescue  
 Kentucky Bluegrass Varieties

Purple Aster  
 Desert Marigold  
 Plains Coreopsis  
 California Puppy  
 Blanket Flower  
 Firewheel  
 Gayfeather  
 Blue Flax  
 Blackfoot Daisy  
 Indian Ricegrass  
 Wild Snapdragon  
 Paperflower  
 Cone Flower  
 Zinnia

\* Plants may be substitute which are selected from the City of Albuquerque's Official Plant List.

#### 4.05 Storage Areas and Service Areas; Refuse Collection Areas.

All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concertina is not permitted on the top of fences or walls. No materials, supplies or equipment, including company-owned or operated vehicles, shall be stored in any area on the site except behind such a barrier.

All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site. (Slats in chain link fences are not permitted.) No refuse collection area shall be allowed between any street and building front yard setbacks.

#### 4.06 Parking Areas.

For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berming. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.



**PROVIDE BERM BETWEEN PARKING AREA & UNSER BLVD.**

At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.

All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage.

#### 4.07 Drainage Requirements.

All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Drainage Report for \_\_\_\_\_ dated \_\_\_\_\_, 199\_\_, prepared by Mark Goodwin & Associates, prepared on \_\_\_\_\_, 199\_\_.

#### 4.08 Pedestrian Walkways/Bikeways.

Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.

A pedestrian circulation system from the guest parking areas and employee parking areas to the building(s), approved by the Architectural Control Committee, shall be provided within the site.

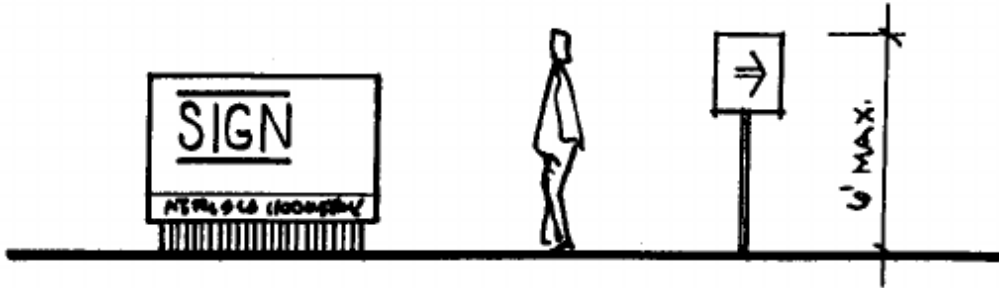
The City of Albuquerque has established a bikeway network which identifies a route through the site. Along Unser Boulevard, from Los Volcanes to Bluewater, a paved bicycle trail is required. Bike routes are planned for Unser Boulevard from Bluewater continuing south to Central and along Bluewater from Unser to Coors. Bike routes provide for the shared use of the street by automobiles and bicyclists.

In order to accommodate bicycles, bike racks shall be provided on each site.

#### 4.09 Sign Standards.

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. All elements of a sign shall be maintained in a visually appealing manner. Fascia signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the Committee, must include the location, materials, colors, method of lighting, construction details, and drawings showing a copy of the proposed signs. The maximum

height of free standing signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.



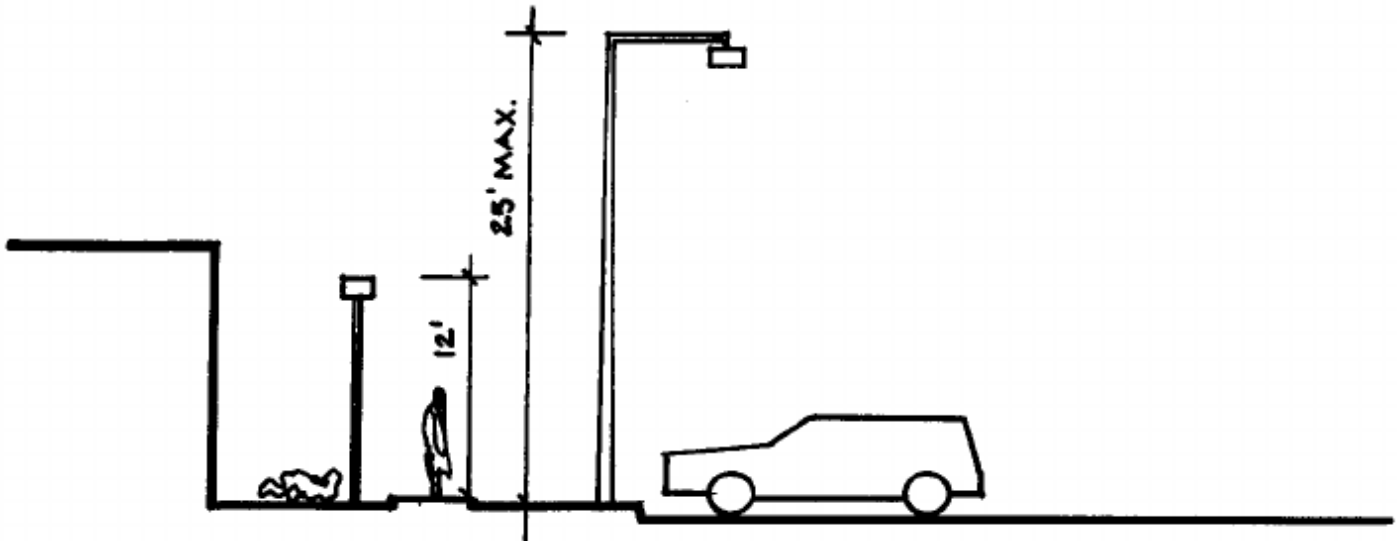
**SIGNS SHALL BE 24 SQ. FT. MAXIMUM IN AREA  
AND 6 FEET ABOVE AVERAGE FINISH GRADE**

#### 4.10 Utilities.

All utility lines and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility pads and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.

#### 4.11 Lighting.

Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.



**PARKING LOT FIXTURES : OVERALL MAXIMUM HEIGHT 25 FT.**  
**WALKWAY LIGHT FIXTURES : 12 FT. MAXIMUM**

#### 4.12 Maintenance.

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free condition.

Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.

## ARTICLE 5 – SUBMISSION AND APPROVAL OF PLANS

### 5.01 Submission of Plans.

- (a) All new construction in the Property and all changes to the exterior appearance of any existing building (including color changes and changes in exterior lighting) must have the approval of the Architectural Review Committee before such construction or changes are begun.

Two sets of plans are to be submitted to the Architectural Control committee for all drawing phases discussed herein (i.e., master site plan, preliminary site plan, working drawings, revisions, additions). One set will be returned to the applicant with comments.

- (b) **Preliminary Site Plan.** A preliminary site plan must be submitted to the Committee for approval or disapproval. (The submission of the preliminary plan may save the site owner considerable time and expense.) The preliminary site plan shall include without limitations the following site, architectural, engineering and landscape information:

- i. size of site; lot and tract number;
- ii vehicular and pedestrian ingress, egress and circulation;
- iii employee and guest parking layout;
- iv building location and square footage;
- v trash enclosures and utility structures;
- vi. front yards, side yards and backyards (setbacks);
- vii building and roof lines;
- viii service and loading areas;
- ix building elevations showing materials, colors and finishes for all exterior design elements;
- x location and design of fencing and screening;
- xi planting areas;
- xii signs;
- xiii indication of existing topography;
- xiv conceptual drainage plan;
- xv such other information as the Architectural Control Committee may require.

(c) **Final Construction Plans.** Final construction plans, consistent with the preliminary site plan, must be submitted to the Committee for approval or disapproval. These plans shall include the information listed above for Preliminary Site Plans and, in addition shall show:

- i. fencing, screening and signing details;

- ii specifications showing the size, scope and placement of all exterior mechanical equipment;
- iii exterior lighting control;
- iv sign location and detail;
- v elevations (all sides) and construction details for the building(s);
- vi landscape plan, including trees, shrubs and groundcover; and
- vii such other information as the Architectural Control Committee may require.

(d) Phased Development. Submission of a master site plan will be required only when ultimate site development occurs in phases. The master site plan is to be reviewed and approved before preliminary site plans are submitted. The master site plan will show the phases of development, and as to each phase will include the following:

- i. indication of total building complex with roof lines;
- ii. vehicular and pedestrian circulation;
- iii. employee and guest parking;
- iv. conceptual grading and drainage plans;
- v. design relationship to adjacent properties and street;
- vi. description or sketches indicating architectural character and materials;
- vii. a conceptual landscape plan;
- viii. proposed time for commencement and completion of construction of each phase of the improvements; and
- ix. such other information as the Architectural Control Committee may require.

#### 5.02 Plan Approval.

Approval of building plans by the City of Albuquerque does not constitute approval of the plans by the Architectural Control Committee. Plans and specifications submitted to the committee and all communications with the committee shall be addressed to the Architectural Control Committee for the Property, c/o the Grayland Corporation, at its current business address in Albuquerque, New Mexico, or to any such other address as the Chairperson of the Architectural Control Committee hereafter shall designate in a written notice to owners and tenants of land in the Property.

The Architectural Control Committee shall exercise its best judgment to see that all buildings, improvements and landscaping conform and harmonize with existing structures and landscaping on the Property as to external design, quality and type of construction, materials, color, sitting, height, grad and finished ground elevation, and conformance with Article 4 of these protective covenants. The actions of the Architectural Control Committee through its approval or disapproval of plans and other information submitted pursuant hereto, or with respect to any other matter before it shall



be conclusive and binding on all interested parties. The Committee shall not arbitrarily or unreasonably withhold its approval of such plans and specifications.

#### 5.03 Committee Response Time.

Within thirty (30) days after all required information, plans and specifications have been submitted, the Architectural Control Committee shall either approve or disapprove, in writing, all master plans, preliminary plans and final plans. Failure of the committee to so respond within (30) days shall be considered a disapproval of the proposed plans.

#### 5.04 Limitation on Liability.

Neither the Committee nor the Declarant, nor their successors or assigns shall be liable for damages to anyone submitting plans to them for approval, or to any owner or lessee of land affected by these Protective Covenants, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans. Every person who submits plans to the Committee for approval agrees, by the submission of such plans, and every owner or lessee of any part of the Property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against the Committee or the Declarant to recover any such damages.

### ARTICLE 6 – BUILDING REQUIREMENTS

#### 6.01 Diligence in Construction.

After the commencement of construction, subsequent to final approval of plans and specifications by the Architectural Control Committee, all construction work shall proceed without intentional interruption or delay and shall be completed with due diligence. In any event the construction of the commercial building must be complete within one year after the commencement of construction.

Landscaping which is required under these restrictive covenants shall be installed within sixty (60) days after the completion of a building on the site.

### ARTICLE 7 – ENFORCEMENT OF COVENANTS

Violation or breach of any restrictions herein contained, after notice of such violation or breach has been presented to such Owner, shall give each Owner, the Declarant, the Architectural Control Committee and the Owners' Council the right to prosecute at law or in equity, the person or persons who have violated or are attempting to violate any of these restrictions, to enjoin or prevent them from doing so, to cause said violations to be remedied or to recover damages for said violation. Any one of the above-

listed persons or entities may so enforce these covenants and the cooperation of any other person or entity is not required.

The result of every action or omission whereby any restrictions herein contained are violated in whole or in part, is hereby declared to be and to constitute a nuisance, and every remedy allowed by law or equity against any owner, either public or private, shall be applicable against every such result and may be exercised by the Committee or by any owner of property subject to these protective covenants.

In any legal or equitable proceedings to enforce these covenant or restrain a violation of these covenants, the losing party or parties shall pay the attorneys' fees of the prevailing party or parties, in such amount as may be fixed by the Court in such proceeding. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

The failure of the Declarant, the Architectural Control Committee, the Owners' Council, or any Owner to enforce any restriction herein contained shall not be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restriction.

All questions of interpretation, construction, or terms of the covenants shall be resolved by the Architectural Control Committee.

The Architectural Control Committee from time to time at any reasonable hour or hours, may enter and inspect any property subject to these restrictions to ascertain compliance therewith.

## ARTICLE 8 – AMENDMENT AND EXTENSION OF COVENANTS

### 8.01 Amendment.

These covenants may be amended at any time by a written instrument which identifies the paragraph(s) to be amended and the nature and extent of the amendment, and is executed by the persons having the authority to make the amendment. Until such time as the Declarant has sold all of the Property, these covenants may be amended by a majority vote of the members of the Architectural Control Committee, or by the Owners of a majority of the Property. After the Declarant has sold all of the Property, these covenants may be amended only by the Owners of a majority of the Property. An amendment shall become effective upon its being executed by the required persons and recorded in the office of the County Clerk of Bernalillo County, New Mexico.

### 8.02 Extension and Termination.

The preceding covenants and restrictions shall terminate on December 31, 2025, unless the owners of a majority of the land area included in the Property have executed in writing and recorded an agreement that the restrictions shall continue for a further

specified period and providing therein the means for a further extension of such covenants.

## ARTICLE 9 – MISCELLANEOUS PROVISIONS

### 9.01 Notice.

Any notice required to be given to an Owner of a site under these covenants is effective if actually received by that Owner.

In addition, any notice required to be given to an Owner of a site under Article 2 for these covenants shall be deemed to have been given and received on the first business day following the date such notice is deposited in the U.S. Mail, postage prepaid, certified, return receipt requested. Notice under Article 2 shall be addressed to the current owner of the site as shown on the tax rolls of Bernalillo County, New Mexico, at the address shown on the tax rolls.

### 9.02 Assignments of Declarant's Rights and Duties.

Any and all of the rights, powers and reservations of Declarant herein contained may be assigned to any person, corporation or association which will assume the duties of Declarant pertaining to their particular rights, powers and reservations assigned, and upon such assignment and assume such duties he or it shall, to the extent of such assignment, have the same rights, obligations and duties as are given to and assumed by Declarant herein. The term "Declarant" includes all such assignees and their heirs, successors and assigns.

### 9.03 Effect of Invalidation.

If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

### 9.04 Covenants Running with the Land.

All restrictions, conditions, covenants and agreements contained herein shall, as to the owner of each parcel, his heirs, successors and assigns, operate as covenants running with the land effective as of the date of this Declaration.

### 9.05 Constructive Notice and Acceptance.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of said property is and shall be conclusively deemed to have consented and agreed to every covenant, condition or restriction contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in said property.



## EXHIBIT A

Tract lettered J-1 of The Right-of-Way Map Unser Diversion Channel Corridor, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1996 in Volume 96C, Page 77.

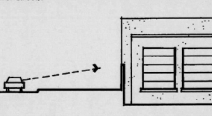
And

Tract "K-1", replat of Parcel "A", Tracts G, an unnamed Tract K, L, and portions of Bluewater Road, N.W., and Unser Blvd., N.W., Unit No. 2, Atrisco Business Park as the same is shown and designated on said replat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 3, 1982, in Book C20, Page 9.

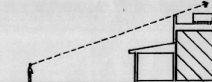
**REGULATION OF BUILDINGS AND IMPROVEMENTS**  
Building Regulations.

All buildings and structures erected within the site shall comply with all applicable City of Albuquerque codes and building codes... Building design and construction shall be able to create a structure with attractive finish of quality materials... Design techniques shall be used to help cover some special aesthetic and aesthetic functions generally associated with industrial structures...

Design elements which are undesirable and should be avoided... HSI materials should be chosen that will withstand abuse by vandals... Landscaping shall not be located on the front exterior of the building...



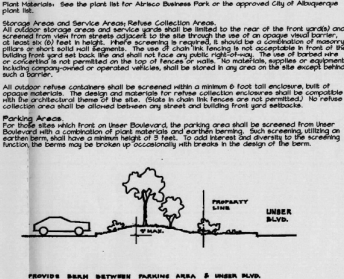
Signage shall be designed to be viewed from the street... All signs shall be designed to be visible from the street... Signage shall be designed to be visible from the street... Signage shall be designed to be visible from the street...



Landscaped Area... The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be landscaped areas... Landscaping shall include a minimum of 50% of the total area of the site... Landscaping shall include a minimum of 50% of the total area of the site...

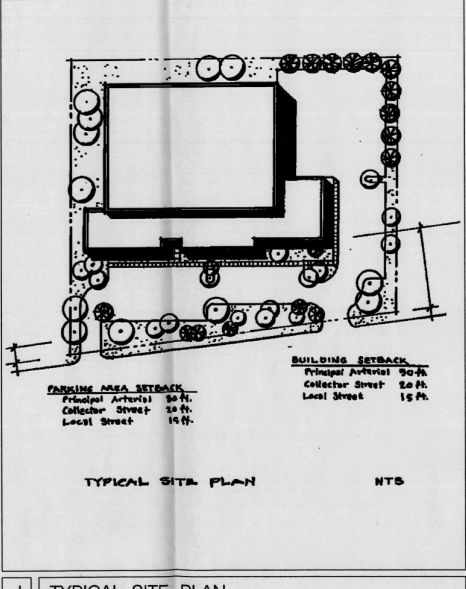
**T DESIGN GUIDELINES**

In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required... Storage Area and Service Areas, Refuse Collection Areas... All outdoor storage areas and service areas shall be limited to the rear of the front yard and screened from view from adjacent streets...

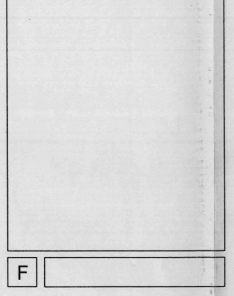


Typical Site Plan NTS. Shows building setbacks: Principal Arterial 50 ft, Collector Street 20 ft, Local Street 15 ft. Includes notes on parking areas and landscaping requirements.

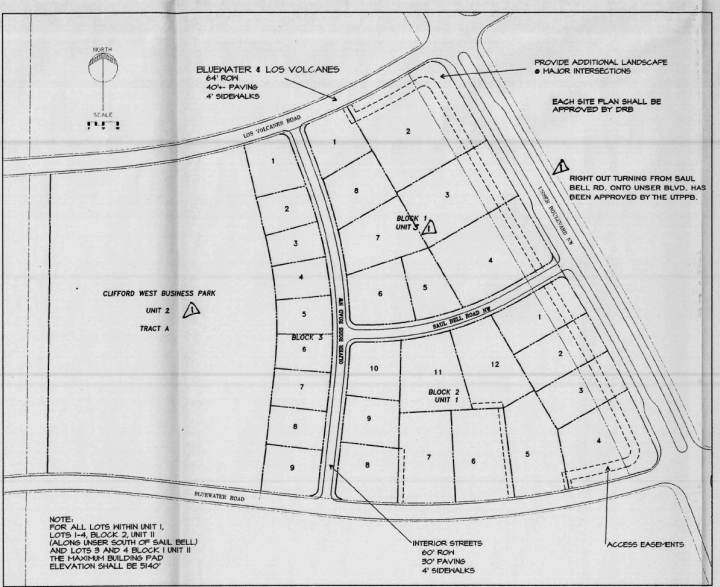
**J TYPICAL SITE PLAN**



**K TYPICAL SITE PLAN**



**L PHASING PLAN NO SCALE**



**W SITE PLAN**

1. EACH PROPERTY WITHIN THIS PLAN AREA SHALL BE REQUIRED TO OBTAIN SITE PLAN APPROVAL... 2. THESE DESIGN GUIDELINES DO NOT APPLY TO ANY PROPERTY WHICH IS DEDICATED FOR PUBLIC SCHOOL PURPOSES.

Administrative Development Plan Amendment. File No. 2-18-157. Amend Unit 3 to 2/2. Planning Director.

Notes: At the time of individual site plan approval, each parcel shown hereon shall be obligated to contribute to the cost of a new traffic signal at the Bluewater/Unser Blvd. intersection... Unit I \$2,533.00 PER LOT (TOTAL OF \$38,000.00)...

**M NOTES**

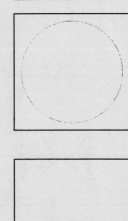


**S MAP NO SCALE**

Revisions: 23 AUG 97, 29 AUG 97. Case Number: Z-97-11. Traffic Engineering, Transportation Dept. Date: 9-9-97.

**APPROVAL AND CONDITIONAL ACCEPTANCE**

PROJECT 9658



SLINB ARCHITECTS INC. 602 Constitution Blvd NE Albuquerque, NM 87105 (505) 247-1529

MASTER DEVELOPMENT PLAN. CLIFFORD WEST BUSINESS PARK. UNSER BOULEVARD NW ALBUQUERQUE, NM

REVISIONS: 23 AUG 97, 29 AUG 97. 31 JUL 97.

SHEET A

**REGULATION OF BUILDINGS AND IMPROVEMENTS**

**Building Regulations.**

All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be able to create a structure with attractive fronts of quality materials. The quality materials shall include exterior walls on the front of the building and to the sides of the building up to a 100 feet from any public street curb. Finished quality building materials include the following: face brick, stone, glass, masonry, stucco, cast or poured concrete, or a combination of the above materials. The use of wood is not permitted in the exterior surroundings and other buildings and structures in the general vicinity. The required exterior walls shall require quality materials such as masonry, concrete, or a combination of the above materials, or it may include pre-engineered metal siding.

Roofing materials shall be selected to provide a high quality appearance and non-toxic materials generally available with industrial structures are as follows:

- Flat roofs shall be finished with a concrete, metal, or asphalt finish.
- Pitched roofs shall be finished with a concrete, metal, or asphalt finish.
- Avoid long unadorned facades. Facades shall have vertical front setbacks with well planned roof lines and horizontal lines to create visual interest and interest.
- Exterior to industrial structure should portray a quality office appearance by being architecturally designed and finished to match the building's appearance.
- Windows and doors are any elements of any structure's form and should relate to the scale of the structure and its use.
- Material used for the main architectural features.
- Horizontal lines are desired to create a sense of scale.
- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing visual interest and a sense of scale.
- Corner lots are desired to create a sense of scale.
- All provisions relating to the front facade shall apply to both street faces of a corner lot.

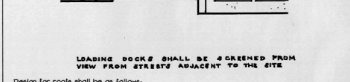
Design elements which are undesirable and should be avoided:

- Exposed structural steel beams.
- Aesthetic exterior finish on small portions of the roof line.
- Materials with high maintenance requirements. Wood facades are prohibited.

Roof materials shall be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

Berming in conjunction with landscaping can be used as building edge to reduce structure noise and help bring facade.

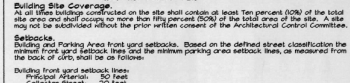
Landscaping shall not be located on the front exterior of the building. The landscaping and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the conditions or approved by the Architectural Control Committee. Doors which are larger than that common for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, if corner lots with the corner lot, the Architectural Control Committee may allow for loading or garage doors which are screened from view from the side street (rear street).



Design for roofs shall be as follows:

- Flat roofs shall be finished with a parapet, except with the consent of the Architectural Control Committee.
- Pitched roofs shall be finished with a parapet above the finish grade of the building as well as that part of the side of the building that falls within the 100 foot set back from curb.
- All roof design elements shall be in accordance with the current architectural design team.
- Concerning exterior balconies are not permitted on the roof.

All roof-mounted mechanical equipment, ductwork and ventstacks are to be painted consistent with the color scheme of the building. Antennas, satellite dishes, vents, covers, exposed piping, tanks, stacks, over the roof, rolling doors and service doors are to be painted consistent with the color scheme of the building.



**Building Site Coverage**

All lot buildings constructed on the site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

**Setbacks**

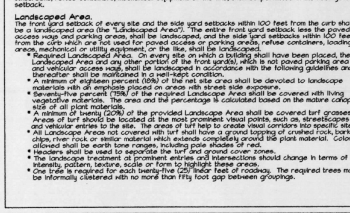
Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setbacks shall be as follows:

- Building from front yard setbacks:
  - Principal Arterial: 50 feet
  - Collector Street: 25 feet
  - Local Street: 10 feet
- Parking area setbacks:
  - Principal Arterial: 30 feet
  - Collector Street: 20 feet
  - Local Street: 10 feet

The front yard setbacks shall remain free of buildings and structures, trash bins, storage and loading areas and fences or walls other than retaining walls. The entire front yard setback less the front porch shall be landscaped and shall be screened as part of the front yard setbacks. Side yard setbacks shall be no more than one street width from the front yard setback for all street streets.

Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of 100 feet on both the side and rear yard locations. Unless the space in the side yard setbacks is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, the side and rear yard setbacks shall be landscaped and shall be screened as part of the front yard setbacks.

Landscaped Area. The front yard setbacks of every site and the side yard setbacks within 100 feet from the curb shall be landscaped areas (referred to as "Landscaped Area"). The entire front yard setback less the front porch shall be landscaped and shall be screened as part of the front yard setbacks. The landscaped area shall be landscaped and shall be screened as part of the front yard setbacks. A minimum of 10% of the total site area shall be landscaped and shall be screened as part of the front yard setbacks. A minimum of 10% of the total site area shall be landscaped and shall be screened as part of the front yard setbacks.



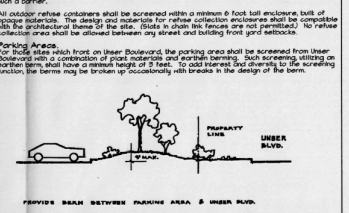
**Design Guidelines**

\* In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The bulkhead of these trees shall be in the front, side or rear setback areas. They may be clustered and should follow the site of the decision.

\* To reduce and mitigate visual impact of large exposures of pavement, off-street parking areas shall have one tree for each 100 parking spaces with a minimum of 10 trees.

\* The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" trunk diameter at 4.5 feet above the ground, shrubs shall have a 1.5" trunk diameter at 4.5 feet above the ground and ground cover shall be in the grass conditions, and the landscape shall be in a good condition for 100 percent of the site. The minimum plant size shall be as follows: Trees shall have a 2" trunk diameter at 4.5 feet above the ground, shrubs shall have a 1.5" trunk diameter at 4.5 feet above the ground and ground cover shall be in the grass conditions, and the landscape shall be in a good condition for 100 percent of the site.

\* All areas within or adjacent with lot, shrubs and trees shall be irrigated by an underground system. All irrigated areas, and all exposed areas of developed site shall be irrigated by a surface system. All irrigated areas of developed site shall be screened from view from the public right of way or in the developed area of the site by a vegetative screen. The vegetative screen shall be a minimum of 100 feet high and shall be composed of trees, shrubs and ground cover. The vegetative screen shall be composed of trees, shrubs and ground cover. The vegetative screen shall be composed of trees, shrubs and ground cover.



**Typical Site Plan**

At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque as of all times off-street parking provided on the site shall adequately accommodate the parking needs for all employees, contractors, visitors, and company vehicles for that site. Parking on public streets and on private roads above the recorded plat of the Property is prohibited.

All off-street parking and access areas and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage.

**Site Requirements**

All construction and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Zoning Report for the site.

**Pedestrian Walkways/Bikeways**

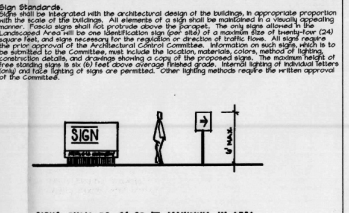
Each lot shall be provided with a minimum of 4 feet wide paved walkway with a minimum landscaped area of 8 feet between the back of curb and the sidewalk. All other collector or local streets, areas adjacent to a right-of-way shall have a 4 foot wide sidewalk.

A pedestrian circulation system from the User Boulevard trail, guest parking areas and employee parking areas to the main entrance shall be provided and approved by the Architectural Control Committee, shall be provided with the site.

The City of Albuquerque has established a bike lane network which identifies a route along Boulevard from Sun Street to Coors. Bike racks provided for the shared use of the street by bicyclists.

Along every development an existing park is located on the west side between Los Volcanes to Boulevard. A trail is proposed along the entire length of park.

In order to accommodate bicycles, bike racks shall be provided on each site.



**Utilities**

All utilities and associated facilities furnishing service to the Property shall be installed and maintained in accordance with the requirements of the City of Albuquerque and shall be appropriately screened with a berm or landscaping when viewed from the public right-of-way.

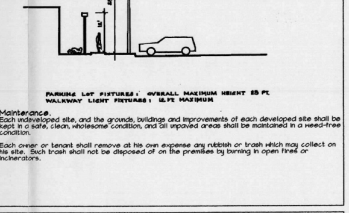
**Lighting**

Each lot within one to have an overall maximum height of twenty-five (25) feet. Height of lighting poles shall be no more than twenty (20) feet. Security lighting fixtures of no 100 feet or more above the facade or roof of the building and one to be shielded. The shade area to be defined by the surface to which shielded. Shielded lighting fixtures shall be shielded with the architectural character of the building and other site features.

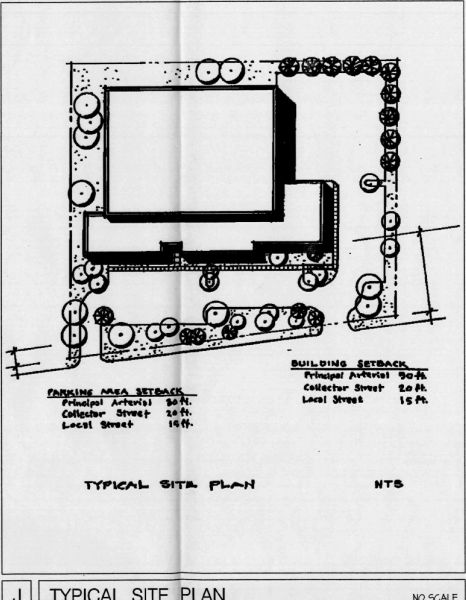
**Maintenance**

Each developed site, and the grounds, buildings and improvements of each developed site shall be kept in a clean, well-maintained condition, and all exposed areas shall be maintained in a neat-free condition.

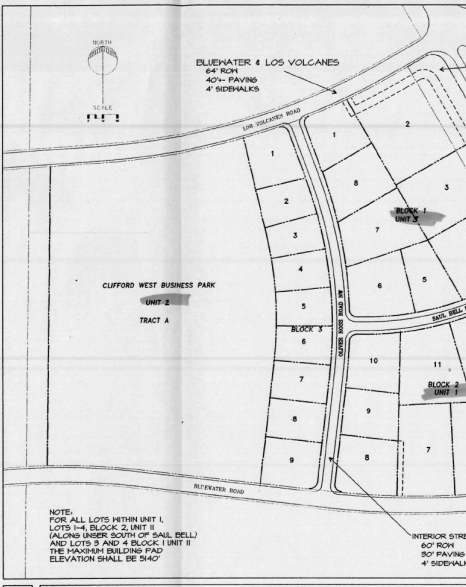
Each owner or tenant shall remove all of his own garbage or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fire pits or incinerators.



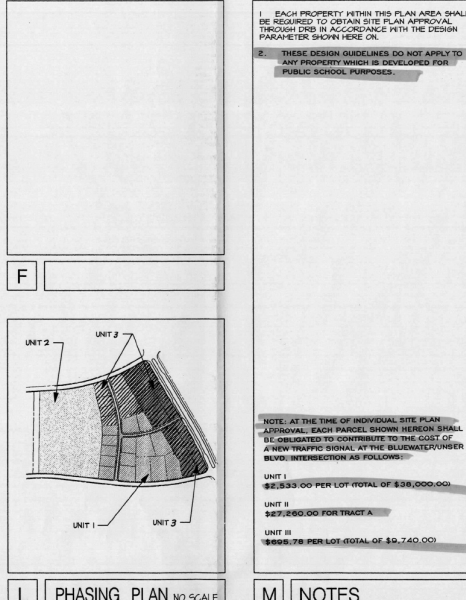
**Site Plan**



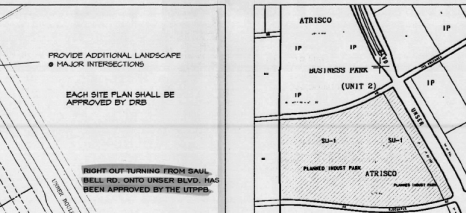
J TYPICAL SITE PLAN NO SCALE



W SITE PLAN



L PHASING PLAN NO SCALE



S MAP NO SCALE

**Notes**

NOTE: AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL, EACH PARCEL SHOWN HEREON SHALL BE OBLIGATED TO CONTRIBUTE TO THE COST OF A NEW TRAFFIC SIGNAL AT THE BLUEWATER/POWER BLVD. INTERSECTION AS FOLLOWS:

- UNIT I: \$2,533.00 PER LOT TOTAL OF \$38,000.00
- UNIT II: \$27,280.00 FOR TRACT A
- UNIT III: \$28,878.00 PER LOT TOTAL OF \$9,740.00

NOTE: OFF-TURNING FROM SIGNAL SIGNAL: UNIT UNDER BUILT, HAS BEEN APPROVED BY THE UTTPP.

NOTE: FOR ALL LOTS WITHIN UNIT I, LOTS 1-4, BLOCK 2, UNIT II (ALONG UNSER SOUTH OF SALL BELL) AND LOTS 5 AND 4, BLOCK 2, UNIT II (ALONG BULLDOG PAD) ELEVATION SHALL BE 5140'

M NOTES

PROJECT 9658

SLNB ARCHITECTS, INC.  
8020 Cliffside Avenue Southeast  
Albuquerque, NM 87109  
(505) 247-1639

N NOTES

MASTER DEVELOPMENT PLAN  
CLIFFORD WEST BUSINESS PARK  
UNSER BOULEVARD NW ALBUQUERQUE, NM

O MASTER DEVELOPMENT PLAN

REVISIONS

22 AUG 97  
29 AUG 97

P REVISIONS

CASE NUMBER: Z-97-11

31 JUL 97

SHEET A

Q SHEET A

Mark-Up to Highlight Changes

**REGULATION OF BUILDINGS AND IMPROVEMENTS**

**Building Regulations.**  
All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building to a 100 feet from any public street curb. Permitted quality building materials include the following: face brick, stone, stone veneer, masonry blocks, stucco, travertine, terra cotta, tile, or their equivalents. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent, or better, or it may also include pre-engineered metal skins.

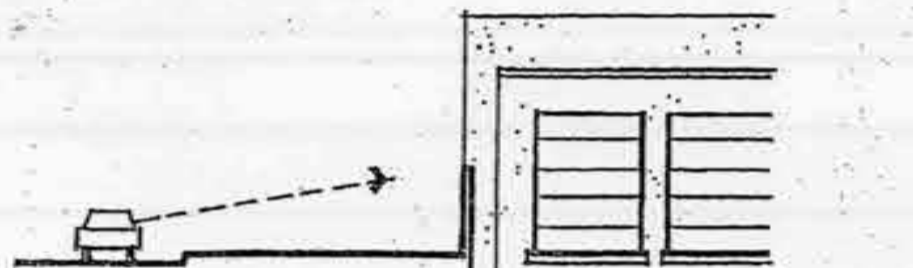
Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:  
 \* Employ variety in structural forms that create visual interest and interest.  
 \* Avoid long, unarticulated facades. Facades shall have varied front setbacks with wall planes not run in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.).  
 \* Entries to industrial structures should portray a quality office appearance by being architecturally tied into the overall mass and building composition.  
 \* Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.  
 \* Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.  
 \* The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.  
 \* Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street fronts of a corner lot.

Design elements which are undesirable and should be avoided:  
 \* Exposed, unattractive walls.  
 \* Metal used as the main architectural feature.  
 \* Attached mechanical units on small portions of the roof line.  
 \* Materials with high maintenance requirements. Hood facings are prohibited.

Roof materials should be chosen that will withstand abuse by wind, easily repaired, or accidental damage by machinery.

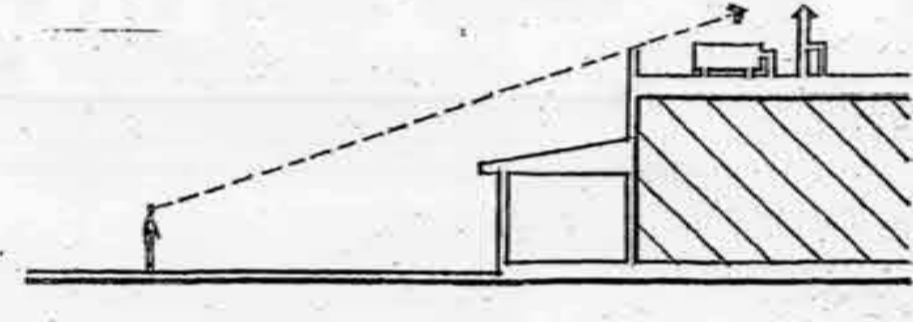
Berthing in conjunction with landscaping can be used at building edge to reduce structure mass and height facing facade.

Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).



**Design for roofs shall be as follows:**

- \* No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.
- \* If masonry roofs are to be used, they shall wrap around the front perimeter of the building as well as that part of the side of the building that falls within the 100 foot set back from curb.
- \* All rooftop equipment shall be screened from the public view.
- \* The roof design should be considered an integral part of the overall architectural design theme. Concealing air conditioning units is not permitted on the roof.
- \* All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Stairs, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.



**Building Site Coverage.**  
At all times buildings constructed on the site shall contain at least ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

**Setbacks.**  
Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from the back of curb, shall be as follows:

**Building front yard setback lines:**  
 Principal Arterial: 50 feet  
 Collector Street: 20 feet  
 Local Street: 15 feet

**Parking area setback lines:**  
 Principal Arterial: 50 feet  
 Collector Street: 20 feet  
 Local Street: 15 feet

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and the side yard setbacks within 100 feet from the curb shall be landscaped.

**Side and Rear Yard Setbacks.** To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback within 100 feet from the curb shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided that where buildings are planned as on Integrated Architectural Unit, side yard requirements may be varied with prior approval of the Architectural Control Committee.

No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

**Landscaped Area.**  
The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, shall be landscaped.

**Required Landscaped Area.** On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s) which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition:

- \* A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an overall height of not less than 18 inches.
- \* Seventy-five percent (75%) of the required Landscape Area shall be covered with living vegetation material. The area and percentage is calculated based on the mature canopy size of all plant materials.
- \* A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf shall be located at the most prominent visual points, such as streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.
- \* All Landscape Area shall have a ground covering of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including shades of red.
- \* Headers shall be used to separate the turf and ground cover zones.
- \* The landscape trees and shrubs shall be selected and spaced to change in terms of intensity, pattern, texture, scale or form to highlight its use areas.
- \* One tree is required for each building (25' feet of roadway). The required trees may be informally clustered with no more than fifty foot gap between groupings.

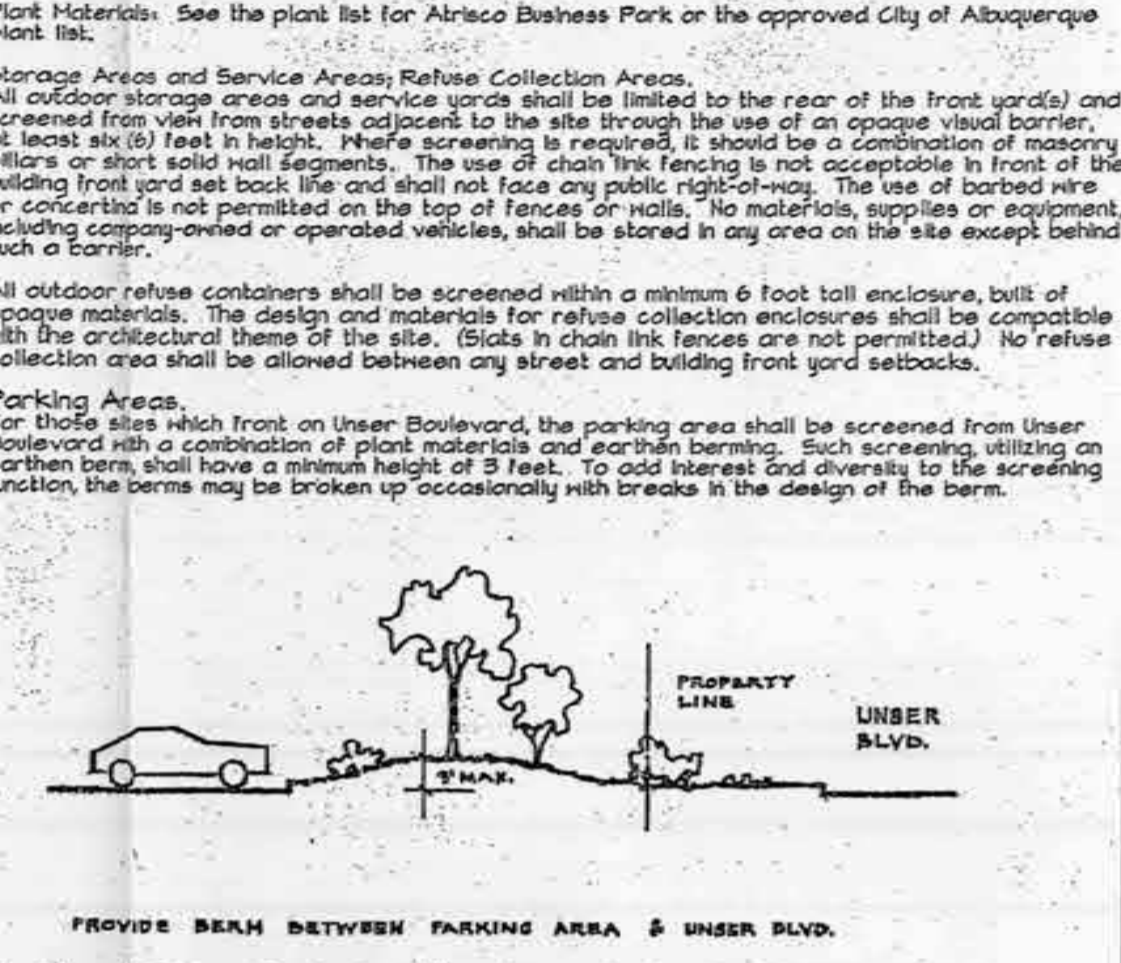
In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous, if evergreen trees.

- \* To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.
- \* Minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the streets and collector streets shall be in five gallon containers, and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- \* All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds, and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concrete is not permitted on the top of fences or walls. No materials, supplies or equipment, including containers or expanded vehicles, shall be stored in any area on the site except behind such a barrier.
- \* All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concrete is not permitted on the top of fences or walls. No materials, supplies or equipment, including containers or expanded vehicles, shall be stored in any area on the site except behind such a barrier.
- \* All undeveloped sites, and all improved areas of developed sites shall be kept in a weed-free condition. All improved areas of developed sites shall be screened from view from the public right of way, or in the alternative, unimproved areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot tall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted.)

**Plant Materials:** See the plant list for Atrisco Business Park or the approved City of Albuquerque plant list.

**Storage Areas and Service Areas/Refuse Collection Areas.**  
All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concrete is not permitted on the top of fences or walls. No materials, supplies or equipment, including containers or expanded vehicles, shall be stored in any area on the site except behind such a barrier.

**Parking Areas.**  
For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earth berms. Such screening, sitting on earthen berms, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.



At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.

All off-street parking and access drives and all loading areas must be paved with a gear-round surface of asphalt or concrete and properly graded to assure proper drainage.

**Drainage Requirements.**  
All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site.

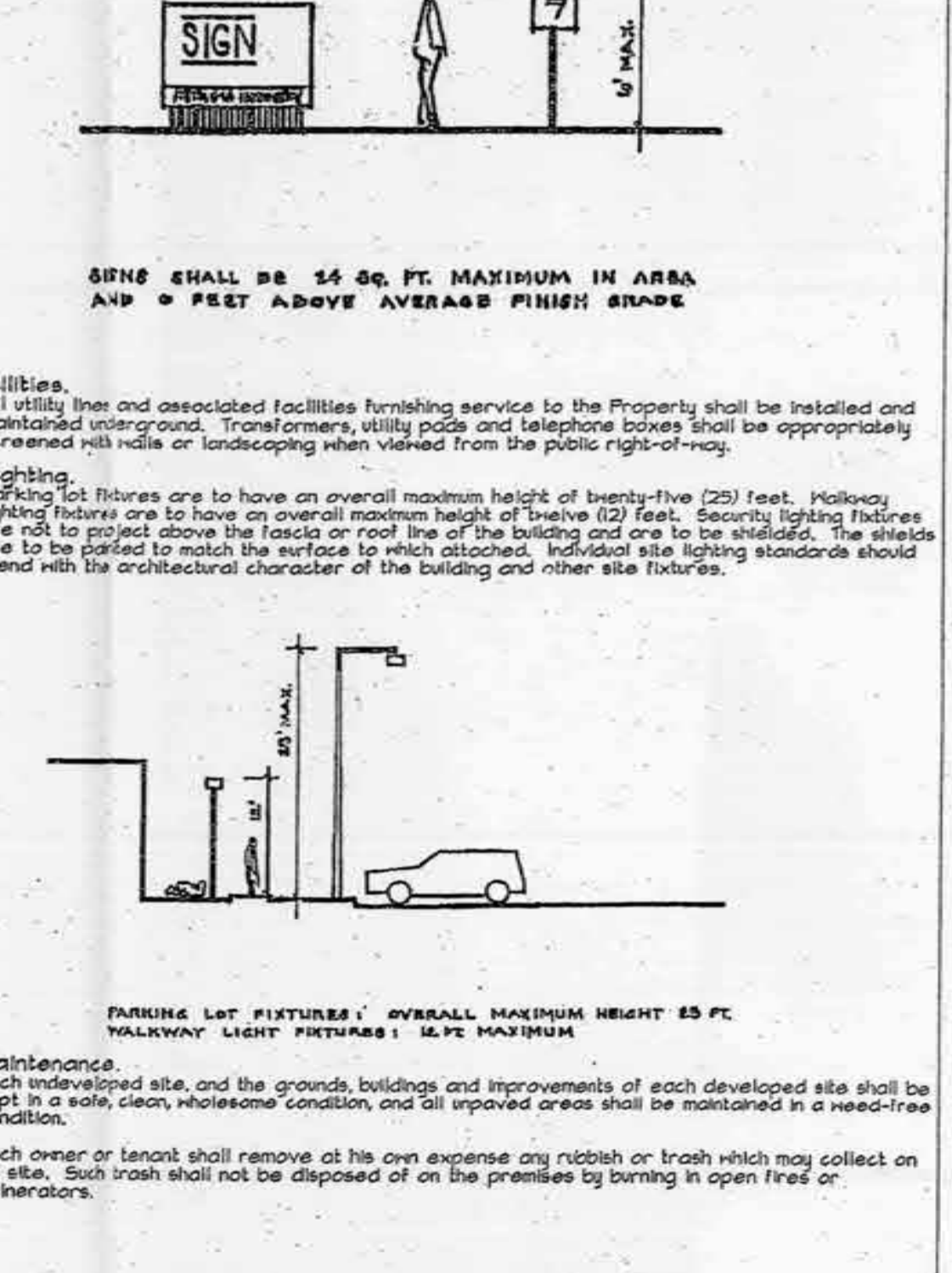
**Pedestrian Walkways/Overpasses.**  
Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.

A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards set forth in the Architectural Control Committee, shall be provided with the site.

The City of Albuquerque has established a bikeway network which identifies a route along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanes to Unser Blvd. A trail is proposed to connect the entire length of Unser Blvd.

In order to accommodate bicycles, bike racks shall be provided on each site.

**Sign Standards.**  
Signs shall be integrated with the architectural design of the building, in appropriate proportion with the scale of the building. All elements of a sign shall be maintained in a visually appealing manner. Flash signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be site identification signs (per sign of a maximum size of twenty-four (24) square feet, or signs necessary for the regulation or direction of traffic flow. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the Committee, must include the location, materials, colors, method of lighting, construction details, and drawings showing a copy of the proposed signs. The maximum height of free standing signs six (6) feet above average finished grade, intended for individual parcels (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.

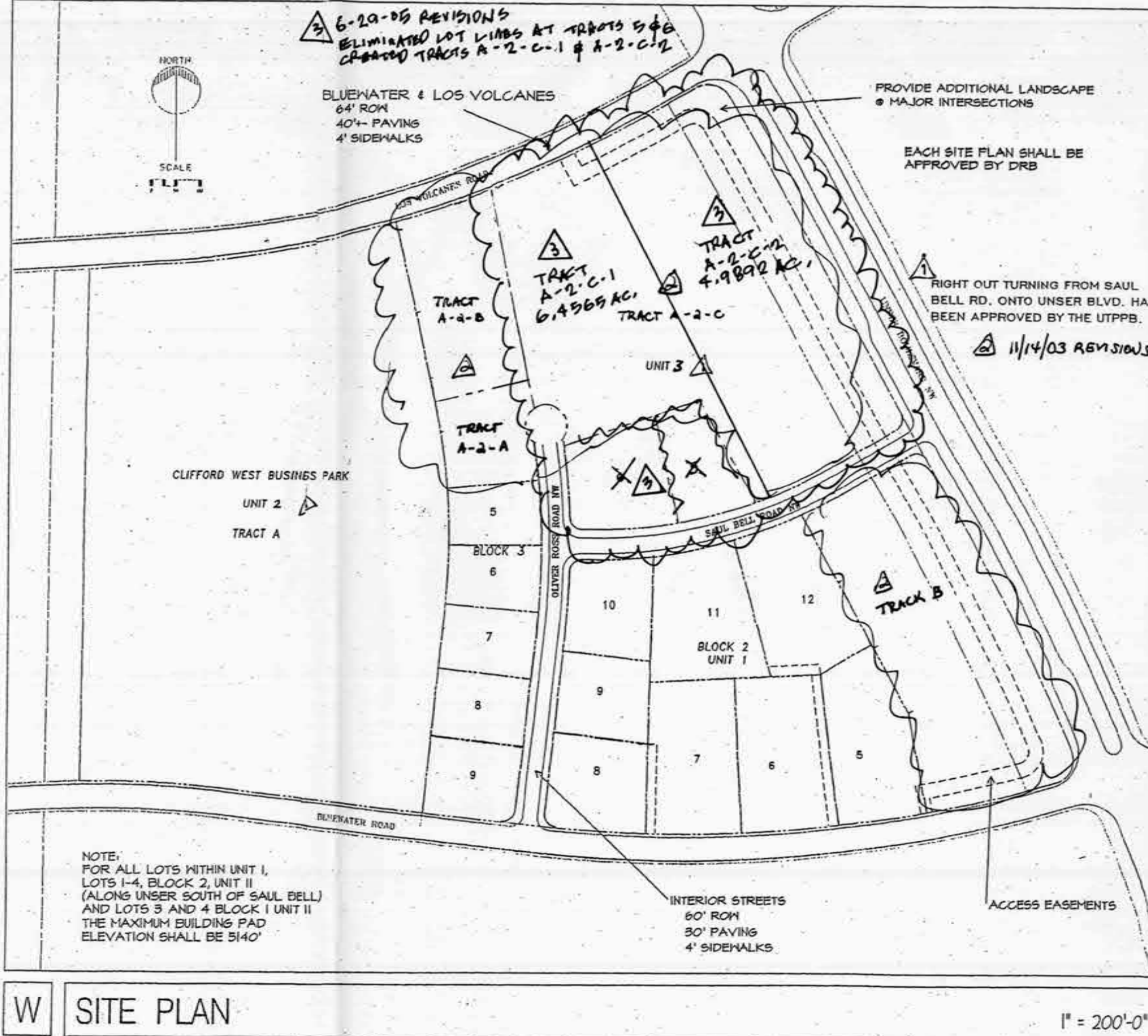
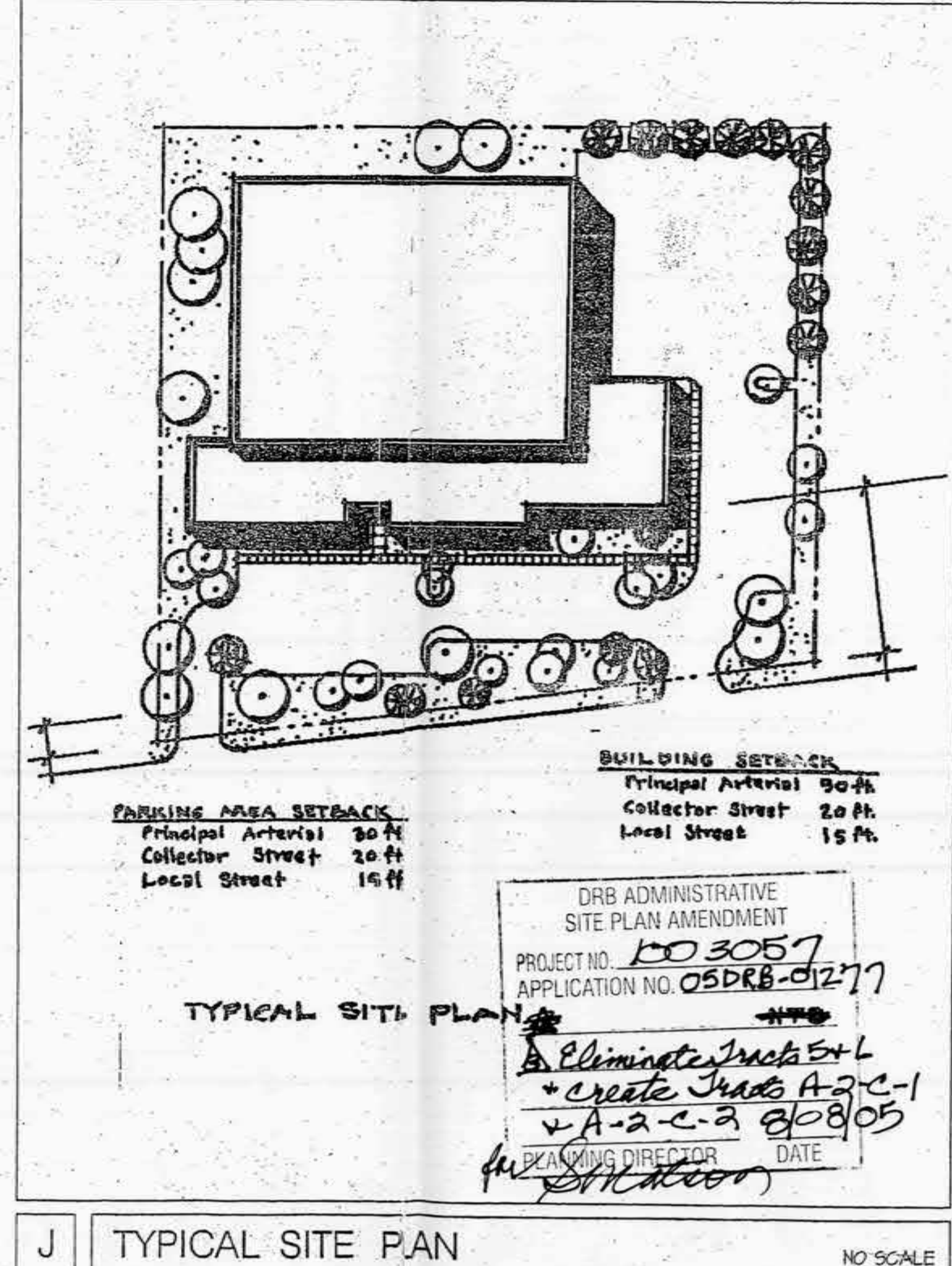


**Utilities.**  
All utility lines and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility poles and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.

**Lighting.**  
Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Highway lighting fixtures are to have an overall maximum height of twenty (20) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.

**Maintenance.**  
Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free condition.

Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.



PROJECT NUMBER: 1003057  
Application Number: 05DRB-01202

11-19-03  
11-19-03  
11/19/05  
11-19-03

City Engineer

Environmental Health Department

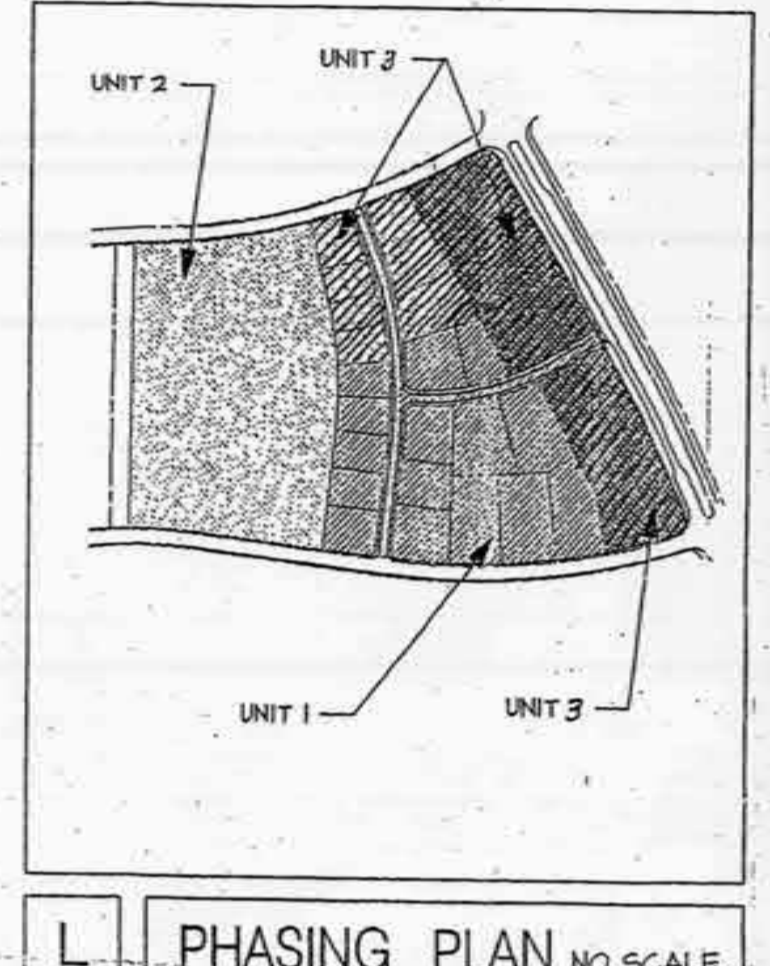
City Engineer

City Engineer

City Engineer

City Engineer

City Engineer



EACH PROPERTY WITHIN THIS PLAN AREA SHALL BE REQUIRED TO OBTAIN SITE PLAN APPROVAL THROUGH DRB IN ACCORDANCE WITH THE DESIGN PARAMETER SHOWN HERE ON.

THESE DESIGN PARAMETERS DO NOT APPLY TO ANY PROPERTY WHICH IS DEVELOPED FOR PUBLIC SCHOOL PURPOSES.

PLANNING DIRECTOR DATE

ADMINISTRATIVE  
DEVELOPMENT PLAN AMENDMENT

FILE NO. AA-18-E4  
ADD'L NOTES #  
REVISE UNIT 3-2/2-3  
11/19/98  
PLANNING DIRECTOR DATE

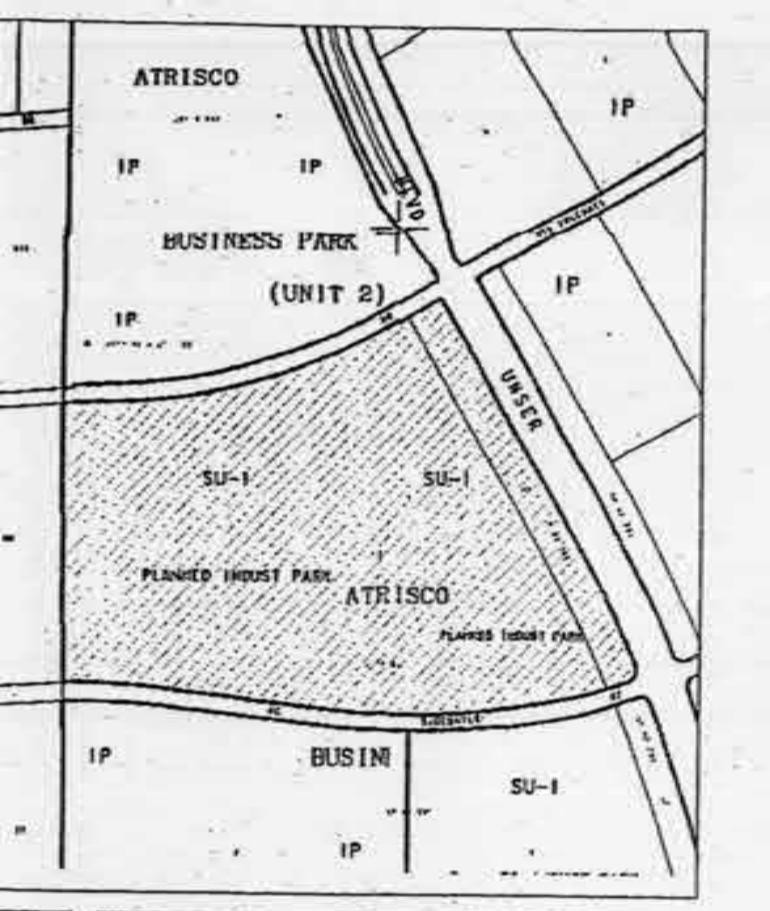
NOTE: AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL, EACH PARCEL SHOWN HEREON SHALL BE OBLIGATED TO CONTRIBUTE TO THE COST OF A NEW TRAFFIC SIGNAL AT THE BLUEWATER/UNSER BLVD. INTERSECTION AS FOLLOWS:

UNIT I  
\$2,633.00 PER LOT (TOTAL OF \$38,000.00)

UNIT II  
\$27,260.00 FOR TRACT A

UNIT III

TOTAL OF \$9,740.00  
TRACT A-2-C-1 # 503.00  
TRACT A-2-C-2 # 970.00  
TRACT B # 8568.00  
TRACT C # 2679.00



MAP NO SCALE

CASE NUMBER: Z-97-11

REVISIONS  
22 AUG 97  
29 AUG 97

SITE DEVELOPMENT PLAN  
11/29/97  
9-9-97  
9-9-97  
12-2-97

PLANNING DIRECTOR DATE

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

12/19/97  
PLANNING DIVISION

PROJECT 9658

SLNB ARCHITECTS, INC.  
1820 Central Avenue, Southwest  
Albuquerque, NM 87105  
(505) 247-1829

MASTER DEVELOPMENT PLAN  
CLIFFORD WEST BUSINESS PARK  
UNSER BOULVARD NW ALBUQUERQUE, NM

31 JUL 97

SHEET

A

**T DESIGN GUIDELINES**

**W SITE PLAN**

**L PHASING PLAN NO SCALE**

**M NOTES**

**S MAP NO SCALE**

**J TYPICAL SITE PLAN NO SCALE**

29711

APR # 1003057  
(ORIGINALS Z-97-11)



## C) APPLICATION INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> <input checked="" type="checkbox"/> Master Development Plan (Form P1) <b>Major Amendment - EPC</b>	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>D&amp;B Limited Trust, LLC.</b>		Phone:
Address: 1128 Atrisco Dr. NW		Email: <b>dblimitedtrust@gmail.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87105</b>
Professional/Agent (if any): <b>Consensus Planning Inc.</b>		Phone: <b>(505) 764-9801</b>
Address: <b>302 Eighth Street NW</b>		Email: <b>cp@consensusplanning.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87102</b>
Proprietary Interest in Site:	List <u>all</u> owners: <b>D&amp;B Limited Trust, LLC.</b>	

### BRIEF DESCRIPTION OF REQUEST

Request a Site Plan - EPC Major Amendment to a Site Plan - Master Development Plan, Tract B and Lot 5 of the Clifford West Business Park to allow less than the required lot coverage.

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <b>Tract B and Lot 5</b>	Block: <b>Block 2</b>	Unit: <b>Unit 1</b>
Subdivision/Addition: <b>Clifford West Business Park</b>	MRGCD Map No.:	UPC Code: <b>101005705236020202</b> <b>101005703733820203</b>
Zone Atlas Page(s): <b>K9 &amp; K10</b>	Existing Zoning: <b>NR-BP</b>	Proposed Zoning: <b>NR-BP</b>
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>2</b>	Total Area of Site (acres): <b>6.03</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>401 UNSER BLVD NW</b> <b>8531 BLUEWATER RD NW</b>	Between: <b>Unser Boulevard</b>	and: <b>Bluewater Road</b>
--	---------------------------------	----------------------------

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

--

Signature:	Date: <b>8/5/2024</b>
Printed Name: <b>James K. Strozier, FAICP</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**FORM P1: SITE PLAN – EPC**

*Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.*

- SITE PLAN – EPC
- MASTER DEVELOPMENT PLAN
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

- N/A Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- N/A Signed Traffic Impact Study (TIS) Form \*See attached email from City Traffic Engineer\*
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable
- N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
- N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- N/A Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- N/A Office of Neighborhood Coordination neighborhood meeting inquiry response
- N/A Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- N/A Completed neighborhood meeting request form(s)
- N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(1)
- Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- N/A Completed Site Plan Checklist
- Scaled Site Plan or Master Development Plan and related drawings  
*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*
- Copy of the original approved Site Plan or Master Development Plan (for amendments only)
- Site Plan or Master Development Plan
- Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

N/A as of the 8/3/2024 IDO Update


**VARIANCE – EPC**

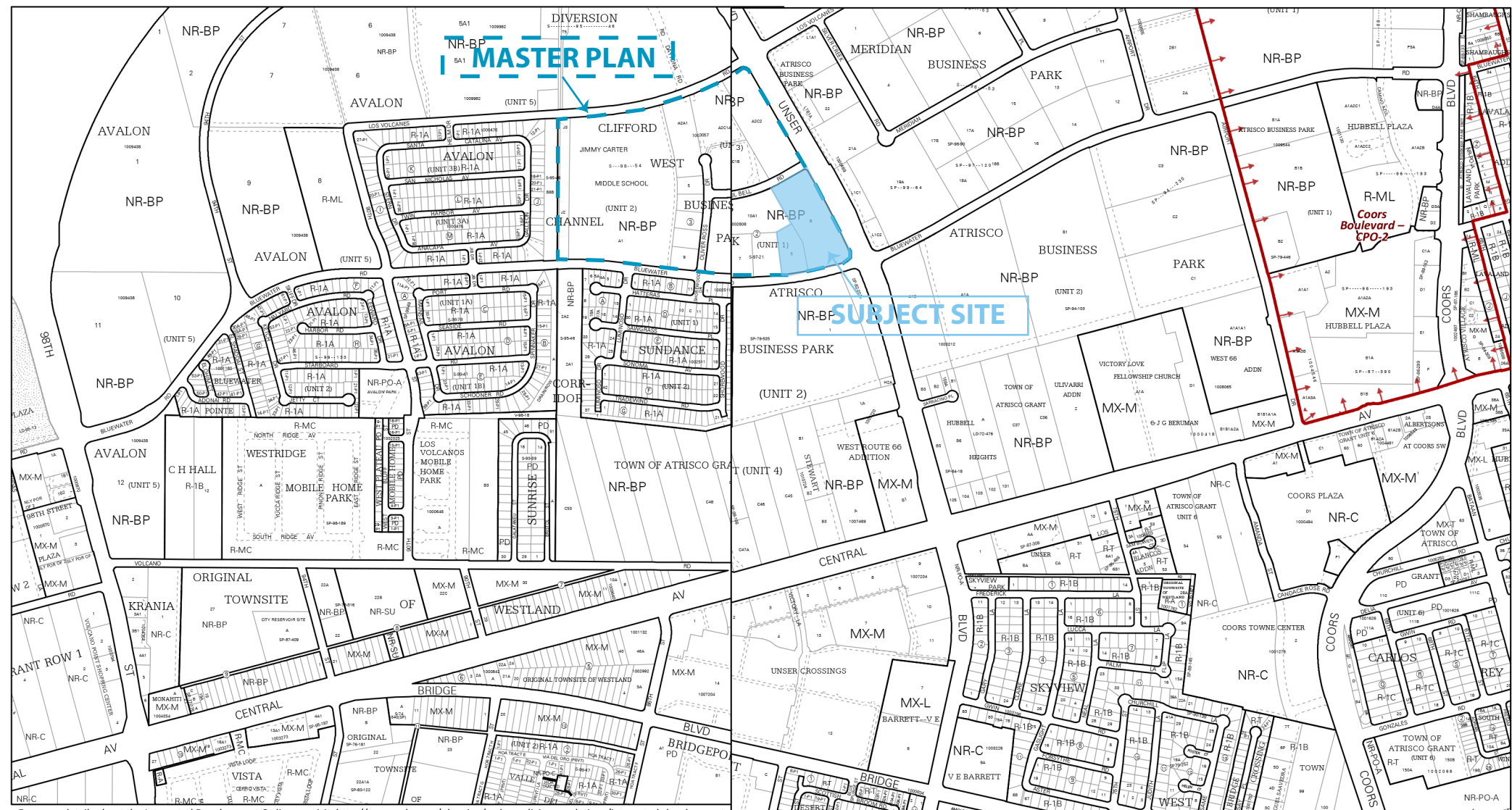
\_\_\_ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.**

<b>Signature:</b> 	<b>Date:</b> 8/5/2024
<b>Printed Name:</b> James K. Strozziel, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
<b>Staff Signature:</b>	
<b>Date:</b>	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

### IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: **K-09-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO)
- Character Protection Overlay (CPO)
- Historic Protection Overlay (HPO)
- View Protection Overlay (VPO)

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

### IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: **K-10-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

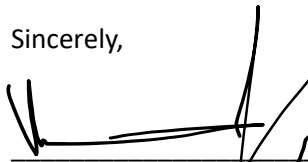
City of Albuquerque  
Planning Department  
600 Second St NW  
Albuquerque, NM 87102

Subject: Agency Agreement

D&B Limited Trust LLC hereby authorizes James B. Clark (or other designated individual) from Masterworks Architects Inc. and/or Jim Strozier (or other designated individual) from Consensus Planning Inc. to act as our Agent for the purpose of preparing and submitting documents relating to the development of the properties known as Lot 5 and Tract B of the Clifford West Business Park, Albuquerque, NM.

This Agency Agreement will expire upon the acceptable completion of the work required to obtain City approval for execution of the proposed property development.

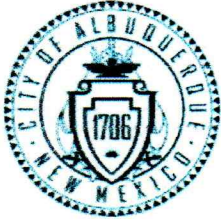
Sincerely,

  
\_\_\_\_\_  
Signature and Title

7/9/2024  
Date

1128 Arisco Dr NW  
Albuquerque, NM 87105  
Address





**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Alan Varela, Interim Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** August 2, 2024

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2023-008264 SI-2024-01006  
**Agent:** Masterworks Architects Inc.  
**Applicant:** D & B Limited Trust LLC  
**Legal Description:** LOT 5 & TRACT B, BLOCK 2, UNIT 1, CLIFFORD WEST BUSINESS PARK SUBDIVISION  
**Zoning:** NR-BP  
**Acreage:** 6.03  
**Zone Atlas Page(s):** K-10-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth images, ARMS/NMCRIS records

**SITE VISIT:** n/a

**RECOMMENDATIONS:**


This property has been surveyed under NMCRIS 156173 with no significant finds. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

**SUBMITTED BY:**

**SUBMITTED TO:**

Planning, Development Services

  
Douglas H. M. Boggess, MA, RPA Date 8-2-2024  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** D&B AUTO **Building Permit #:** BP-2023-47302 **Hydrology File #:** BP-2023-49573  
**Zone Atlas Page:** K-19 **DRB#:**                      **EPC#:**                      **Work Order#:**                       
**Legal Description:** LOT5, BLOCK 2 AND TRACT B CLIFFORD WEST BUSINESS PARK, UNIT 1  
**City Address:** 8531 BLUEWATER RD NW

**Applicant:** D&B LIMITED TRUST LLC **Contact:** Miriam  
**Address:** 1128 ATRISCO DR MW  
**Phone#:** 727-505-5030 **Fax#:**                      **E-mail:** DBUSELLIT.MRUIZ@GMAIL.COM

### Development Information

**Build out/Implementation Year:** 2024 **Current/Proposed Zoning:** NR-BP

**Project Type:** New:  Change of Use:  Same Use/Unchanged:  Same Use/Increased Activity:

**Proposed Use (mark all that apply):** Residential:  Office:  Retail:  Mixed-Use:

**Describe development and Uses:**  
CONSIGNMENT USED CAR LOT

**Days and Hours of Operation (if known):** MON - SUN 10 am - 6 pm

### Facility

**Building Size (sq. ft.):** OFFICE BLDG (TRACT B) 7,164 SF / SHOPS BLDG (LOT 5) 2,016 SF

**Number of Residential Units:** NA

**Number of Commercial Units:** TWO

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** 200 CUSTOMERS

**Expected Number of Employees (if known):\*** 45

**Expected Number of Delivery Trucks/Buses per Day (if known):\*** 2-3 AFTER BUSINESS HOURS

**Trip Generations during PM/AM Peak Hour (if known):\*** 15 IN AM - 45 IN PM

**Driveway(s) Located on:** Street Name 1 ON BLUEWATER RD AND 1 ON SAUL BELL RD

**Adjacent Roadway(s) Posted Speed:** Street Name                      Posted Speed                       
Street Name                      Posted Speed                     

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

**Roadway Information (adjacent to site)**

Collector

Comprehensive Plan Corridor Designation/Functional Classification: \_\_\_\_\_  
(arterial, collector, local, main street)

N/A

Comprehensive Plan Center Designation: \_\_\_\_\_  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): \_\_\_\_\_ City

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_

Is site within 660 feet of Premium Transit?: \_\_\_\_\_

Current/Proposed Bicycle Infrastructure: \_\_\_\_\_  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: \_\_\_\_\_

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

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

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M. P. ... P.E.*

3/20/2024

TRAFFIC ENGINEER

DATE





## Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist


Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



# Memorandum

**To:** City of Albuquerque Planning Department

**From:** Jim Strozier, Consensus Planning, Inc 

**Date:** August 2024

**Re:** Sensitive Lands Analysis for Tract B and Lot 5 of the Cliffard West Business Park

This memo responds to the Sensitive Lands criteria in IDO *Section 14-16-5-2*. We have analyzed the project sites for the presence of sensitive lands and the constraints related to such lands. As outlined below, none of the features identified as sensitive lands by the IDO are present on the subject properties for the proposed multi-company car dealership at 401 Unser Boulevard NW Albuquerque, NM 87121 and 8531 Bluewater NW Albuquerque, NM 87121. The subject properties are legally described as *Tract B Plat of Clifford West Business Park Unit 1 Continue 4.7249 Acres or 205,816 Square Feet* and *Lot 5 Block 2 Plat Clifford West Business Park Unit 1 Continue 1.3065 Acres pr 56,912 Square Feet*.

Floodplains and Flood Hazard Areas: Using data provided by FEMA's National Flood Hazard Layer FIRMette depicts the subject site as within an unshaded flood zone x which is an area of minimal flood hazard. Unshaded flood zone x is not considered a special flood hazard area. See map below, the subject site is outlined in red.

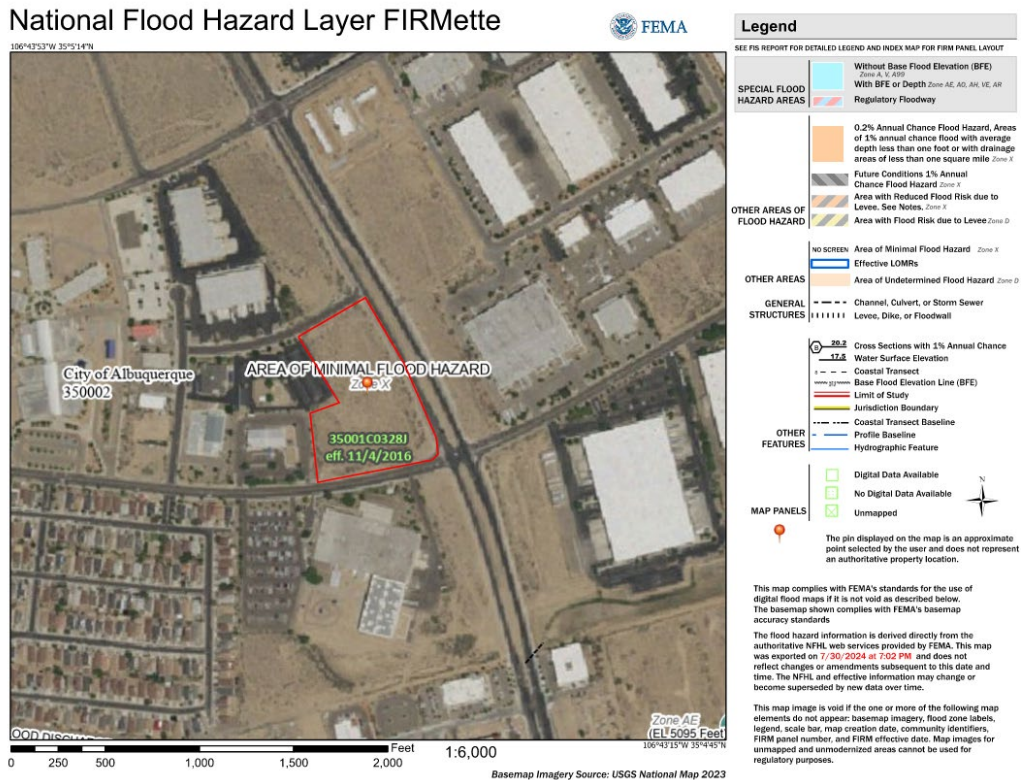


Figure 1 – FEMA National Flood Hazard Map (Subject Site in Red)

1. Steep Slope and Escarpment: The site is currently undeveloped and does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a slope of 9% or more. The site has an average 2% slope throughout the property. 2 ft contour mapping provided by the CABQ Advanced Map Viewer shows the subject area's slope variations depicted on the map below which are below the 9% threshold. See map below, subject site outlined in blue.

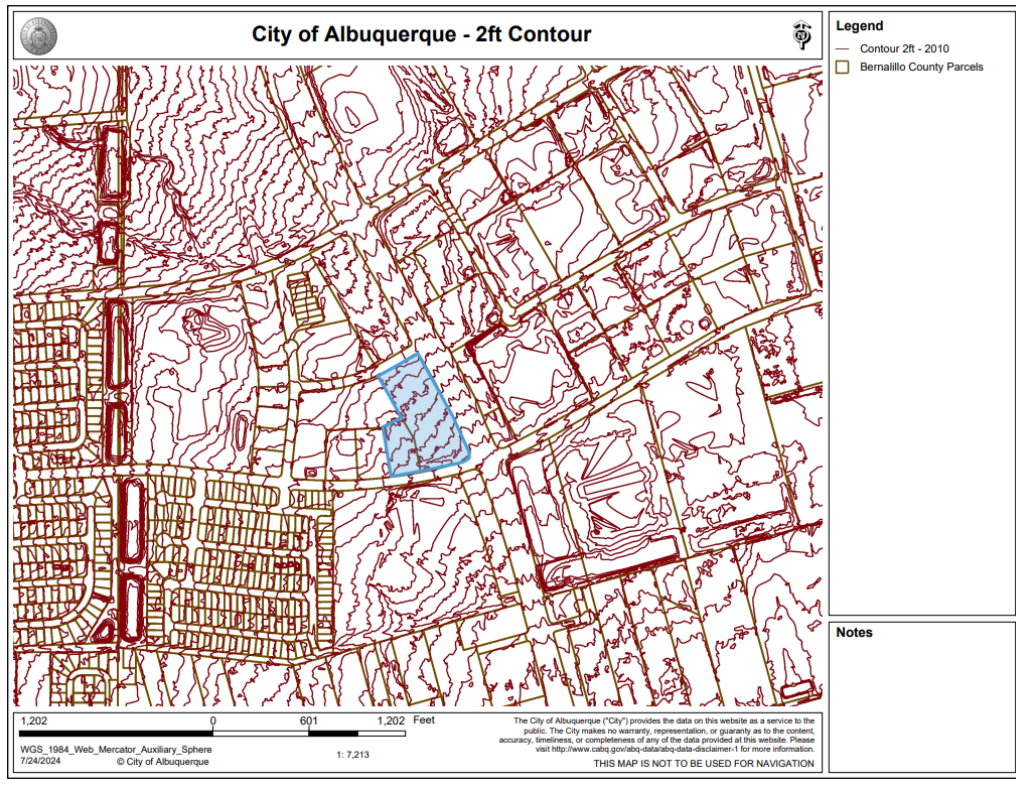


Figure 2 – CABQ Advanced Map Viewer 2 ft Contour Lines (Subject Site in Blue)

2. Unstable Soils: There are no unstable soils on the subject site.

3. Wetlands (constant supply of water): Based on the U.S. Fish and Wildlife Services National Wetlands Inventory, there are no wetland areas on the subject site. See map below, subject site outlined in blue.

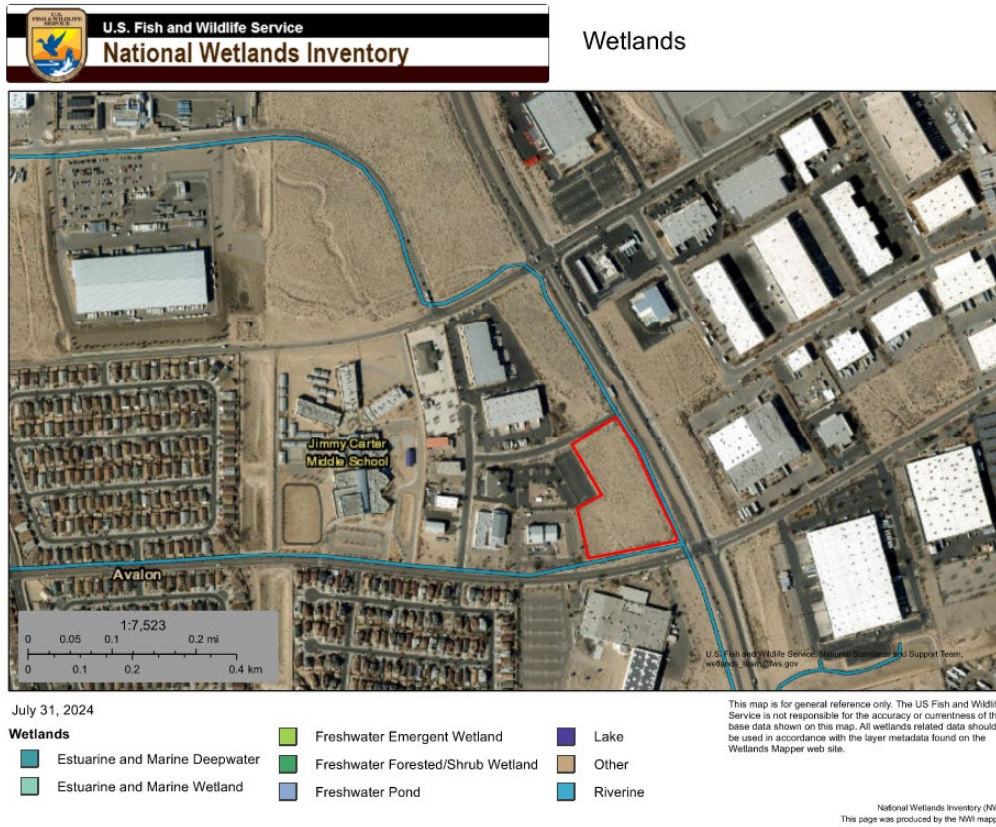


Figure 2 – National Wetlands Inventory Map (Subject Site in Red)

4. Arroyos: Using data provided by AMAFCA Interactive Facilities Map shows there are no arroyos on the subject site. See map below, subject site in blue.

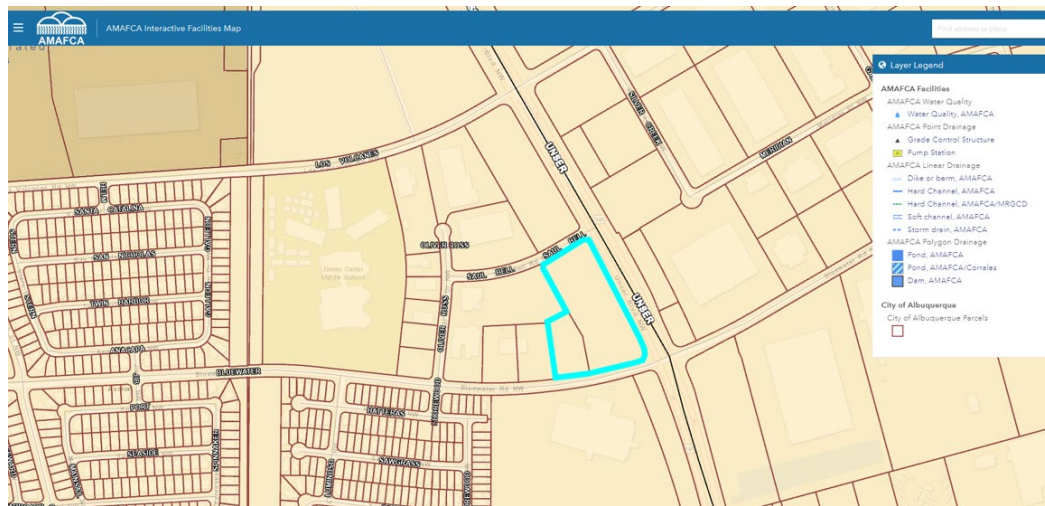


Figure 3 – AMAFCA Interactive Facilities Map (Subject Site in Blue)

5. Irrigation Facilities (acequias): The MRGCD Data Viewer shows the subject site is outside of MRGCD jurisdiction and there are no acequias on the site.
6. Rock Outcroppings: There are no rock outcroppings on the subject site.
7. Large Stands of Mature Trees: There are no large stands of mature trees on the subject site.



*Figure 4 – Subject Site Facing Southeast*

8. Archeological Site: The subject site has an Archeological Site Certificate of No Effect.



September 19, 2024 (Updated September 5, 2024)

Mr. Jonathan Hollinger, Chairman  
Environmental Planning Commission  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Re: Request for a Major Amendment to a Pre-IDO Master Development Plan

Dear Mr. Chairman,

The purpose of this letter is to request a Major Amendment to the existing Master Development Plan for the Clifford Park Business Plan to amend the design standards for Lot 5 and Tract B related to remove the lot coverage standard. The subject sites are located at 401 Unser Boulevard NW Albuquerque, NM 87121 and 8531 Bluewater Road NW Albuquerque, NM 87121. The two lots are a total of approximately six acres in size and are legally described as *Tract B Plat of Clifford West Business Park Unit 1 Containing 4.7249 Acres or 205, 816 Square Feet* and *Lot 5 Block 2 Plat of Clifford West Business Park Unit 1 Containing 1.3065 Acres or 56,912 Square Feet*.

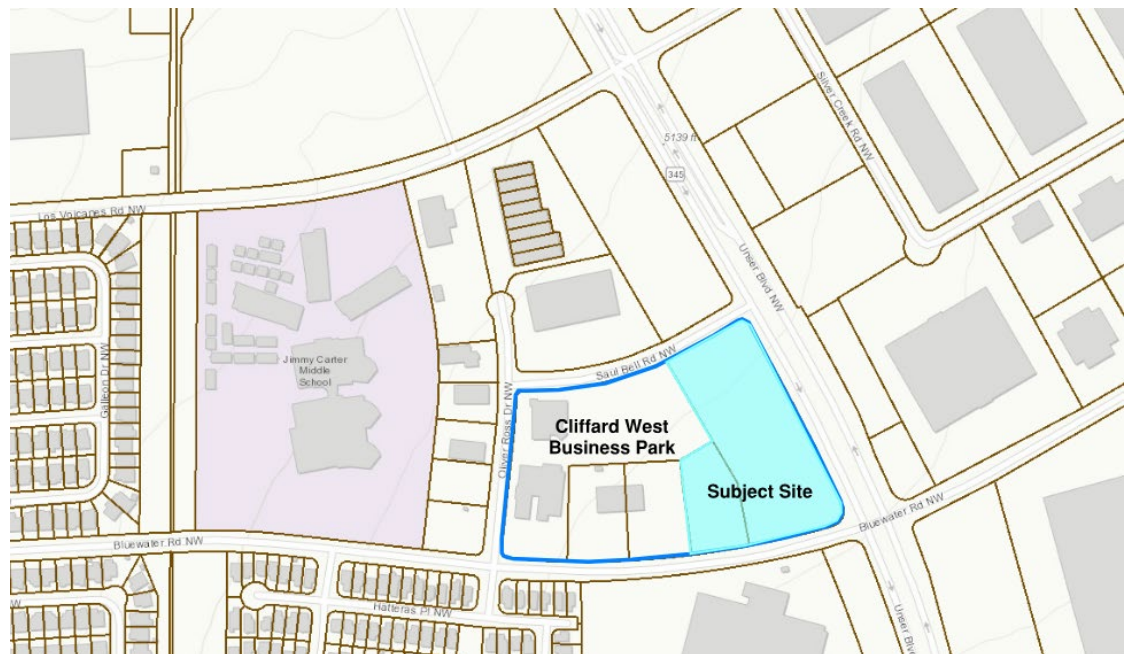


Figure 1 – Clifford West Business Park (Dark Blue) and Proposed Amendment Site (Light Blue)

**PRINCIPALS**

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

**ASSOCIATES**

Ken Romig, PLA, ASLA,  
SITES AP

**THE REQUEST**

The Applicant request a Major Amendment to the existing Master Development Plan for the Clifford West Business Park to amend the design standards for Tract B and Lot 5. The amendment to the design standards will reduce the minimum building



coverage required, which is currently 10%. If approved by the EPC, the applicant will be required to obtain approval for a site plan to DFT prior to development.

**SITE HISTORY**

This property is within the Clifford West Business Park. The business park was approved by the Environmental Planning Commission in 1997. The Master Plan has been amended in 2003 and 2005. These prior amendments addressed replatting of specific properties related to the Traffic Signal cost allocation. The site is currently vacant.

**EXISTING CONDITIONS**

The subject sites are zoned Non-Residential - Business Park (NR-BP), which accommodates a wide range of non-residential uses in a campus-like setting. The zoning will remain NR-BP to allow for a consignment used car sales lot, which is a permissive use. The proposed car sales lot use will be consistent and complementary with the surrounding commercial services and industrial uses. The subject property is currently served by an adequate network of roads and utilities, including the Unser Boulevard Commuter Corridor (roadway, sidewalk, bike lanes, transit stops, and trail). The subject property is within the Southwest Mesa Community Planning Area (CPA) which focuses on utilizing multimodal forms of transportation and economic development. The proposed car sales lot on the subject property will support economic development within this CPA while being supported by the existing modes of transportation.

Table 1 - Surrounding Land Use and Zoning		
Direction	IDO Zoning	Land Use
<b>NORTH</b>	NR-BP	Vacant and Furniture Store Distribution Center
<b>EAST</b>	NR-BP	USPS Auxiliary Service Facility
<b>SOUTH</b>	NR-BP	Vitality Works Manufacturing
<b>WEST</b>	NR-BP	The Potters House Christian Center, Fellowship Baptist Church

Figure 2 – IDO Zoning (Master Plan in Dark Blue, Subject Site in Light Blue)



### INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Major Amendment to the existing Master Development Plan meets the IDO criteria pursuant to IDO Section 14-16-6-4(Y)(1)(b) Major Amendments.

#### 1. 6-4(Y)(1)(b) Major Amendments

**Applicant response:** *The existing Master Development Plan was approved in 1990’s prior to the adoption of the IDO, and per section 14-16-6-4(Z)(1)(b), qualifies as a Majority Amendment to a pre-IDO approval and shall follow the procedures for the most closely equivalent decision prior to the IDO. The Master Plan Development process and decision-making criteria are provided for within the IDO. The request meets the criteria as identified below.*

#### 2. 6-6(F)(3)(a) The Master Development Plan is consistent with the ABC Comp Plan, as amended.

**Applicant response:** *This request is consistent with the ABC Comp Plan as amended, as summarized by the following ABC Comp Plan goals, policies, and sub-policies that have been identified and analyzed below.*

**Goal 5.1 Centers and Corridors:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

**Applicant’s Response:** *This request is consistent with Goal 5.1 because the amendment of Tract B and Lot 5 will allow for the creation of new commercial business within the Clifford West Business Park that is along the Unser Boulevard Commuter Corridor. There is an established bike route and pedestrian sidewalk on the east side of Unser Boulevard. The Clifford West Business Park is 0.4 miles from the Central Avenue Rapid Ride bus stop and the A.R.T. bus stops. The future*



*development represents new growth along the Corridor directly facilitates this goal because it adds new development to a lot that is vacant, and the development will support the surrounding industrial and commercial services in and adjacent to this Business Park.*

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

**Applicant’s Response:** This request is consistent with growth along the Unser Boulevard Commuter Corridor. This growth is accomplished by the request because it will allow for the development of two vacant lots within the Clifford West Business Park that will promote new jobs on the West Side, which assists in the City’s regional goal of provided a better jobs to housing balance on the West Side.

**Policy 5.2.1 Land Uses:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

**Applicant’s Response:** *This request is consistent with this policy because this will create healthy, sustainable, and a distinct business park community with new employment opportunities that are conveniently accessible from surrounding neighborhoods. The development of the subject sites will support convenient access to jobs and commercial services that are not available in the area. The development of the site will also ensure that the existing development pattern in this area is consistent with the surrounding Business Park. This is further articulated by the sub-policy below.*

**Sub-policy n)** Encourage more productive use of **vacant lots** and under-utilized lots, including surface parking.

**Applicant’s Response:** *This request is consistent with this sub-policy because it facilitates development on Tract B and Lot 5, which are vacant lots and have been vacant since the establishment of the Clifford West Business Park. The future use and development of these properties is clearly a more productive use with ample room to display and store cars for consignment sales. The development of the car lot will not only support economic development as called for in the Southwest Mesa CPA, but also meet the intended development of a new business within the Clifford West Business Park.*

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

**Applicant’s Response:** *This request is consistent with this policy because it supports additional growth in areas with existing infrastructure, multi-modes of*

*transportation, and public facilities by facilitating new commercial activity on a lot that has not previously been developed. Amending the design standards for Tract B and Lot 5 the existing Master Development Plan supports this commercial activity by making redevelopment more easily accessible for more of a variety of commercial businesses, such as a consignment used car sales lot.*

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

**Applicant's Response:** *This request is consistent with this policy because the development of Tract B and Lot 5 will bring jobs to the West Side within a designated business park. The subject site is within a location that is accessible by multi-modal transportation and will serve the surrounding community in the appropriately zoned area. The proposed car lot will create new jobs, on vacant land, within an existing business park with jobs above the City's average pay range. This will support expanding jobs on the West Side and allow people easy access by multi-modal transportation along the Unser Boulevard Commuter Corridor.*

**Sub-policy d)** Promote the clustering of employment opportunities within business parks or industrial parks served by transit.

**Applicant's Response:** *This request is consistent with this sub-policy because the subject site is within the Clifford Business Park that borders the Unser Boulevard Commuter Corridor. The development of Tract B and Lot 5 will keep employment opportunities within a designated business park that will serve the surrounding communities. Employees at this location will also have excellent access to transit services with bike lanes and sidewalks along Unser Boulevard and as well as being served by CABQ Bus Routes 92 and 94.*

**Goal 5.6 City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforce the character and intensity of the surrounding area.

**Applicant's Response:** *The Major Amendment is consistent with this goal by encouraging growth in an Area of Change, where it is expected and desired. The Major Amendment will allow for development of a new business which will bring economic activity and job creation to reinforce the character and intensity of the surrounding area.*

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

**Applicant's Response:** *This request is consistent with this policy because it directs growth to a Commuter Transit Corridor, an existing business park and an Area of Change. The Area of Change is facilitated by this request because it will remove obstacles to developing the site. Development of the site is preferred with this policy and will allow new business on the property. This request is therefore consistent with this policy because it directs new growth to a Commuter Corridor, a business park, and an Area of Change. This is articulated more specifically by the sub-policy below.*

**Sub-policy b)** Encourage development that expands employment opportunities.

**Applicant's Response:** *This request furthers this sub-policy because the removal of an inappropriate design standard controlling the subject properties will allow for the development of a new business. This new business will support economic growth (new jobs and tax revenue) on the West Side. These new jobs will allow existing west side residents an opportunity to work without crossing the river, which will relieve the congestion on the limited river crossings.*

**Goal 5.7 Implementation Processes:** Employ procedures and processes to effectively and equitably implement the Comp Plan.

**Applicant's Response:** *This request furthers this policy because removing Tract B and Lot 5 from the controlling design standard requiring a minimum building size will bring this aspect of the regulations in line with the IDO. This goal is further articulated by the policy below.*

**Policy 5.7.4 Streamlined Development:** Encourage efficiencies in the development review process.

**Applicant's Response:** *This request furthers this policy because amending Tract B and Lot 5 from the controlling design standard related to building size will make future development of the intended consignment car sales lot use more efficient. The amendment of the design standards will allow for development to be in line with current IDO standards, which will be reviewed by the Development Facilitation Team (DFT).*

**Goal 8.1 Economic Development/Placemaking:** Create places where business and talent will stay and thrive.

**Applicant response:** This request is consistent because existing business parks, like Clifford West, are designed to accommodate new and expanding businesses. This request will allow for a new business to be located in the Clifford West Business Park.

**POLICY 8.1.5 Available Land:** Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

**Applicant response:** This request furthers this policy because it provides for the location of a new business within an existing NR-BP zoned business park. The new business will add new employment opportunities within this area targeted for new employment growth.

3. **6-6(F)(3)(b)** The Master Development Plan complies with all application provisions of the IDO, in particular those of the NR-BP zone district, the DPM; and other adopted City regulations.

**Applicant response:** *The Major Amendment to the Master Development Plan meets this criterion because it will allow new development that is consistent with building size and location requirements specified in the IDO, the DPM, and other adopted City regulations and be consistent with development within the NR-BP zone district. The original site plan is considered a pre-IDO approval and has its own design standards for the physical building to take up more than 10% of the site. The removal of this lot from the lot coverage standard will allow the Applicant to follow procedures needed to develop on the property that will be subject to the IDO, DPM, and all other current City Regulations. The bottom line is that the IDO and DPM are far better suited to address the building size and FAR.*

4. **6-6(F)(3)(c)** The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those have been mitigated to the maximum extent practicable.

**Applicant response:** *The Major Amendment to the Master Development Plan meets this criterion because this amendment does not modify any requirements related to streets, trails, drainage, and sidewalks surrounding the site. The site is located within the Clifford West Business Park which is fully developed beside the subject lots and the lot to the north. the site is served by existing streets and utilities that have the capacity to support the proposed use. Any additional infrastructure improvements required will be built by the property owner at the time of development. All development that will occur on the site will be approved by the DFT and City Staff to ensure that the infrastructure and existing public improvements needed to serve the proposed development and surrounding business park will be complete.*

5. **6-6(F)(3)(d)** The Master Development Plan mitigates any significant adverse impacts on the surrounding area.

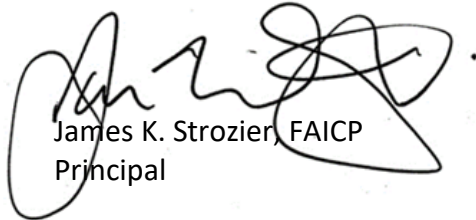


**Applicant response:** *The Major Amendment request meets this criterion because there are not any significant adverse impacts on the project site anticipated from constructing a smaller building. Building size is not regulated in the NR-BP zone.*

**CONCLUSION**

The proposed Major Amendment to the existing Clifford West Business Park Master Development Plan will allow for the development of new business on Tract B and Lot 5 by amending the design standards that control the sites. Based on the information provided in this justification, included how to request is consistent with numerous Comprehensive Plan Goals and Policies, we request approval for a Major Amendment to the existing Master Plan Development design standards on behalf of D&B Limited Trust LLC.

Sincerely,



James K. Strozier, FAICP  
Principal

## D) STAFF INFORMATION

September 5, 2024

TO: Jim Strozier  
Alyssa Ortiz/Jonathan Turner  
Consensus Planning Inc

FROM: William Steele, Planner  
  
City of Albuquerque Planning Department

TEL: (505) 924-3349

RE: PR-2024-010761, Clifford Business Park, Major Amendment to a Master Development Plan

---

I've completed a first review of the proposed major amendment. I would like to discuss the request and have suggested revisions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised project letter (one electronic copy)

by 3pm on September 6, 2024.

**Pursuant to the September 3, 2024 email sent, the criteria for the Major Amendment to the Master Development Plan should pertain to IDO § 6-6(F) for Master Development Plans instead of IDO § 6-6(I) for Site Plan-EPC. This Memo reflects the updated changes and the responses needed are in BOLD font.**

Note: If you have difficulty with this deadline, please let me know.

#### 1) INTRODUCTION:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description:

Consensus Planning Inc, agent for D&B Limited Trust, LLC., requests a Major Amendment to the Clifford Business Park Master Development Plan, for all or a portion of Tract B & Lot 5, located the northwest corner of the intersection of Unser Blvd. NW and Bluewater Rd. NW between Unser Blvd. and Oliver Ross Dr. NW, approximately 14 acres.

- C. It is my understanding that you have submitted a Major Amendment to a Master Development Plan (MPD) to amend design standards to will remove the minimum building site coverage required.

- D. Are these the last lots within the Clifford West Business Park to be developed? - *A few vacant lots remain.*
- E. Master Development Plan: A plan created by an applicant and approved by the City to achieve a coordinated private development, such as a business or industrial park, on larger sites that comprise more than one lot and building. A Master Development Plan may include standards that implement a cohesive design on the site.

## 2) PROCESS:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: The EPC public hearing is September 19<sup>th</sup>. Final staff reports will be available about one week prior, on September 12<sup>th</sup>.
- C. I will email you a copy of the agency comments received by September 30<sup>th</sup> and will forward any late ones to you.

## 3) NOTIFICATION & NEIGHBORHOOD ISSUES:

Notification requirements for a Major Amendment to a Master Development Plan, are explained in Section 14-16-6-4(J), Public Notice (IDO, p. 422). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, i) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting.

- A. It appears that the applicant has provided notice of the application to all adjacent property owners via certified mail and email as required by the IDO. Have you received any comments or request?
- B. According to the Office of Neighborhood Coordination there are three Neighborhood Associations in this area to contact.
- C. Please let me know if you receive any additional comments. If you do, these will be included in our staff report.
- D. The sign posting period is 15 days prior and after the EPC hearing date from Wednesday September 4, 2024 to Friday October 4, 2024. – Signs have been posted.

## 4) PROJECT LETTER:

The project letter is good, though I have some revisions to the responses which are in **BOLD** font. Also please see the comments regarding the review and decision criteria, specifically criterion A. **The review and decision criteria are no longer based on criterion for a Site Plan – EPC but will be based on criterion for a Master Development Plan.**



## A. THE REQUEST

1. The minimum building coverage is 10%. Please revise the Request. The request in the justification letter states “The amendment to the design standards will reduce the minimum building coverage required, which is currently 50%.” This statement is incorrect. – *This has been updated.*
2. According to the MDP Site Building Coverage standards, “buildings constructed on this site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site.”
3. Please elaborate on why the MDP is coming though the EPC? Is this for the purpose of building a car lot for light vehicle sales? – *This is correct and to change the existing MDP design standards.*
4. Please provide more detail what is proposed for subject site? – *This information has been provided in the revised justification letter.*
5. What happens next if this is approved by the EPC? Does the site plan go to DFT for review? **Please explain, so the EPC clearly understands the process.**

## B. SITE HISTORY

What was amended on the MDP in 2003 and 2005? Please elaborate. – *Applicant added more information to site history.*

## C. EXISTING CONDITIONS

1. This section needs more descriptive information regarding the surrounding roads and land uses in the text. For example, is it in a Community Planning Area? What are the surrounding roads? – **Needs more context about the surrounding area.**
2. The table is good but leaves out any reference to vacant property adjacent to the site. Please add the vacant land uses to the table to help accurately describe the surrounding existing conditions. – *Table was updated to include vacant lots.*
3. Please expand on how the sites’ location is ideal. Expand on how or why it is an ideal location for the development. – **Please elaborate a bit more.**

## D. INTERGRADED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

1. The justification and responses to the review and decision criteria are sufficient with only a few exceptions.
2. There are revisions needed to the justification letter for clarity and to strengthen our request in order to receive a recommendation of approval. I have some suggested revisions in these instances.

3. For the Master Development Plan criteria, the request must be “consistent with” the Comprehensive Plan.
4. Please add more Goals and Policies for Criterion A from additional Chapters in the Comprehensive Plan.
5. Please be consistent with your use of the phrase Master Development Plan.

5) Pre-IDO Major Amendment 6-4(Y)(1)(b)

The response is not necessary for this request but it is okay to have. – **Last sentence in the paragraph needs to remove Site Plan – EPC process and replace with “Master Development Plan process.”**

Master Development Plan IDO§ 6-6(F)

*The task regarding justification for criterion A is to choose applicable goals and policies from the Comprehensive Plan and demonstrate how the request is consistent with each applicable goal and policy. This can be shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.*

*Please be as detailed as possible in your responses:*

- a. *Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:*
    - i. *answering the questions in the customary way (see examples).*
    - ii. *using conclusory statements such as “because\_\_\_\_\_”.*
    - iii. *re-phrasing the requirement itself in the response, and*
    - iv. *choosing an option when needed to respond to a requirement*
1. Criterion A: Please revise your response to Criterion A in your justification letter based on the following information:
    - a. Policy 5.2.1 Land Uses  
Sub-policy n) **This sub-policy and response should be removed. It doesn’t adequately support the request.**
    - b. Policy 5.4.2 West Side Jobs – What employment opportunities will be facilitated by this request? How does multi-modal transportation serve employment opportunities? Please elaborate. **The applicant’s response hasn’t been updated and the original request to elaborate has not been attempted. Please elaborate or remove the Policy.**

- c. Policy 5.6.2 Areas of Change – The response repeats the same sentence twice. Please remove one of the sentences and elaborate. **The applicant’s response hasn’t been updated nor have they elaborated their response. Please elaborate or remove the Policy.**

Sub-policy b) **This sub-policy and response should be removed. It doesn’t adequately support the request.**

- d. Goal 5.7 Implementation Processes –How does this policy relate to the goal by employ procedures to effectively and equitably implement the Comp Plan? The applicant only mentions the IDO not the Comp Plan in their response and doesn’t address the Goal. **This Goal and response should be removed. It doesn’t adequately support the request.**

2. Criterion B: Sufficient

3. Criterion C: Sufficient

4. Criterion D: Sufficient

#### E. CONCLUSION

**Please summarize the request again. What design standards are being amended and why?**

E) PUBLIC NOTICE

401 Unser Boulevard NW\_Public Notice Inquiry Sheet Submission

Flores, Suzanna A. <Suzannaflores@cabq.gov>

Fri 8/2/2024 12:09 PM

To:Alyssa Ortiz <Ortiz@consensusplanning.com>

1 attachments (4 MB)

ZoneAtlasK9&10-MasterPlan.pdf;

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phor
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	50585083
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121	50541715
South West Alliance of Neighborhoods (SWAN Coalition)	Geraldine	Ulibarri	gerulibarri1@gmail.com	9009 Starboard NW	Albuquerque	NM	87121	50590768
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	50598523
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	50540743

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** [Jim Strozier](#)  
**To:** [nedcarla@live.com](mailto:nedcarla@live.com); [douglascooper@hotmail.com](mailto:douglascooper@hotmail.com)  
**Cc:** [Alyssa Ortiz](#)  
**Subject:** IDO Neighborhood Notification  
**Date:** Monday, August 5, 2024 11:18:00 PM  
**Attachments:** [NA Notice Email Attachment Packet.pdf](#)

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Dear Neighborhood Association Member,

This is a notification that Consensus Planning has submitted an application for a Master Development Plan – EPC Major Amendment affecting Tract B and Lot 5 of the Clifford Business Park to amend the required lot coverage. The subject property is located at 401 Unser Boulevard NW Albuquerque, NM 87121 and 8531 Bluewater Road NW Albuquerque, NM 87121. The property is owned by D&B Limited Trust, LLC. and is currently vacant. The property is approximately 6 acres in size and will remain zoned Non-Residential Business Park (NR-BP).

This application is eligible for a facilitated meeting request. If you would like to request a post application facilitated meeting, please use the following link: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/facilitated-meetings-for-proposed-development>

The legal description of the subject property is:

*Tract B Plat of Clifford West Business Park Unit 1 Containing 4.7249 Acres or 205, 816 Square Feet and Lot 5 Block 2 Plat of Clifford West Business Park Unit 1 Containing 1.3065 Acres or 56,912 Square Feet.*

Per the Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). The EPC Hearing will be held on September 19, 2024 at 8:30 am via Zoom: <https://cabq.zoom.us/j/2269592859> To call in: (301) 715-8592, Meeting ID: 226 959 2859. More details and updates about the hearing can be found on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please see the documents attached to this email for additional details about the request. If you have any questions, please do not hesitate to contact Consensus Planning at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or [ortiz@consensusplanning.com](mailto:ortiz@consensusplanning.com), or contact us by phone at (505) 764-9801.

Sincerely,

**Jim Strozier, FAICP**

Consensus Planning, Inc.

302 8<sup>th</sup> Street NW

(505) 764-9801

**From:** [postmaster@outlook.com](mailto:postmaster@outlook.com)  
**To:** [douglascooper@hotmail.com](mailto:douglascooper@hotmail.com)  
**Subject:** Delivered: IDO Neighborhood Notification  
**Date:** Monday, August 5, 2024 11:25:03 PM  
**Attachments:** [IDO Neighborhood Notification .msg](#)

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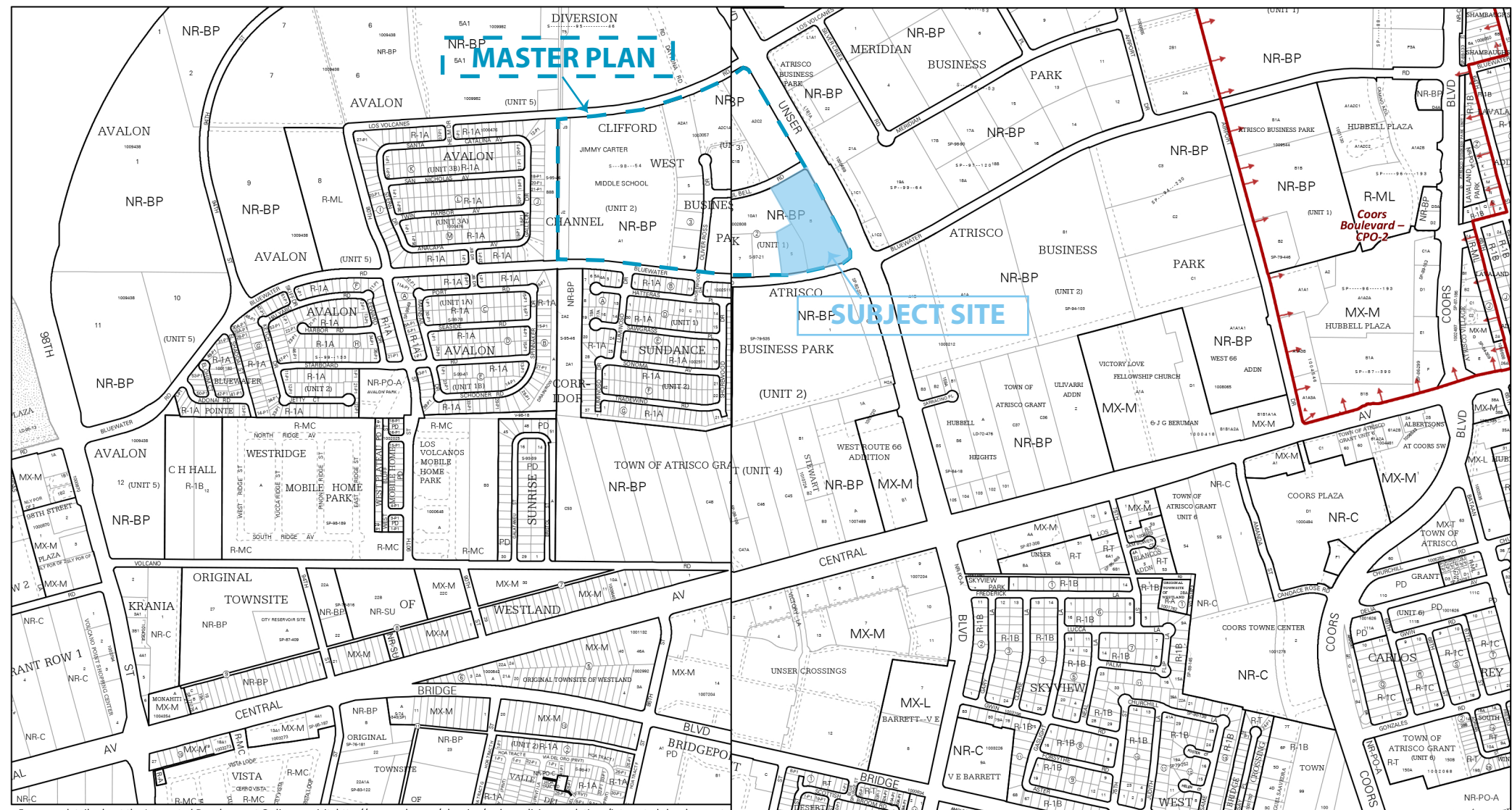
Your message has been delivered to the following recipients:  
[douglascooper@hotmail.com](mailto:douglascooper@hotmail.com) <<mailto:douglascooper@hotmail.com>>  
Subject: IDO Neighborhood Notification

**From:** [postmaster@outlook.com](mailto:postmaster@outlook.com)  
**To:** [nedcarla@live.com](mailto:nedcarla@live.com)  
**Subject:** Delivered: IDO Neighborhood Notification  
**Date:** Monday, August 5, 2024 11:19:32 PM  
**Attachments:** [IDO Neighborhood Notification .msg](#)

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Your message has been delivered to the following recipients:  
[nedcarla@live.com](mailto:nedcarla@live.com) <<mailto:nedcarla@live.com>>  
Subject: IDO Neighborhood Notification






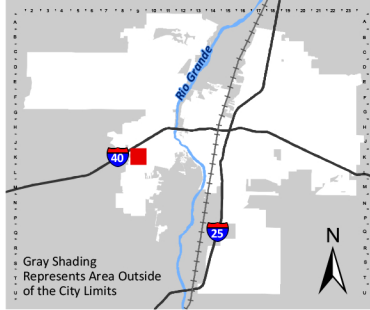
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).




Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-09-Z**

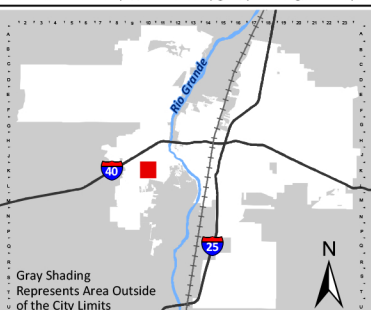
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO)
- Character Protection Overlay (CPO)
- Historic Protection Overlay (HPO)
- View Protection Overlay (VPO)

0 250 500 1,000 Feet

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-10-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type:
Decision-making Body:
Pre-Application meeting required: [ ] Yes [ ] No
Neighborhood meeting required: [ ] Yes [ ] No
Mailed Notice required: [ ] Yes [ ] No
Electronic Mail required: [ ] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [ ] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 401 Unser Blvd NW & 8531 Bluewater Rd NW Albuquerque, NM 87121
Name of property owner:
Name of applicant:
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[ ] Zone Atlas page indicating subject property.
[ ] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[ ] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

[Handwritten Signature] (Applicant signature) \_\_\_\_\_ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: \_\_\_\_\_

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

### Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
4. Application Type(s)<sup>2</sup>\* per IDO [Table 6-1-1](#)
  - Site Plan – EPC **Major Amendment**
  - Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance – EPC
  - Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

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5. This application will be decided at a public meeting or hearing by\*:
  - Development Hearing Officer (DHO)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: \_\_\_\_\_

Location\*<sup>4</sup>: \_\_\_\_\_

(346) 248-7799 or (669) 444-9171 and entering Meeting ID: 898 4643 2824

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Attachments:

- Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*
- Others: \_\_\_\_\_

Online website or project page: \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_

2. Project Illustrations, as relevant\*<sup>6</sup>

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] \_\_\_\_\_
- 2. IDO Zone District \_\_\_\_\_
- 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
- 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_

N/A - No  
Overlay Zones

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

**REGULATION OF BUILDINGS AND IMPROVEMENTS**

**Building Regulations.**  
All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and materials include the following: face brick, stone, stone, masonry, stucco, granite, or other materials, tile or concrete, or their equivalent. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

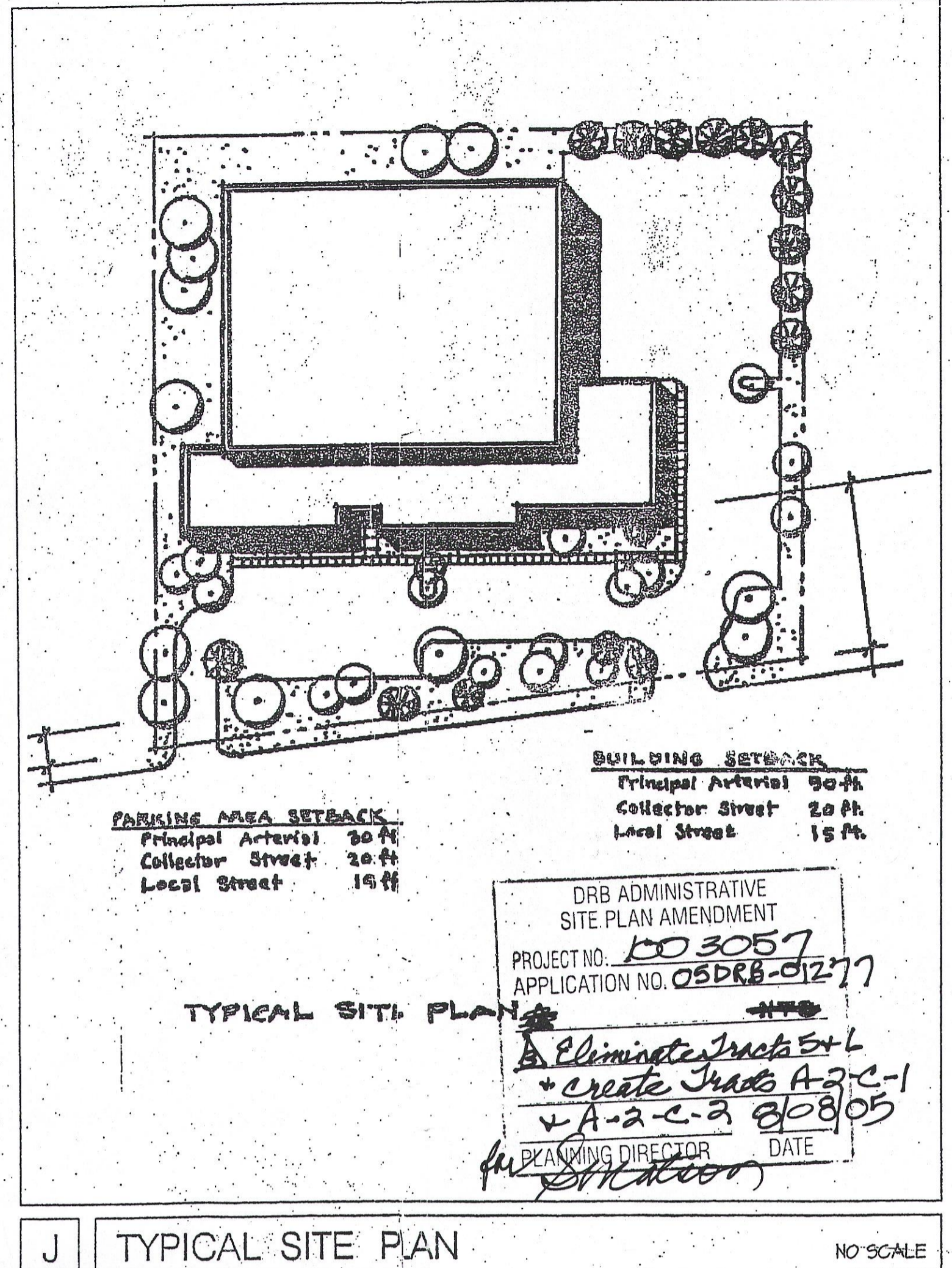
Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:  
Employ variety in structural forms that create visual character and interest.  
Avoid long, unarticulated facades. Facades shall have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)  
Entrances to industrial structures should portray a quality office appearance by being architecturally tied into the overall mass and building composition.  
Windows and doors are key elements of any structure. Form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.  
Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.  
The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.  
Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.  
Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.  
Design elements which are undesirable and should be avoided:  
Exposed, untreated precision block walls.  
Metal used as the main architectural feature.  
Attached mechanical roofs on small portions of the roof line.  
Materials with high maintenance requirements. Wood facades are prohibited.

Hill materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.  
Berms in conjunction with landscaping can be used at building edge to reduce structure mass and height along facade.  
Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that curb or pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, at corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).

LOADING DOCKS SHALL BE SCREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE

Design for roofs shall be as follows:  
No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.  
If mansard roofs are used, they shall wrap around the front perimeter of the building as well as that part of the side of the building that falls within the 100 foot set back from curb.  
All rooftop equipment shall be screened from the public view.  
The roof design should be considered an integral part of the overall architectural design theme. Conspicuous air/air conditioned units are not permitted on the roof.  
All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Eusters, downspouts, vents, louvers, exposed heating coils, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.

In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous, evergreen trees.  
To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.  
The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five gallon containers, and the balance shall be in one gallon containers. All plants shall be capable of providing complete ground coverage within one growing season after installation.  
All plants, including trees, shrubs, ground cover, turf, wildflowers, etc., shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.  
All undeveloped sites, and all improved areas of developed sites shall be kept in a weed-free condition. All improved areas of developed sites shall be screened from view from the public right of way or in the alternative, improved areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. Chain link fences are not permitted.  
Plant Materials: See the plant list for Atrisco Business Park on the approved City of Albuquerque plant list.  
Storage Area and Service Areas/Refuse Collection Areas: All outdoor storage areas and service areas shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back and shall not face any public right-of-way. The use of barbed wire or chainlink is not permitted on the top of fences or walls. No materials, supplies or equipment, including company-owned or operated vehicles, shall be stored in any area on the site except behind such a barrier.  
All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the curb appeal theme of the site. Chain link fences are not permitted. No refuse collection area shall be allowed between any street and building front yard setbacks.  
Parking Areas: For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berms. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.  
At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.  
All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to ensure proper drainage.  
Drainage Requirements: All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site.  
Pedestrian Walkways/Bikeways: Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.  
A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with city standards and approved by the Architectural Control Committee, shall be provided with the site.  
The City of Albuquerque has established a bikeway network which identifies a route along Bluewater, 1st Street to Coors. Bike routes provide for the shared use of the street by automobiles and bicycles.  
Along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanes to Bluewater. A trail is proposed along the entire length of Unser.  
In order to accommodate bicycles, bike racks shall be provided on each site.  
Sign Standards: Signs shall be integrated with the architectural design of the building, in appropriate proportion with the scale of the building. All elements of a sign shall be maintained in a visually appealing manner. Facade signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be one identification sign (per site) of a maximum size of twenty-two (24) square feet, and signs necessary for the regulation or direction of traffic flows. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the committee, must include the location, materials, colors, method of lighting, construction details, and drawings showing a copy of the proposed signs. The maximum height of free standing signs shall be six (6) feet above average finished grade. Intensity lighting of individual letters (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.  
All utility lines and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility pads and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.  
Lighting: Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The fixtures are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.  
Maintenance: Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all improved areas shall be maintained in a weed-free condition.  
Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.



PROJECT NUMBER: 1003057  
Application Number: 05DRB-01277  
Date: 11-19-03  
Traffic Engineering, Transportation Division  
Date: 11-19-03  
Utilities Department  
Date: 11/19/03  
Parks and Recreation Department  
Date: 11-19-03  
City Engineer  
Date: 11-19-03  
Environmental Health Department  
Date: 11/19/03  
Solid Waste Management  
Date: 11/19/03  
DRB Chairperson, Planning Department

EACH PROPERTY WITHIN THIS PLAN AREA SHALL BE REQUIRED TO OBTAIN SITE PLAN APPROVAL THROUGH DRB IN ACCORDANCE WITH THE DESIGN PARAMETER SHOWN HERE ON.

THESE DESIGN REQUIREMENTS DO NOT APPLY TO ANY PROPERTY WHICH IS DEVELOPED FOR PUBLIC SCHOOL PURPOSES.

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT  
FILE NO. AA-98-54  
ADD'L NOTES  
REVISE UNIT 3 7/2/2 → 3  
DATE: 7/19/98  
PLANNING DIRECTOR

NOTE: AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL, EACH PARCEL SHOWN HEREON SHALL BE OBLIGATED TO CONTRIBUTE TO THE COST OF A NEW TRAFFIC SIGNAL AT THE BLUEWATER/UNSER BLVD. INTERSECTION AS FOLLOWS:

UNIT I \$2,533.00 PER LOT (TOTAL OF \$38,000.00)  
UNIT II \$27,260.00 FOR TRACT A  
UNIT III (TOTAL OF \$9,740.00) \$503.00 TRACT A-2-B \$970.00 TRACT A-2-C \$558.00 TRACT B \$619.00

PROJECT 9658

SLNB ARCHITECTS, INC.  
1620 Central Avenue Southeast  
Albuquerque, NM 87106  
(505) 247-9239

MASTER DEVELOPMENT PLAN  
CLIFFORD WEST BUSINESS PARK  
UNSER BOULEVARD NW ALBUQUERQUE, NM

**Building Site Coverage.**  
At all times buildings constructed on the site shall contain at least ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

**Setbacks:**  
Building front yard setbacks shall be as follows:  
Principal Arterial 50 feet  
Collector Street 30 feet  
Local Street 15 feet

**Building front yard setbacks:**  
Principal Arterial 50 feet  
Collector Street 30 feet  
Local Street 15 feet

**Parking area setbacks:**  
Principal Arterial 30 feet  
Collector Street 20 feet  
Local Street 15 feet

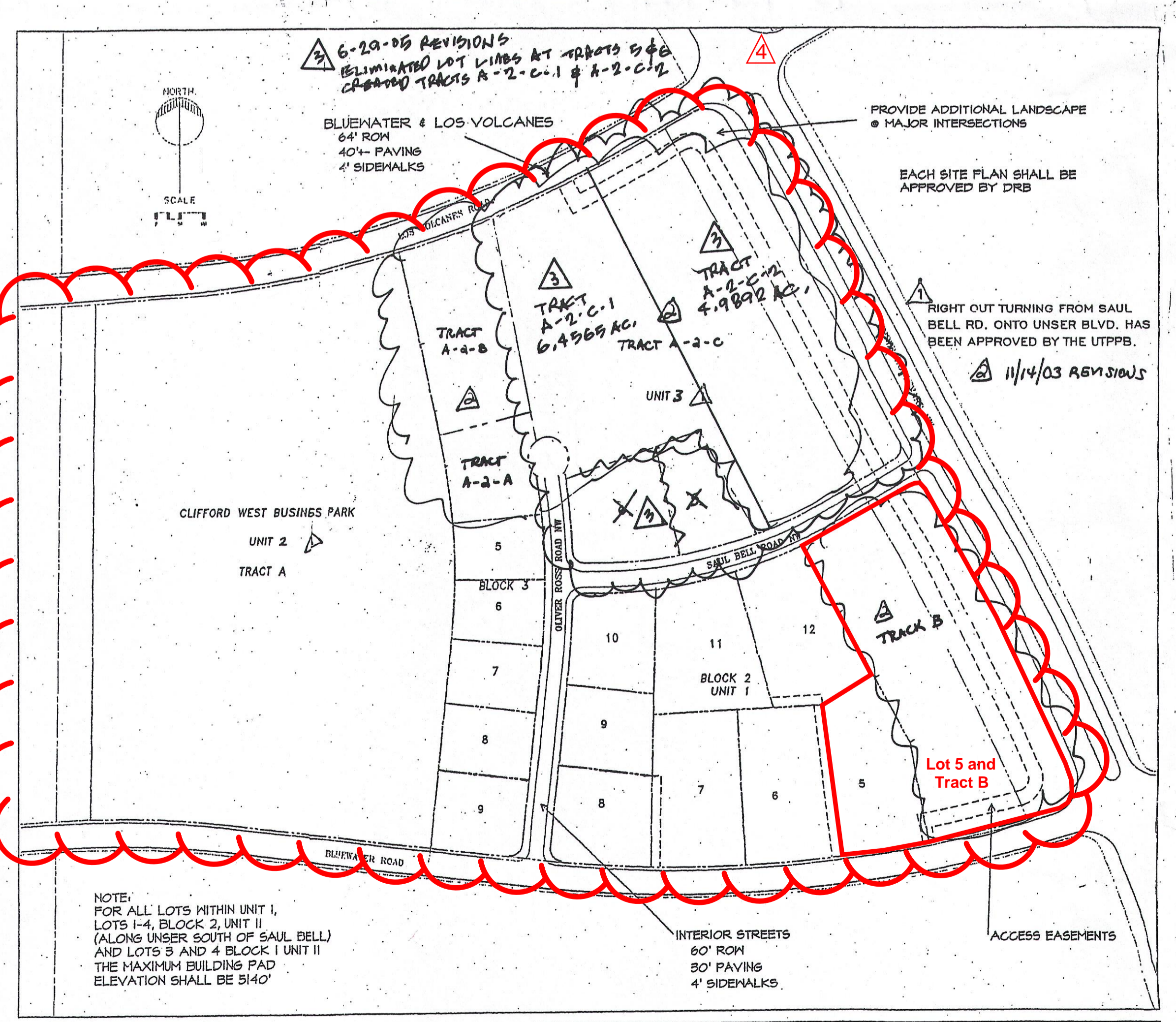
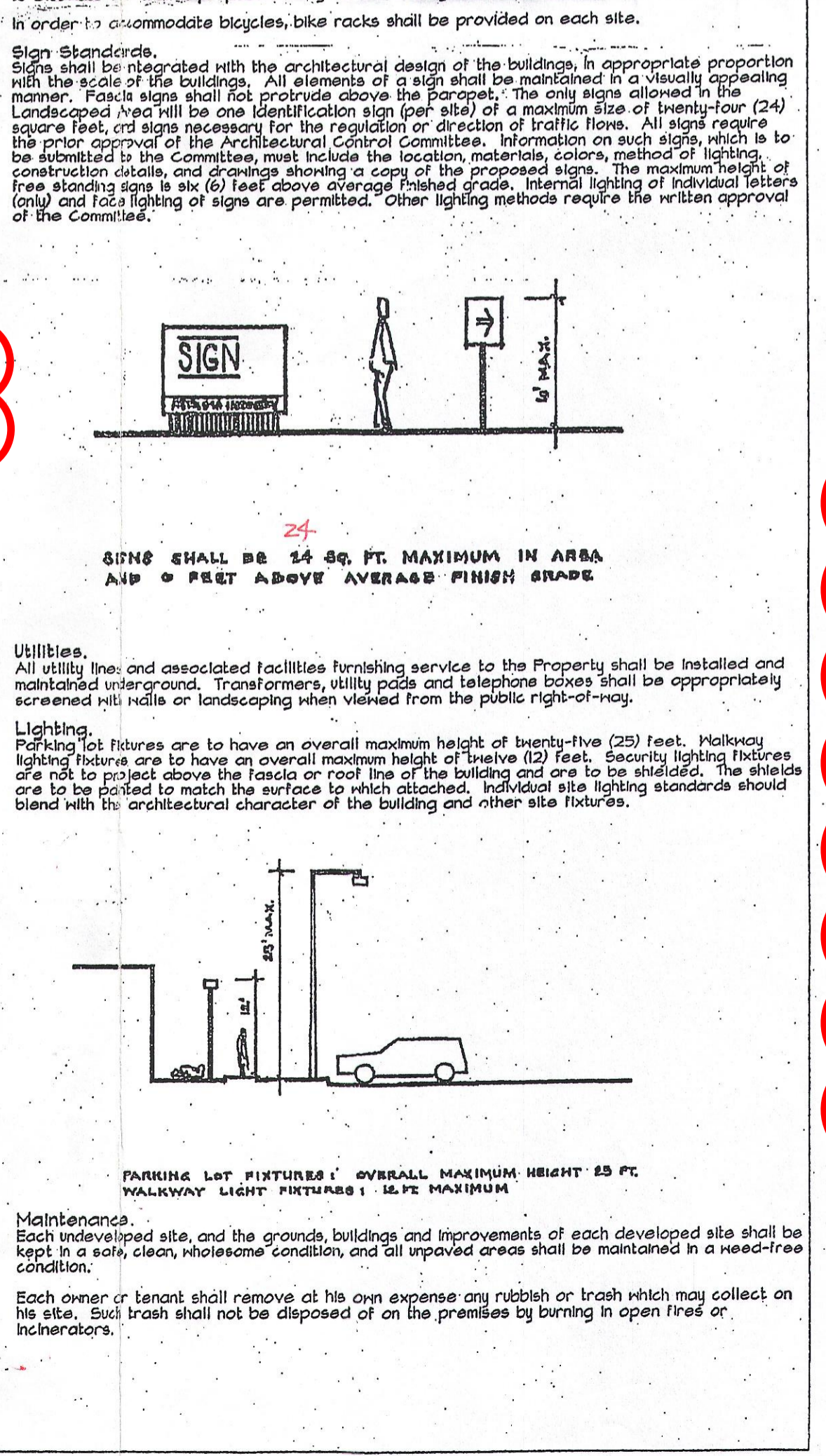
The front yard setback shall remain free of buildings and structures, trash bins, storage and loading areas and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites 150 feet front on more than one street must satisfy the front yard setback for all such streets.

**Side and Rear Yard Setbacks.** To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb, shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like shall be permitted in the side yard setback, provided that where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee.

No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

**Landscaped Area.**  
The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like shall be landscaped.  
Required Landscaped Area: On every site on which a building shall be placed, the Landscaped Area and any other portion of the front yard(s) which is not paved parking area and vehicle access ways shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.  
A minimum of eight percent (8%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.  
Seventy-five percent (75%) of the required Landscaped Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.  
A minimum of twenty percent (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf shall be located at the most prominent visual points, such as, streetscapes and vehicle entries to the site. The areas of turf help to create visual corridors to specific sites.  
All Landscape Areas not covered with turf shall have a ground covering of crushed rock bark, chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges including pale shades of red.  
Fences shall be used to separate the turf and ground cover zones.  
The landscape treatment of prominent entries and intersections should change in terms of materials, pattern, texture, scale or form to highlight use or areas.  
One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.



**MAP** NO SCALE

**CASE NUMBER: Z-97-11**  
Remove the minimum lot coverage requirement for Lot 5 and Tract B.

**REVISIONS**  
22 AUG 97  
29 AUG 97

**31 JUL 97**

**SHEET A**

**SITE DEVELOPMENT PLAN**  
Traffic Engineering, TRANSPORTATION DEPT Date: 11-24-97  
PARKS & GENERAL SERVICES DEPT Date: 9-9-97  
UNITY DEVELOPMENT DEPT Date: 9-9-97  
City Engineer, ENGINEERING DIV/AMFCA Date: 12-2-97  
City Planner, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION Date: 12/19/97

**APPROVAL AND CONDITIONAL ACCEPTANCE:** As required by the Development Process Manual

**DESIGN GUIDELINES**

**SITE PLAN**

ORIGINAL 2-92-11  
1003057

**SCOPE OF WORK**

**LEGAL DESCRIPTION**

TRACT "B" & LOT 5 BLK 2, CLIFFORD WEST BUSINESS PARK - UNIT 1

**DEVELOPMENT REQUIREMENTS**

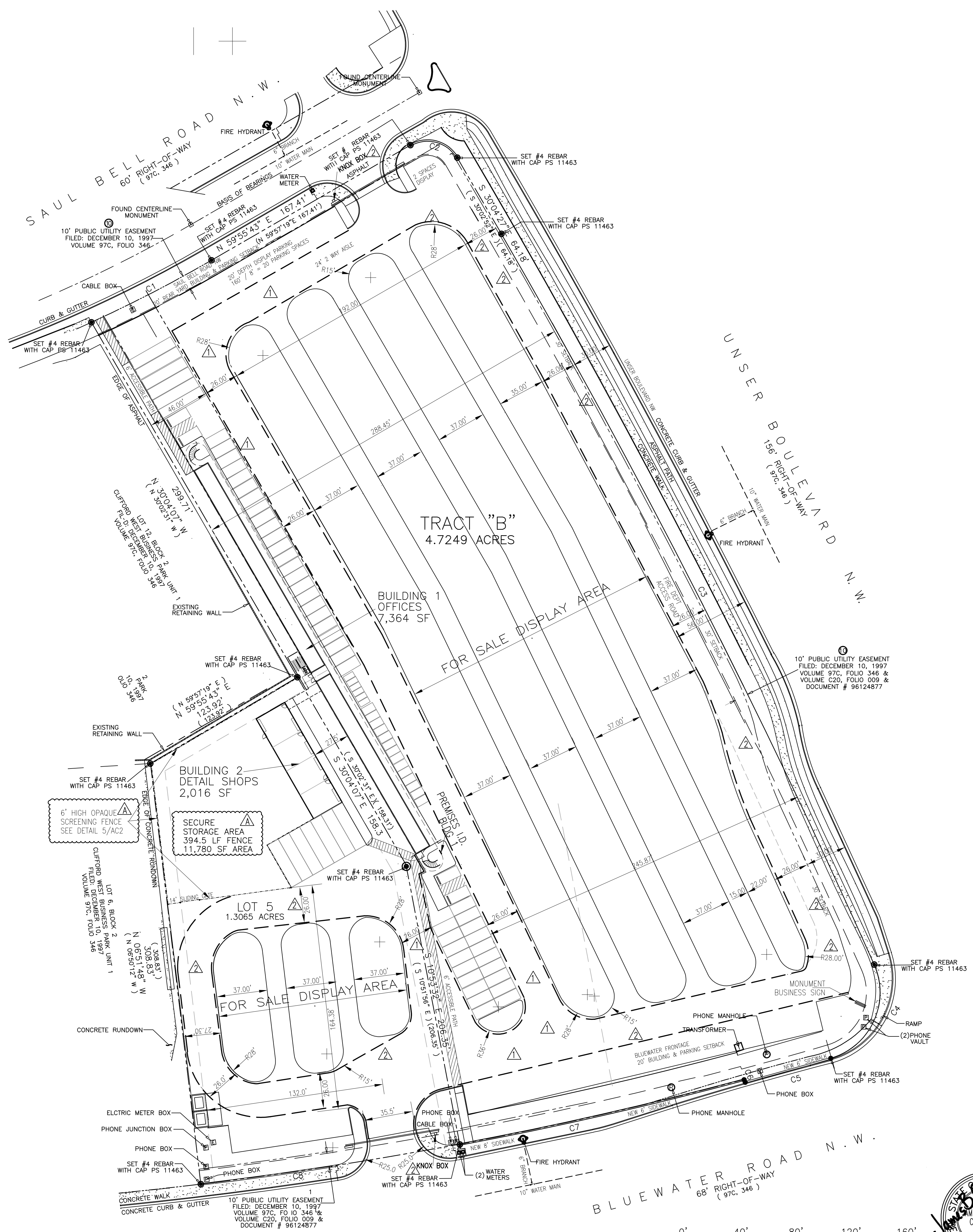
IDO ZONE DISTRICT "NR-BP" NON-RESIDENTIAL - BUSINESS PARK  
 CLIFFORD WEST BUSINESS PARK  
 FUTURE DEVELOPMENT MUST MEET ALL APPLICABLE STANDARDS AND PROVISIONS OF ANY PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN. CHANGES TO THAT PLAN MAY REQUIRE MINOR/MAJOR AMENDMENTS TO THAT PLAN (PREVIOUSLY IP). WHERE SILENT OR IF ONE DOES NOT EXIST, ALL DEVELOPMENT MUST MEET STANDARDS AND PROVISIONS OF THE IDO (NR-BP) AND THE DPM.  
 THIS PROPERTY IS DEFINED AS A "THROUGH LOT"  
 THE OWNER HAS CHOSEN BLUEWATER ROAD NW AS THE "FRONT" STREET ADDRESS  
 THEREFORE, SAUL BELL RD ON THE NORTH EDGE IS THE REAR LOT LINE,  
 THE UNSER BLVD EAST EDGE IS A SIDE LOT LINE,  
 AND THE WEST EDGE INTERNAL PROPERTY BOUNDARIES ARE SIDE YARD LOT LINES.  
 SETBACKS ARE AS ESTABLISHED IN THE CLIFFORD WEST BUSINESS PARK DEVELOPMENT CRITERIA:  
 WILL BE MEASURED FROM THE BACK OF THE STREET CURB AND WILL BE FULLY LANDSCAPED FROM THE CURB TO THE SETBACK LINE.  
 BLUEWATER RD COLLECTOR STREET FRONTAGE - 20' FRONT SETBACK TO BUILDING AND 20' TO THE PARKING AREA  
 SAUL BELL RD AND UNSER BOULEVARD - 10' SETBACK AT ALL SIDE AND REAR YARDS  
 BUILDING COVERAGE OF LOT - MINIMUM 10% AND MAXIMUM 50%  
 PROPOSED LOT COVERAGE IS 2.73% AS SHOWN ON THIS LAYOUT PLAN  
 NEW SIDEWALKS SHALL BE INSTALLED AS FOLLOWS: 6' WIDE ALONG BLUEWATER AND 5' WIDE ALONG SAUL BELL  
 ADA ACCESSIBILITY SHALL BE PROVIDED AT DRIVE ENTRANCES AND OTHER OBSTRUCTIONS

**BUILDINGS** BOMA FOOTPRINT

<b>TWO STORY OFFICE BUILDING</b>	
40 PRIVATE OFFICES 11'x13'	
ADMINISTRATIVE SUPPORT AREAS	
<b>OFFICE BUILDING FOOTPRINT AREA</b>	7,364 SF
<b>SHOP BUILDING</b>	
4 SERVICE BAYS	
<b>SHOP BUILDING FOOTPRINT AREA</b>	2,016 SF
<b>TOTAL BUILDINGS FOOTPRINT AREA</b>	9,380 SF

**CUSTOMER PARKING COUNT**

BUILDINGS	I.D.O. REQUIRED	PROVIDED
OFFICE BUILDING	26 VEHICLES	47 VEHICLES
SHOP BUILDING	3 VEHICLES	7 VEHICLES
ACCESSIBLE SPACES	1 STANDARD 1 VAN	2 STANDARD 2 VANS
<b>TOTAL CUSTOMER SPACES</b>	<b>31 VEHICLES</b>	<b>58 VEHICLES</b>
<b>OTHER VEHICLES</b>		
MOTORCYCLES	2 SPACES	4 SPACES
BICYCLES	3 SPACES	4 SPACES
GOLF CARTS	-0-	14 SPACES



1 AC1 SITE LAYOUT PLAN - LOT5 & TRACT B SCALE: 1" = 40'-0"

**MASTERWORKS ARCHITECTS, INC**  
 1809 ILLINOIS ST NE 242-1866  
 ALBUQUERQUE, NEW MEXICO 87110  
 ©MWA, Inc 2023

FILE # 2317G-SITE  
 24 JUNE 2024

**James Benjamin Clark III**  
 REGISTERED ARCHITECT  
 1047

CONSTRUCTION OF A NEW FACILITY FOR  
**D&B U-SELL-IT**  
 401 UNSER BLVD NW  
 ALBUQUERQUE, NM 87121

**SITE LAYOUT PLAN DEVELOPMENT REQUIREMENTS NOTES & DETAILS**

**AC1**

OWNER REQUESTED CHANGES:  
 24 JUNE 2024  
 PERMIT REVIEW COMMENTS:  
 14 MARCH 2024  
 26 MARCH 2024

**James Benjamin Clark III**  
 REGISTERED ARCHITECT  
 1047



# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

## Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

August 5, 2024

Dear Property Owner,

This is a notification that Consensus Planning has submitted an application for a Master Development Plan – EPC Major Amendment affecting Tract B and Lot 5 of the Clifford Business Park to amend the required lot coverage. The subject property is located at 401 Unser Boulevard NW Albuquerque, NM 87121 and 8531 Bluewater Road NW Albuquerque, NM 87121. The property is owned by D&B Limited Trust, LLC. and is currently vacant. The property is approximately 6 acres in size and will remain zoned Non-Residential Business Park (NR-BP).

This application is eligible for a facilitated meeting request. If you would like to request a post application facilitated meeting, please use the following link: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/facilitated-meetings-for-proposed-development>

The legal description of the subject property is:

*Tract B Plat of Clifford West Business Park Unit 1 Containing 4.7249 Acres or 205, 816 Square Feet and Lot 5 Block 2 Plat of Clifford West Business Park Unit 1 Containing 1.3065 Acres or 56,912 Square Feet.*

Per the Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). The EPC Hearing will be held on September 19, 2024 at 8:30 am via Zoom: <https://cabq.zoom.us/j/2269592859> To call in: (301) 715-8592, Meeting ID: 226 959 2859. More details and updates about the hearing can be found on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please see the documents included with this letter for additional details about the request. If you have any questions, please do not hesitate to contact Consensus Planning at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or [ortiz@consensusplanning.com](mailto:ortiz@consensusplanning.com), or contact us by phone at (505) 764-9801.

Sincerely,

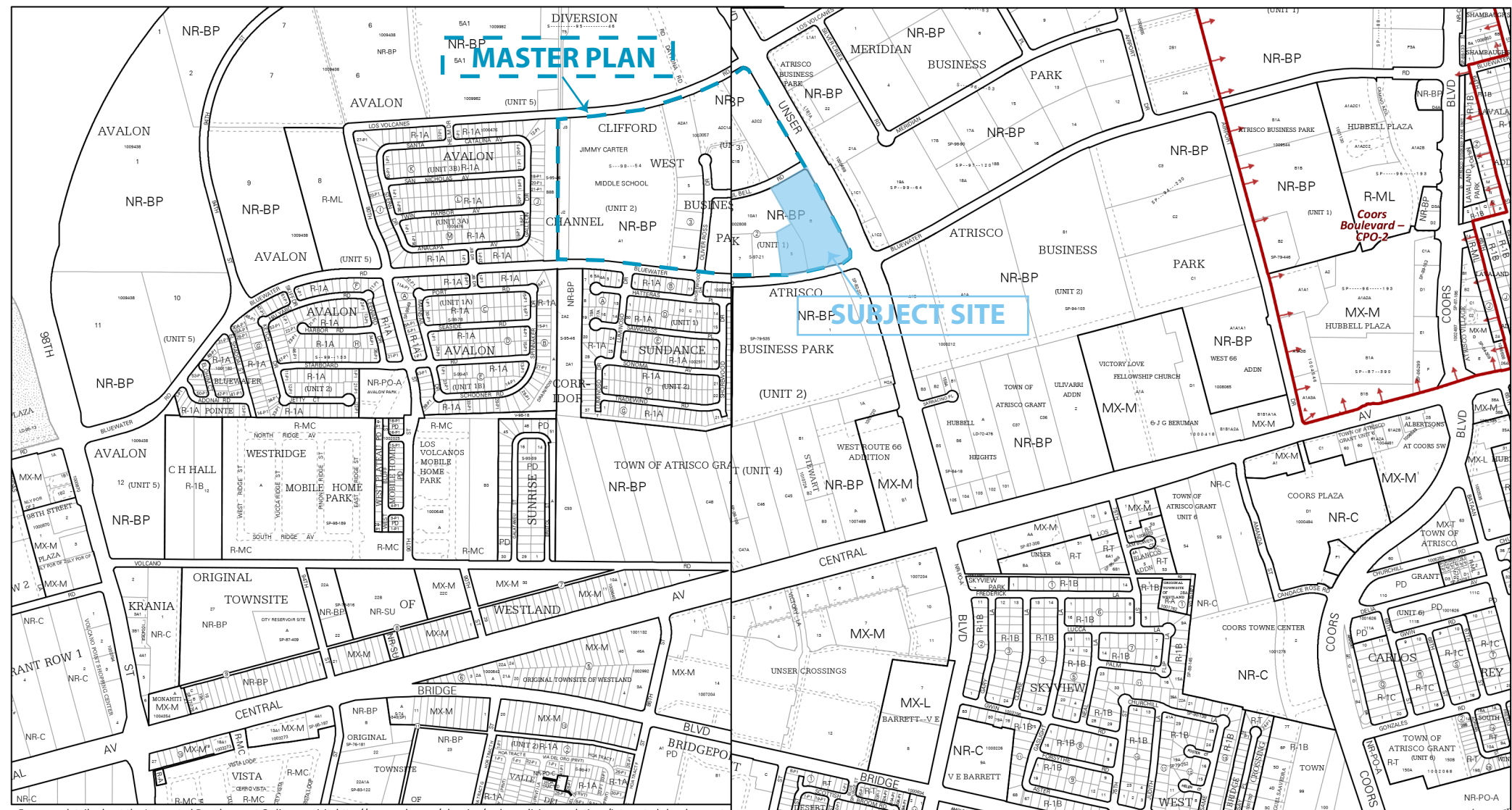
Jim Strozier, FAICP

Consensus Planning, Inc.

302 8<sup>th</sup> Street NW

Albuquerque, NM 87102


Phone (505) 764-9801



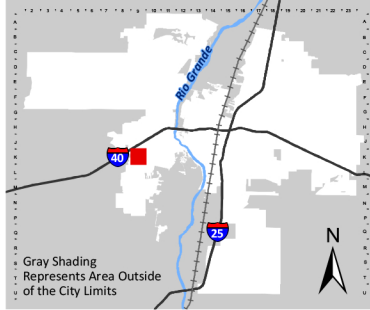
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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






## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).




Zone Atlas Page:  
**K-09-Z**

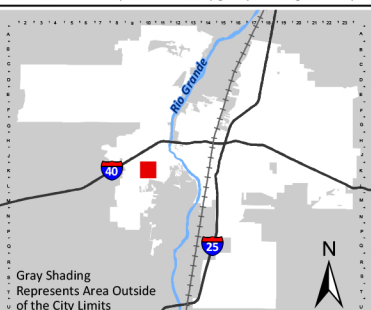
-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO)
-  Character Protection Overlay (CPO)
-  Historic Protection Overlay (HPO)
-  View Protection Overlay (VPO)

0 250 500 1,000 Feet









## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**K-10-Z**

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



# City of Albuquerque

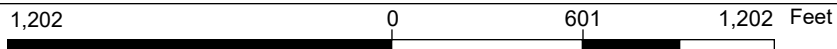


## Legend

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

## Notes

100 Ft Buffer Map - Site Plan - EPC  
Major Amendment



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
8/2/2024 © City of Albuquerque

1: 7,213

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MJ HOSPITALITY LLC  
11900 GIACOMO AVE SE  
ALBUQUERQUE NM 87123

HERNANDEZ LUZ ANGELICA HUAPE  
8705 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7239

HALLGREN PROPERTIES INC  
5909 63RD ST  
LUBBOCK TX 79424-2711

ALVARADO MESA LLC  
PO BOX 67904  
ALBUQUERQUE NM 87193-7904

SHACKSTER HOLDINGS LLC  
PO BOX 67904  
ALBUQUERQUE NM 87193-7904

D&B LIMITED TRUST LLC  
1128 ATRISCO DR NW  
ALBUQUERQUE NM 87105-1215

NUNO MARTIN & MAGDALENA  
8623 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237

SANDIA LAND OWNER LP ATTN: ERIC W  
FRANKLIN  
1033 W ROOSEVELT WAY SUITE 150  
TEMPE AZ 85281-0948

SHACKSTER HOLDINGS LLC  
PO BOX 67904  
ALBUQUERQUE NM 87193-7904

EAGLE INVESTORS INC  
4505 ATHERTON WAY NW  
ALBUQUERQUE NM 87120

TRUJILLO RONALD  
8605 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237

CHAVEZ ROBERT  
8609 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237

DEBLASSIE STEVEN M & GINA M  
8310 CALLE PICAFLOR NW  
ALBUQUERQUE NM 87120-3104

LOPEZ RAUL BUSTILLOS & BUSTILLOS  
CINTHIA  
8701 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7239

GRAYLAND CORPORATION & J2C LLC &  
CLIFFORD JACK J & LEE RVT & ETAL  
PO BOX 35640  
ALBUQUERQUE NM 87176-5640

KAO SAMANTHA  
8619 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237

REGIONS BEYOND INC C/O THE  
POTTER'S HOUSE  
PO BOX 7486  
ALBUQUERQUE NM 87194-7486

ENCINIAS CLARA  
8601 HATTERAS PL NW  
ALBUQUERQUE NM 87121

MOJO PROPERTIES C/O RICHARD JONES  
3520 CALLE CUERVO NW  
ALBUQUERQUE NM 87114-9220

LUJAN MANUEL R & TANYA M  
8709 HATTERAS PL NW  
ALBUQUERQUE NM 87121

FELLOWSHIP BAPTIST CHURCH DBA  
FELLOWSHIP MISSIONARY CHURCH  
8550 SAUL BELL RD NW  
ALBUQUERQUE NM 87121

GERARD RUSSELL JAMES  
8615 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237

VERTZ JACQUELINE K TRUSTEE VERTZ  
TRUST  
1546 S BUSH ST  
FRESNO CA 93727-5910

BERNALILLO COUNTY C/O COUNTY  
MANAGER  
415 SILVER AVE SW  
ALBUQUERQUE NM 87102-3225



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type:
Decision-making Body:
Pre-Application meeting required: [ ] Yes [ ] No
Neighborhood meeting required: [ ] Yes [ ] No
Mailed Notice required: [ ] Yes [ ] No
Electronic Mail required: [ ] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [ ] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application:
Name of property owner:
Name of applicant:
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[ ] Zone Atlas page indicating subject property.
[ ] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[ ] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

[Handwritten Signature] (Applicant signature) \_\_\_\_\_ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



N/A

**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: \_\_\_\_\_

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

### Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
4. Application Type(s)<sup>2</sup>\* per IDO [Table 6-1-1](#)
  - Site Plan – EPC (Master Development Plan) Major Amendment
  - Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance – EPC
  - Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

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5. This application will be decided at a public meeting or hearing by\*:
  - Development Hearing Officer (DHO)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: \_\_\_\_\_

Location\*<sup>4</sup>: \_\_\_\_\_

(346) 248-7799 or (669) 444-9171 and entering Meeting ID: 898 4643 2824

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Attachments:

- Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*
- Others: \_\_\_\_\_

Online website or project page: \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_

2. Project Illustrations, as relevant\*<sup>6</sup>

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

**N/A** 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*
- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] \_\_\_\_\_
  - 2. IDO Zone District \_\_\_\_\_
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

**N/A - No  
Overlay Zones**

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

**REGULATION OF BUILDINGS AND IMPROVEMENTS**

**Building Regulations**

All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building up to a 100 foot front from any public street curb. Finished quality building materials include the following: face brick, stone, glass, masonry, stucco, drift of terra cotta, tile, and other materials. Each material must be compatible with the exterior surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent, or better, or they may also include pre-engineered metal skins.

Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:

- Employ variety in structural forms that create visual character and interest.
- Avoid long undivided facades. Facades shall have varied front setbacks with roll planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.).
- Entries to industrial structure should portray a quality office appearance by being architecturally tied into the overall mass and building composition.
- Windows and doors are key elements of a structure's form and should relate to the scale and elevation on which they appear. The use of recessed openings help to provide depth and contrast in elevation planes.
- Sensitive coloration of colors and materials can produce diversity and enhance architectural forms.
- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.
- Corner lots are treated to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

Design elements which are undesirable and should be avoided:

- Exposed, unadorned brick block walls.
- Vertical used as the main architectural feature.
- Attached mansard roofs on small portions of the roof line.
- Materials with high maintenance requirements. Hood facades are prohibited.

Roll materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

Berms in conjunction with landscaping can be used at building edge to reduce structure mass and height along facade.

Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, at corner lots with the consent of the Architectural Control Committee, loading or garage doors which are screened from view may face the side street (minor street).

**LOADING DOCKS SHALL BE SCREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE**

Design for roofs shall be as follows:

- No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.
- If mansard roofs are to be used, they shall occur around the front perimeter of the building as well as that part of the side of the building that falls within the 100 foot set back from curb.
- All rooftop equipment shall be screened from the public view.
- The roof design should be considered an integral part of the overall architectural design theme.
- Concealing and/or boarded wire are not permitted on the roof.

All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Exhausts, downspouts, vents, louvers, exposed flashing tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.

**ALL ROOF OF EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW**

**Building Site Coverage**

At all times buildings constructed on the site shall contain at least ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site area may not be subdivided without the prior written consent of the Architectural Control Committee.

**Side and Rear Yard Setbacks**

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading areas and fences (other than retaining walls). The area between the curb and the side yard setback line shall be landscaped and shall be considered as part of the front yard setback. Sites which front on more than one street must satisfy the front yard setback for all such streets.

**Side and Rear Yard Setbacks**

To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb, shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided that, where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee.

No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sun screens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

**Landscaped Area**

The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

Required Landscaped Area. On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition:

- A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.
- Seventy-five percent (75%) of the required Landscape Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.
- A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses, and vehicular access to the site. The area of turf shall be created in well-kept condition.
- All Landscape Areas not covered with turf shall have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.
- Headings shall be used to separate the turf and ground cover zones.
- The landscape treatment of plant entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight use areas.
- One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.

In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous and evergreen trees.

To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.

The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured six feet above the ground, and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be screened by the owner in a living, attractive condition. All areas shall be maintained free of weeds. All areas which are planted with turf, shrubs and trees shall be irrigated by an underground system. All improved areas of developed sites shall be landscaped with natural grasses, right of way, or in the alternative, improved areas may be landscaped with natural grasses as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted).

**Plant Materials** - See the plant list for Atrisco Business Park on the approved City of Albuquerque plant list.

**Storage Areas and Service Areas** - Refuse collection areas, storage areas and service areas shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, screened from view from streets adjacent to the site through the use of a combination of masonry or other solid wall segments. The use of chain link fencing is not acceptable in front of the pillars or short wall segments. The use of chain link fencing is not acceptable in front of the building front yard setbacks and shall not face any public right-of-way. The use of boarded wire building front yard setbacks and shall not be permitted on the top of fences or walls. No materials, supplies or equipment, including company-owned or operated vehicles, shall be stored in any area on the site except behind such a barrier.

**All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site. (Screens in chain link fences are not permitted). No refuse collection area shall be allowed between any street and building front yard setbacks.**

**Parking Areas**

For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berms. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.

All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage.

**Drainage Requirements**

All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site.

**Pedestrian Walkways/Bikeways**

Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.

A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with standards and approved by the Architectural Control Committee, shall be provided with the site.

The City of Albuquerque has established a bikeway network which identifies a route along Unser Boulevard from 49th Street to Coors. Bike routes provide for the shared use of the street by automobiles and bicycles.

In order to accommodate bicycles, bike racks shall be provided on each site.

**Sign Standards**

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. All elements of a sign shall be maintained in a visual appealing manner. Freestanding signs shall not be permitted. The only signs allowed in the Landscaped Area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the Committee, must include the location, materials, colors, method of lighting, construction details, and drawings showing a copy of the proposed signs. The maximum height of free standing signs is six (6) feet above average finished grade. Internal lighting of individual letters (sign) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.

**Utilities**

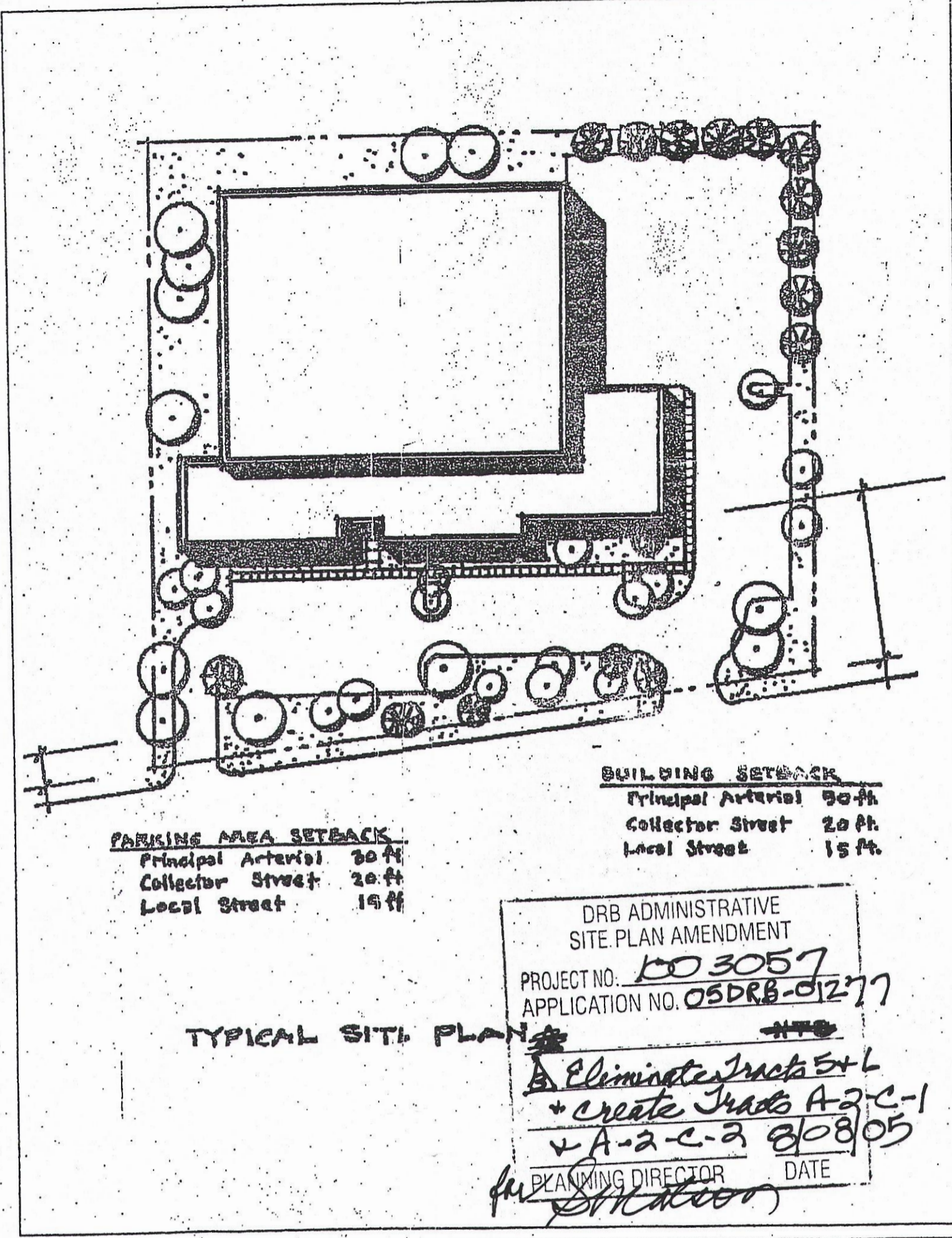
All utility lines, and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility poles and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.

**Lighting**

Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.

**Maintenance**

Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on the site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.



J TYPICAL SITE PLAN NO SCALE

PROJECT NUMBER: 1003057  
Application Number: 05DRB-01277

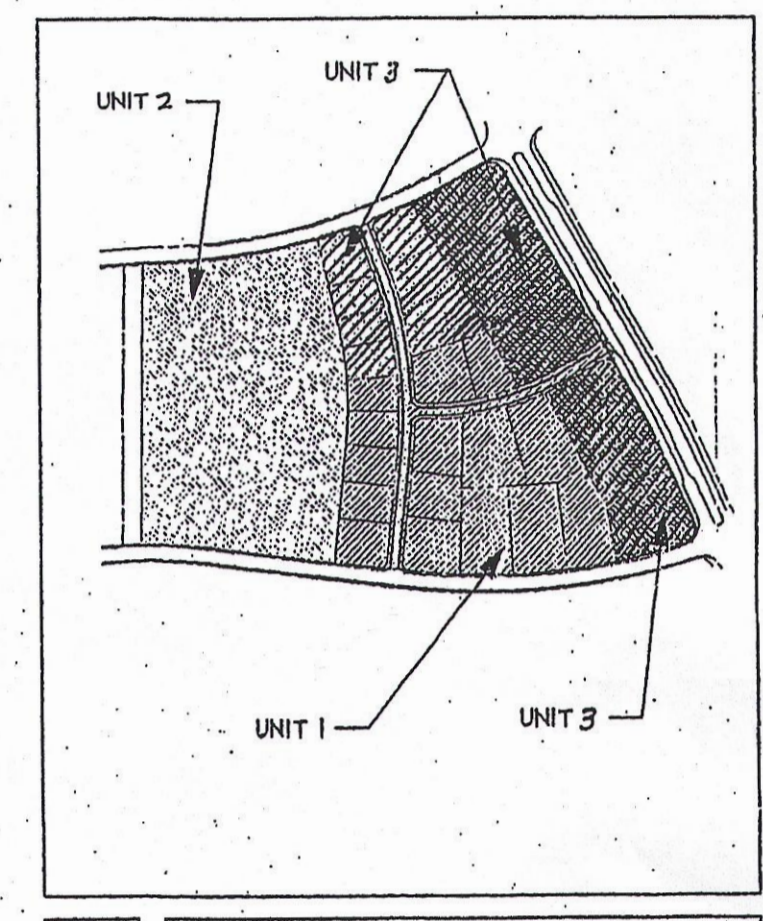
11-19-03  
11-19-03  
11-19-03  
11-19-03

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
UTILITIES DEPARTMENT  
PARKS AND RECREATION DEPARTMENT  
CITY ENGINEER

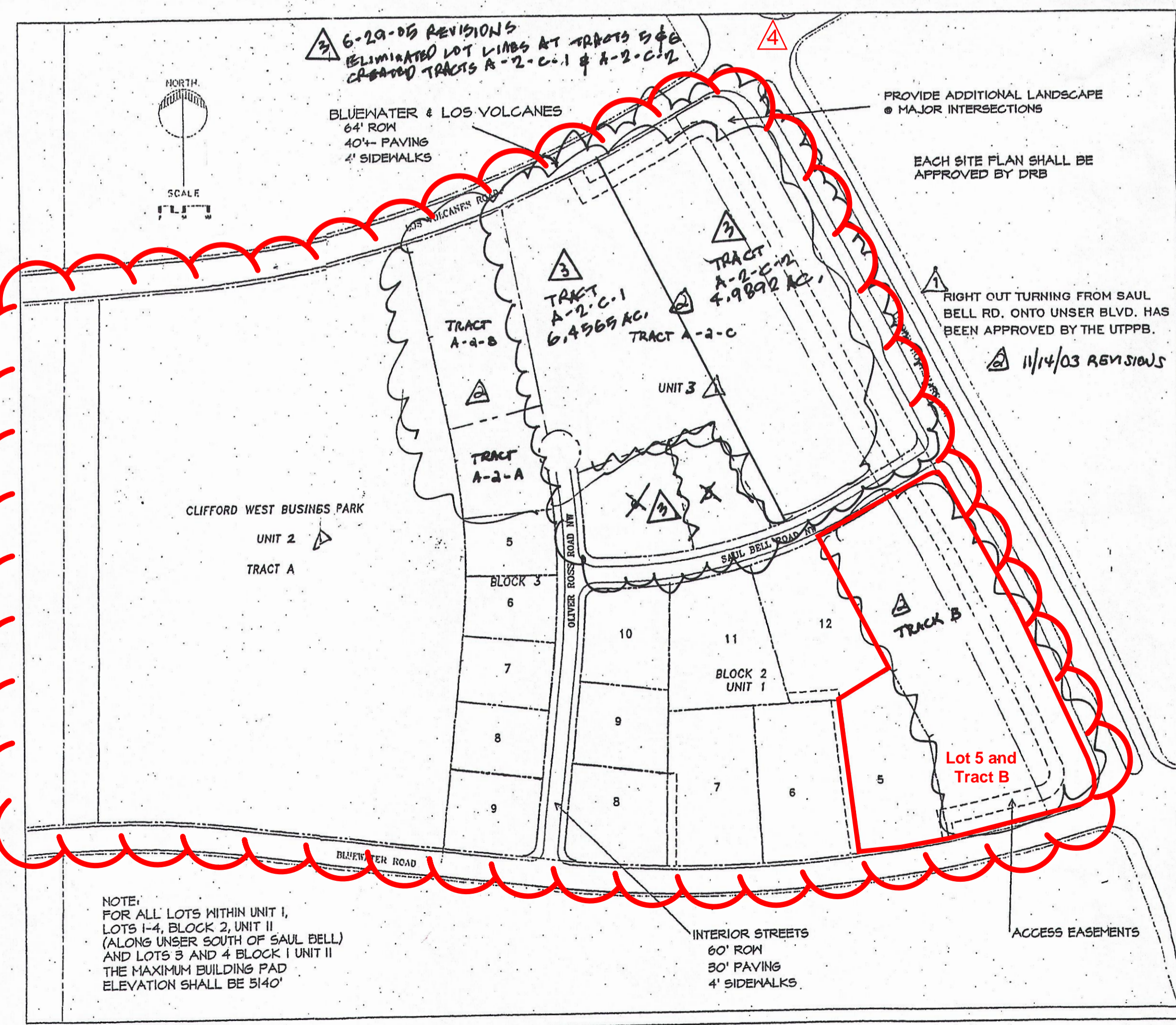
N/A  
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N/A

DRB Chairperson, Planning Department

F



L PHASING PLAN NO SCALE



W SITE PLAN

1. EACH PROPERTY WITHIN THIS PLAN AREA SHALL BE REQUIRED TO OBTAIN SITE PLAN APPROVAL THROUGH DRB IN ACCORDANCE WITH THE DESIGN PARAMETER SHOWN HERE ON.

2. THESE DESIGN PARAMETERS DO NOT APPLY TO ANY PROPERTY WHICH IS DEVELOPED FOR PUBLIC SCHOOL PURPOSES.

PLANNING DIRECTOR DATE

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT

FILE NO. AA-98-54  
ADD'L NOTES  
REVISE UNIT 3 7/2/97  
11/19/03

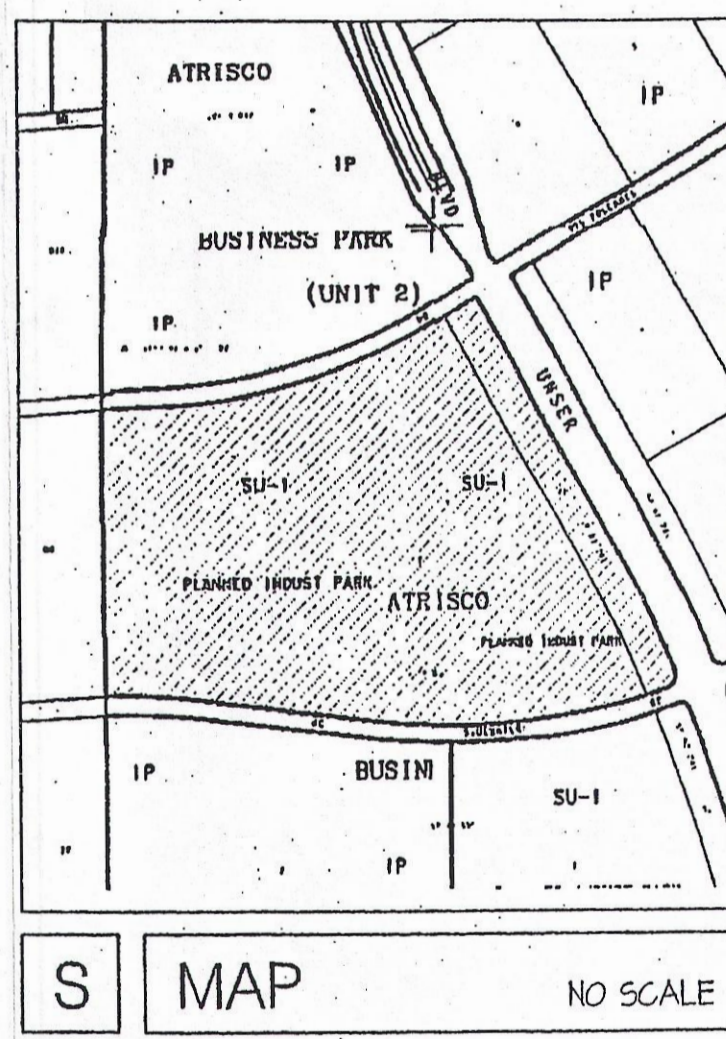
PLANNING DIRECTOR DATE

NOTE: AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL, EACH PARCEL SHOWN HEREON SHALL BE OBLIGATED TO CONTRIBUTE TO THE COST OF A NEW TRAFFIC SIGNAL AT THE BLUEWATER/UNSER BLVD. INTERSECTION AS FOLLOWS:

UNIT I \$2,533.00 PER LOT (TOTAL OF \$38,000.00)  
UNIT II \$27,260.00 FOR TRACT A  
UNIT III

(TOTAL OF \$9,740.00)  
TRACT A-2-A \$503.00  
TRACT A-2-B \$558.00  
TRACT B \$267.00

M NOTES



S MAP NO SCALE

CASE NUMBER: Z-97-11

Remove the minimum lot coverage requirement for Lot 5 and Tract B.

SITE DEVELOPMENT PLAN  
11-24-97  
9-9-97  
7-9-97  
12-2-97

TRANSPORTATION DEPT  
PARKS & RECREATION SERVICES DEPT  
ENGINEERING DIV/AM/FCA

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

12/9/97

PROJECT 9658

SINB ARCHITECTS, INC.  
820 Central Avenue Southeast  
Albuquerque, NM 87105  
(505) 247-1529

MASTER DEVELOPMENT PLAN  
CLIFFORD WEST BUSINESS PARK  
UNSER BOULEVARD NW ALBUQUERQUE, NM

REVISIONS  
22 AUG 97  
29 AUG 97

31 JUL 97

SHEET  
A

ORIGINALLY Z-92-11  
# 1003057

**SCOPE OF WORK**

**LEGAL DESCRIPTION**

TRACT "B" & LOT 5 BLK 2, CLIFFORD WEST BUSINESS PARK - UNIT 1

**DEVELOPMENT REQUIREMENTS**

IDO ZONE DISTRICT "NR-BP" NON-RESIDENTIAL - BUSINESS PARK  
 CLIFFORD WEST BUSINESS PARK  
 FUTURE DEVELOPMENT MUST MEET ALL APPLICABLE STANDARDS AND PROVISIONS OF ANY PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN. CHANGES TO THAT PLAN MAY REQUIRE MINOR/MAJOR AMENDMENTS TO THAT PLAN (PREVIOUSLY IP). WHERE SILENT OR IF ONE DOES NOT EXIST, ALL DEVELOPMENT MUST MEET STANDARDS AND PROVISIONS OF THE IDO (NR-BP) AND THE DPM.  
 THIS PROPERTY IS DEFINED AS A "THROUGH LOT"  
 THE OWNER HAS CHOSEN BLUEWATER ROAD NW AS THE "FRONT" STREET ADDRESS  
 THEREFORE, SAUL BELL RD ON THE NORTH EDGE IS THE REAR LOT LINE,  
 THE UNSER BLVD EAST EDGE IS A SIDE LOT LINE,  
 AND THE WEST EDGE INTERNAL PROPERTY BOUNDARIES ARE SIDE YARD LOT LINES.  
 SETBACKS ARE AS ESTABLISHED IN THE CLIFFORD WEST BUSINESS PARK DEVELOPMENT CRITERIA:  
 WILL BE MEASURED FROM THE BACK OF THE STREET CURB AND WILL BE FULLY LANDSCAPED FROM THE CURB TO THE SETBACK LINE.  
 BLUEWATER RD COLLECTOR STREET FRONTAGE - 20' FRONT SETBACK TO BUILDING AND 20' TO THE PARKING AREA  
 SAUL BELL RD AND UNSER BOULEVARD - 10' SETBACK AT ALL SIDE AND REAR YARDS  
 BUILDING COVERAGE OF LOT - MINIMUM 10% AND MAXIMUM 50%  
 PROPOSED LOT COVERAGE IS 2.73% AS SHOWN ON THIS LAYOUT PLAN  
 NEW SIDEWALKS SHALL BE INSTALLED AS FOLLOWS: 6' WIDE ALONG BLUEWATER AND 5' WIDE ALONG SAUL BELL  
 ADA ACCESSIBILITY SHALL BE PROVIDED AT DRIVE ENTRANCES AND OTHER OBSTRUCTIONS

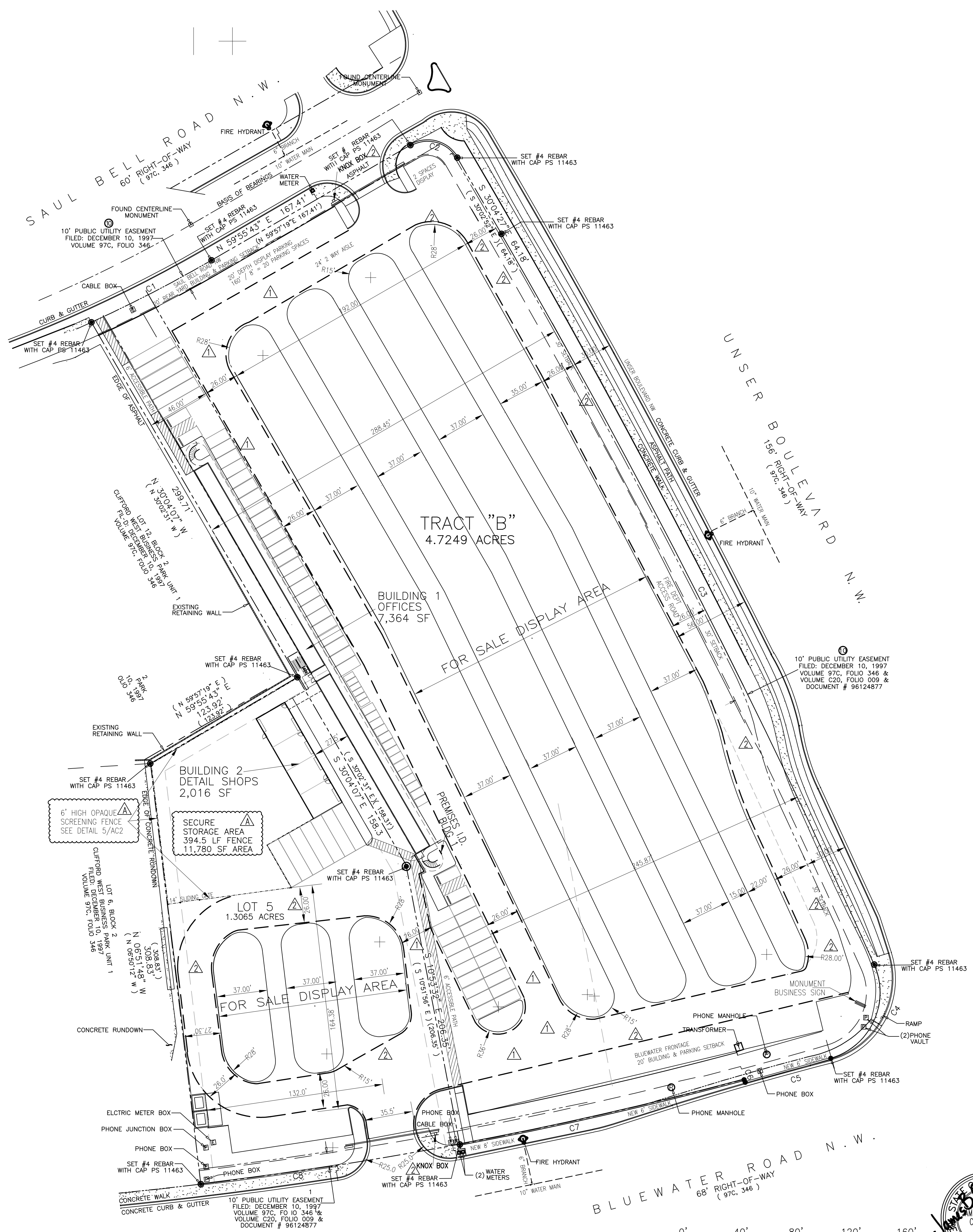
**BUILDINGS**

BOMA FOOTPRINT

<b>TWO STORY OFFICE BUILDING</b>	
40 PRIVATE OFFICES 11'x13'	
ADMINISTRATIVE SUPPORT AREAS	
OFFICE BUILDING FOOTPRINT AREA	7,364 SF
<b>SHOP BUILDING</b>	
4 SERVICE BAYS	
SHOP BUILDING FOOTPRINT AREA	2,016 SF
<b>TOTAL BUILDINGS FOOTPRINT AREA</b>	<b>9,380 SF</b>

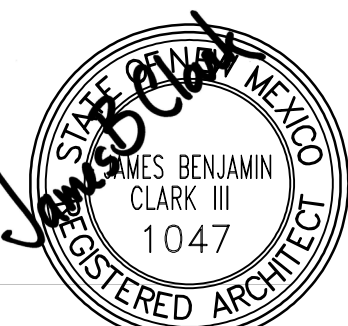
**CUSTOMER PARKING COUNT**

BUILDINGS	I.D.O. REQUIRED	PROVIDED
OFFICE BUILDING	26 VEHICLES	47 VEHICLES
SHOP BUILDING	3 VEHICLES	7 VEHICLES
ACCESSIBLE SPACES	1 STANDARD 1 VAN	2 STANDARD 2 VANS
<b>TOTAL CUSTOMER SPACES</b>	<b>31 VEHICLES</b>	<b>58 VEHICLES</b>
<b>OTHER VEHICLES</b>		
MOTORCYCLES	2 SPACES	4 SPACES
BICYCLES	3 SPACES	4 SPACES
GOLF CARTS	-0-	14 SPACES



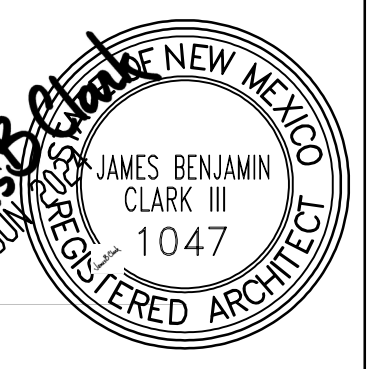
1 AC1 SITE LAYOUT PLAN - LOT 5 & TRACT B  
 SCALE: 1" = 40'-0"

OWNER REQUESTED CHANGES:  
 24 JUNE 2024  
 PERMIT REVIEW COMMENTS:  
 14 MARCH 2024  
 26 MARCH 2024



**MASTERWORKS ARCHITECTS, INC**  
 1809 ILLINOIS ST NE 242-1866  
 ALBUQUERQUE, NEW MEXICO 87110  
 ©MWA, Inc 2023

FILE # 2317G-SITE  
 24 JUNE 2024



CONSTRUCTION OF A NEW FACILITY FOR  
**D&B U-SELL-IT**  
 401 UNSER BLVD NW  
 ALBUQUERQUE, NM 87121

**SITE LAYOUT PLAN  
 DEVELOPMENT REQUIREMENTS  
 NOTES & DETAILS**

**AC1**

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

## Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Consensus Planning  
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LUBBOCK TX 79424-2711

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MJ HOSPITALITY LLC  
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ALBUQUERQUE NM 87123

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MOJO PROPERTIES C/O RICHARD JONES  
3520 CALLE CUERVO NW  
ALBUQUERQUE NM 87114-9220

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ALVARADO MESA LLC  
PO BOX 67904  
ALBUQUERQUE NM 87193-7904

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Albuquerque, NM 87102

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GERARD RUSSELL JAMES  
8615 HATTERAS PL NW  
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NUNO MARTIN & MAGDALENA  
8623 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237

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TRUST  
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FRESNO CA 93727-5910

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EAGLE INVESTORS INC  
4505 ATHERTON WAY NW  
ALBUQUERQUE NM 87120

Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

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SANDIA LAND OWNER LP ATTN: ERIC W  
FRANKLIN  
1033 W ROOSEVELT WAY SUITE 150  
TEMPE AZ 85281-0948

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ENCINAS CLARA  
8601 HATTERAS PL NW  
ALBUQUERQUE NM 87121

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SHACKSTER HOLDINGS LLC  
PO BOX 67904  
ALBUQUERQUE NM 87193-7904

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GRAYLAND CORPORATION & J2C LLC &  
CLIFFORD JACK J & LEE RVT & ETAL  
PO BOX 35640  
ALBUQUERQUE NM 87176-5640

Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

FIRST-CLASS  
US POSTAGE<sup>TM</sup> PITNEY BOWES  
ZIP 87102 \$ 000.97<sup>0</sup>  
02 7H  
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HERNANDEZ LUZ ANGELICA HUAPE  
8705 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7239

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CHAVEZ ROBERT  
8609 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237

Consensus Planning  
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Albuquerque, NM 87102

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BERNALILLO COUNTY C/O COUNTY  
MANAGER  
415 SILVER AVE SW  
ALBUQUERQUE NM 87102-3225

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ZIP 87102 \$ 000.97<sup>0</sup>  
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SHACKSTER HOLDINGS LLC  
PO BOX 67904  
ALBUQUERQUE NM 87193-7904

Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

FIRST-CLASS  
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ZIP 87102 \$ 000.97<sup>0</sup>  
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FELLOWSHIP BAPTIST CHURCH DBA  
FELLOWSHIP MISSIONARY CHURCH  
8550 SAUL BELL RD NW  
ALBUQUERQUE NM 87121

FIRST-CLASS  
US POSTAGE<sup>TM</sup> PITNEY BOWES  
ZIP 87102 \$ 000.97<sup>0</sup>  
02 7H  
0006057985 AUG 05 2024

D&B LIMITED TRUST LLC  
1128 ATRISCO DR NW  
ALBUQUERQUE NM 87105-1215

Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102



LOPEZ RAUL BUSTILLOS & BUSTILLOS  
CINTHIA  
8701 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7239



LUJAN MANUEL R & TANYA M  
8709 HATTERAS PL NW  
ALBUQUERQUE NM 87121

Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102



TRUJILLO RONALD  
8605 HATTERAS PL NW  
ALBUQUERQUE NM 87121-7237



REGIONS BEYOND INC C/O THE  
POTTER'S HOUSE  
PO BOX 7486  
ALBUQUERQUE NM 87194-7486



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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


#### 4. TIME

Signs must be posted from September 4, 2024 To October 4, 2024

#### 5. REMOVAL

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

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

  
James K. Strozier, FAICP  
(Applicant or Agent)

8/5/2024  
(Date)

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

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

Sep 2, 2024 at 4:18:17 PM

N 3883671 E 342676

Unser Blvd NW

Albuquerque NM 87121

United States

# REQUEST

Major Amendment to the Clifton  
West Business Master  
Development Plan

The City of Albuquerque Environmental Planning Commission will hold a public hearing

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: 301-715-8592 Meeting ID: 226 959 2859

on September 19, 2024 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from 9/4/2024 to 10/4/2024  
by Consensus Planning, Inc. (505) 704-9601  
applicant/agent phone

REFER TO FILE# PR-2024-010711

It is illegal for an unauthorized person to remove or tamper with this sign

UNSER + LANS 16/16/2024

Sep 2, 2024 at 4:08:39 PM

N 3883536 E 342664

8531 Bluewater Rd NW

Albuquerque NM 87121

United States

# REQUEST

Major Amendment to the Clifford  
Business Park Master Development  
Plan

The City of Albuquerque Environmental Planning Commission will hold a public hearing

To join online with video: <https://cabg.zoom.us/j/2269592859>

To call in: 301-715-8592 Meeting ID: 226 959 2859

on September 19, 2024 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from 9/4/2024 to 10/4/2024  
by Consensus Planning, Inc. (505) 704-9801  
applicant/agent phone

REFER TO FILE# PR-2024-010701

It is illegal for an unauthorized person to remove or tamper with this sign

Water Files 4616

Sep 2, 2024 at 4:12:40 PM  
N 3883586 E 342387  
500 Oliver Ross Dr NW  
Albuquerque NM 87121  
United States

# REQUEST

U1122 + Los Oros  
Major  
Amendment to a Master Develop-  
ment Plan

The City of Albuquerque Environmental Planning Commission will hold a public hearing

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: 301-715-8592 Meeting ID: 226 959 2859

on September 19, 20 24 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from 9/4/24 to 10/4/24  
by Consensus Planning, Inc. (505) 704-9801  
applicant/agent phone

REFER TO FILE# PR-2024-010701

It is illegal for an unauthorized person to remove or tamper with this sign

Sep 2, 2024 at 4:15:26 PM  
N 3883713 E 342545  
8560-8598 Saul Bell Rd NW  
Albuquerque NM 87121  
United States

# REQUEST

Major Amendment to the Clissard  
West Business Master  
Development Plan

The City of Albuquerque Environmental Planning Commission will hold a  
public hearing

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: 301-715-8592 Meeting ID: 226 959 2859

on September 19, 2024 at 8:30 AM. All Persons  
have a right to appear at such a hearing. For information on this case or  
other instructions on filing written comments, call the Planning  
Department at (505) 924-3860 or contact the applicant.

Required to be posted from 9/4/2024 to 10/4/2024  
by Consensus Planning, Inc. (505) 714-9801  
applicant/agent phone

REFER TO FILE#

PR-2024-010701

It is illegal for an unauthorized person to remove or tamper with this sign

F) PROPOSED MASTER DEVELOPMENT PLAN AND FUTURE  
SITE PLAN

**REGULATION OF BUILDINGS AND IMPROVEMENTS**

**Building Regulations.**  
All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and materials include the following: face brick, stone, stone, masonry, stucco, granite, or other materials, tile or concrete, or their equivalent. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

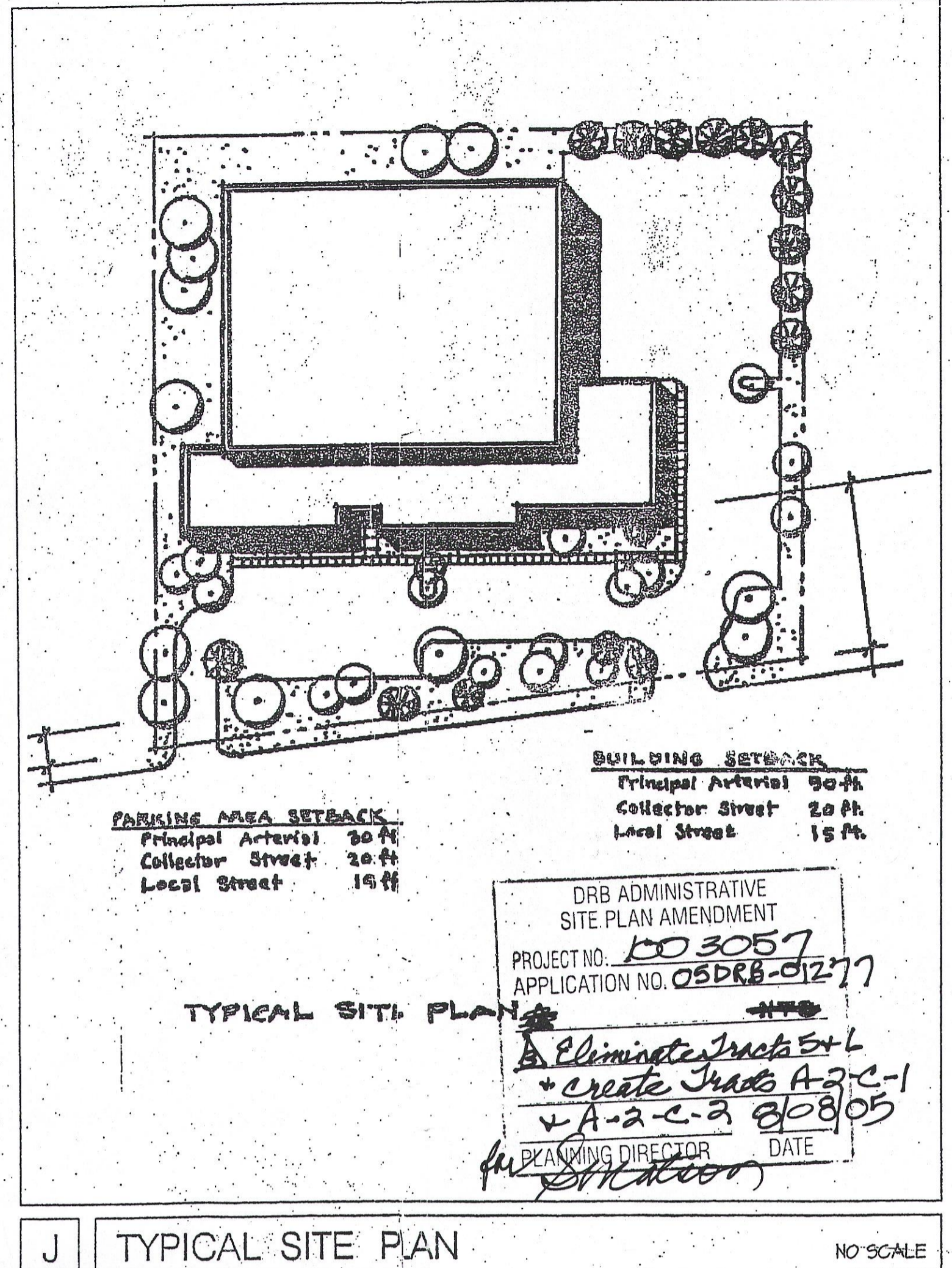
Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:  
Employ variety in structural forms that create visual character and interest.  
Avoid long, unarticulated facades. Facades shall have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)  
Entrances to industrial structures should portray a quality office appearance by being architecturally tied into the overall mass and building composition.  
Windows and doors are key elements of any structure. Form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.  
Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.  
The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.  
Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.  
Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.  
Design elements which are undesirable and should be avoided:  
Exposed, untreated precision block walls.  
Metal used as the main architectural feature.  
Attached mechanical roofs on small portions of the roof line.  
Materials with high maintenance requirements. Wood facades are prohibited.

Hall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.  
Berms in conjunction with landscaping can be used at building edge to reduce structure mass and height along facade.  
Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that curb or pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, at corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).

LOADING DOCKS SHALL BE SCREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE

Design for roofs shall be as follows:  
No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.  
If mansard roofs are used, they shall wrap around the front perimeter of the building as well as that part of the side of the building that falls within the 100 foot set back from curb.  
All rooftop equipment shall be screened from the public view.  
The roof design should be considered an integral part of the overall architectural design theme. Conspicuous air/air conditioned units are not permitted on the roof.  
All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Eusters, downspouts, vents, louvers, exposed heating coils, stacks, weather doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.

In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous, evergreen trees.  
To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.  
The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five gallon containers, and the balance shall be in one gallon containers. All plants shall be capable of providing complete ground coverage within one growing season after installation.  
All plants, including trees, shrubs, ground cover, turf, wildflowers, etc., shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.  
All undeveloped sites, and all improved areas of developed sites shall be kept in a weed-free condition. All improved areas of developed sites shall be screened from view from the public right of way or in the alternative, improved areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. Chain link fences are not permitted.  
Plant Materials: See the plant list for Atrisco Business Park on the approved City of Albuquerque plant list.  
Storage Area and Service Areas/Refuse Collection Areas: All outdoor storage areas and service areas shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back and shall not face any public right-of-way. The use of barbed wire or concertina is not permitted on the top of fences or walls. No materials, supplies or equipment, including company-owned or operated vehicles, shall be stored in any area on the site except behind such a barrier.  
All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the curb and street theme of the site. Chain link fences are not permitted. No refuse collection area shall be allowed between any street and building front yard setbacks.  
Parking Areas: For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berms. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.  
At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.  
All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to ensure proper drainage.  
Drainage Requirements: All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site.  
Pedestrian Walkways/Bikeways: Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.  
A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with city standards and approved by the Architectural Control Committee, shall be provided with the site.  
The City of Albuquerque has established a bikeway network which identifies a route along Bluewater from 14th Street to Coors. Bike routes provide for the shared use of the street by automobiles and bicycles.  
Along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanes and Bluewater. A trail is proposed along the entire length of Unser.  
In order to accommodate bicycles, bike racks shall be provided on each site.  
Sign Standards: Signs shall be integrated with the architectural design of the building, in appropriate proportion with the scale of the building. All elements of a sign shall be maintained in a visually appealing manner. Facade signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be one identification sign (per site) of a maximum size of twenty-two (24) square feet, and signs necessary for the regulation or direction of traffic flows. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the committee, must include the location, materials, colors, method of lighting, construction details, and drawings showing a copy of the proposed signs. The maximum height of free standing signs shall be six (6) feet above average finished grade. Intensity lighting individual letters (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.  
All utility lines and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility pads and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.  
Lighting: Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The fixtures are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.  
Maintenance: Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all improved areas shall be maintained in a weed-free condition.  
Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.



PROJECT NUMBER: 1003057  
Application Number: 05DRB-01277  
Date: 11-19-03  
Traffic Engineering, Transportation Division  
Date: 11/19/03  
Utilities Department  
Date: 11/19/03  
Parks and Recreation Department  
Date: 11/19/03  
City Engineer  
Date: 11/19/03  
N/A  
Environmental Health Department  
Date: 11/19/03  
N/A  
Solid Waste Management  
Date: 11/19/03  
DRB Chairperson, Planning Department

EACH PROPERTY WITHIN THIS PLAN AREA SHALL BE REQUIRED TO OBTAIN SITE PLAN APPROVAL THROUGH DRB IN ACCORDANCE WITH THE DESIGN PARAMETER SHOWN HERE ON.

THESE DESIGN REQUIREMENTS DO NOT APPLY TO ANY PROPERTY WHICH IS DEVELOPED FOR PUBLIC SCHOOL PURPOSES.

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT  
FILE NO. AA-98-54  
ADD'L NOTES  
REVISE UNIT 3 7/2/03  
DATE: 7/19/03  
PLANNING DIRECTOR

NOTE: AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL, EACH PARCEL SHOWN HEREON SHALL BE OBLIGATED TO CONTRIBUTE TO THE COST OF A NEW TRAFFIC SIGNAL AT THE BLUEWATER/UNSER BLVD. INTERSECTION AS FOLLOWS:

UNIT I	\$2,533.00 PER LOT (TOTAL OF \$38,000.00)
UNIT II	\$27,260.00 FOR TRACT A
UNIT III	(TOTAL OF \$9,740.00)

TOTAL OF \$9,740.00  
TRACT A-2-A 4503.00  
TRACT A-2-B 4970.00  
TRACT A-2-C 4567.00  
TRACT B 4699.00

**SLNB ARCHITECTS, INC.**  
1620 Central Avenue Southeast  
Albuquerque, NM 87106  
(505) 247-9239

**MASTER DEVELOPMENT PLAN**  
**CLIFFORD WEST BUSINESS PARK**  
UNSER BOULEVARD NW ALBUQUERQUE, NM

**Building Site Coverage.**  
At all times buildings constructed on the site shall contain at least ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

**Setbacks:**  
Building front yard setbacks shall be as follows:  
Principal Arterial 50 feet  
Collector Street 30 feet  
Local Street 15 feet

**Building front yard setbacks:**  
Principal Arterial 50 feet  
Collector Street 30 feet  
Local Street 15 feet

**Parking area setbacks:**  
Principal Arterial 30 feet  
Collector Street 20 feet  
Local Street 15 feet

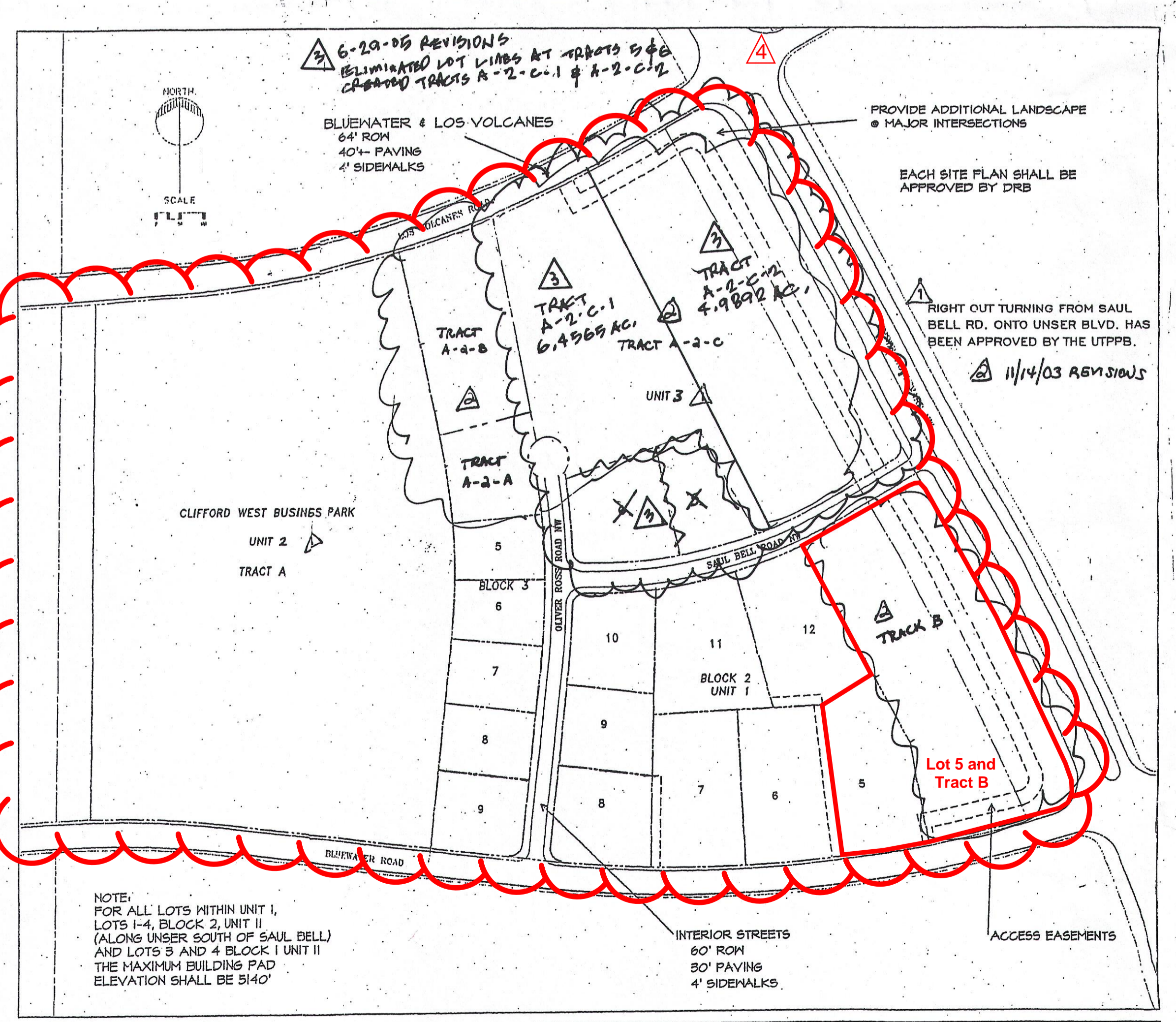
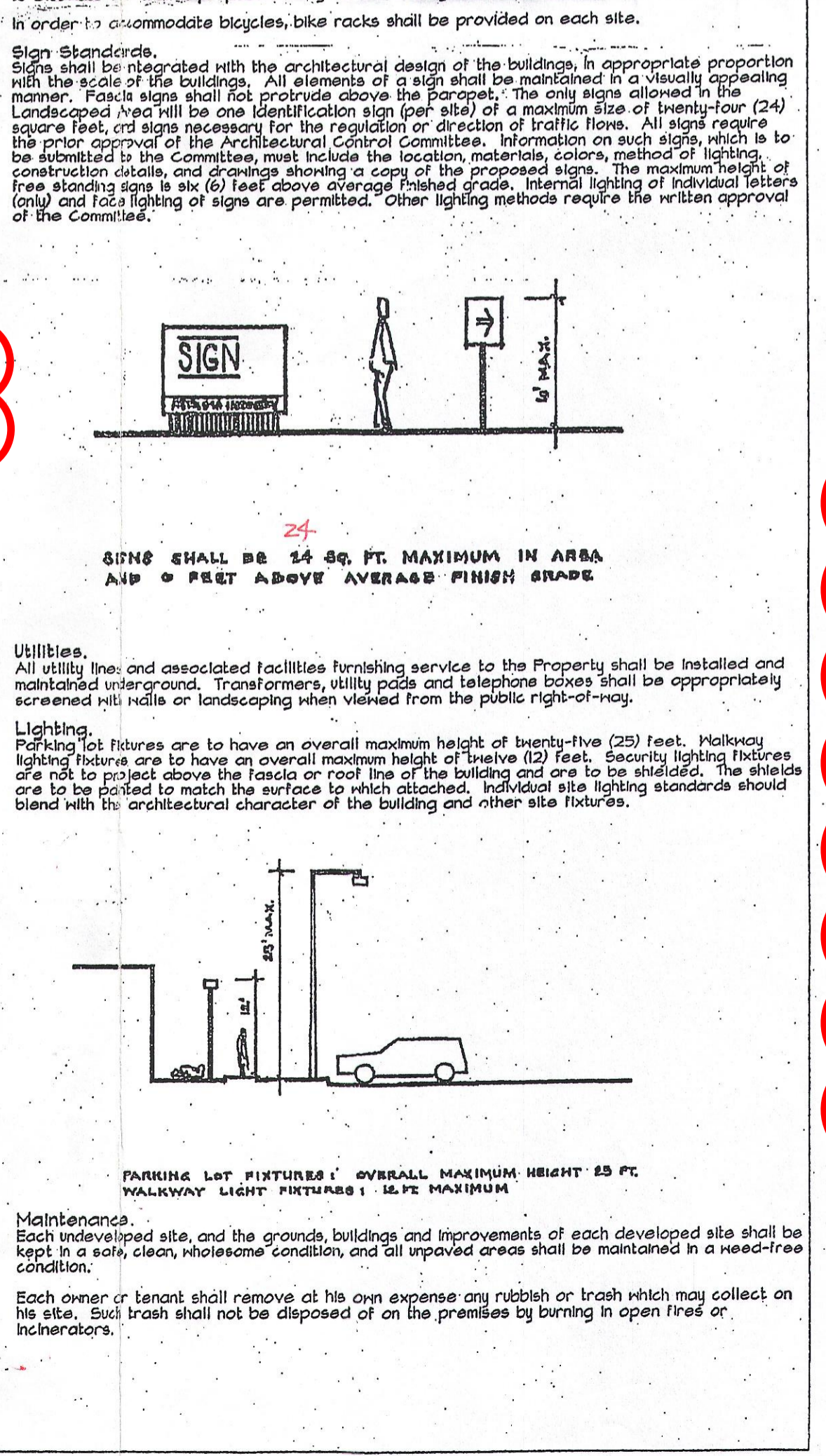
The front yard setback shall remain free of buildings and structures, trash bins, storage and loading areas and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites 15 feet front on more than one street must satisfy the front yard setback for all such streets.

**Side and Rear Yard Setbacks.** To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb, shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like shall be permitted in the side yard setback, provided that where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee.

No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

**Landscaped Area.**  
The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like shall be landscaped.  
Required Landscaped Area: On every site on which a building shall be placed, the Landscaped Area and any other portion of the front yard(s) which is not paved parking area and vehicle access ways shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.  
A minimum of eight percent (8%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.  
Seventy-five percent (75%) of the required Landscaped Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.  
A minimum of twenty percent (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf shall be located at the most prominent visual points, such as, streetscapes and vehicle entries to the site. The areas of turf help to create visual corridors to specific sites.  
All Landscape Areas not covered with turf shall have a ground covering of crushed rock bark, chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges including pale shades of red.  
Fences shall be used to separate the turf and ground cover zones.  
The landscape treatment of prominent entries and intersections should change in terms of materials, pattern, texture, scale or form to highlight use or areas.  
One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.



**MAP** NO SCALE

**CASE NUMBER: Z-97-11**  
Remove the minimum lot coverage requirement for Lot 5 and Tract B.

**REVISIONS**  
22 AUG 97  
29 AUG 97

**31 JUL 97**

**SHEET A**

**APPROVAL AND CONDITIONAL ACCEPTANCE:** As required by the Development Process Manual

City Engineer, ENGINEERING DIV/AMFCA  
Date: 12/19/03

**DESIGN GUIDELINES**

**W SITE PLAN** 1" = 200'-0"

ORIGINAL Z-97-11  
# 1003057

**SCOPE OF WORK**

**LEGAL DESCRIPTION**  
TRACT "B" & LOT 5 BLK 2, CLIFFORD WEST BUSINESS PARK - UNIT 1

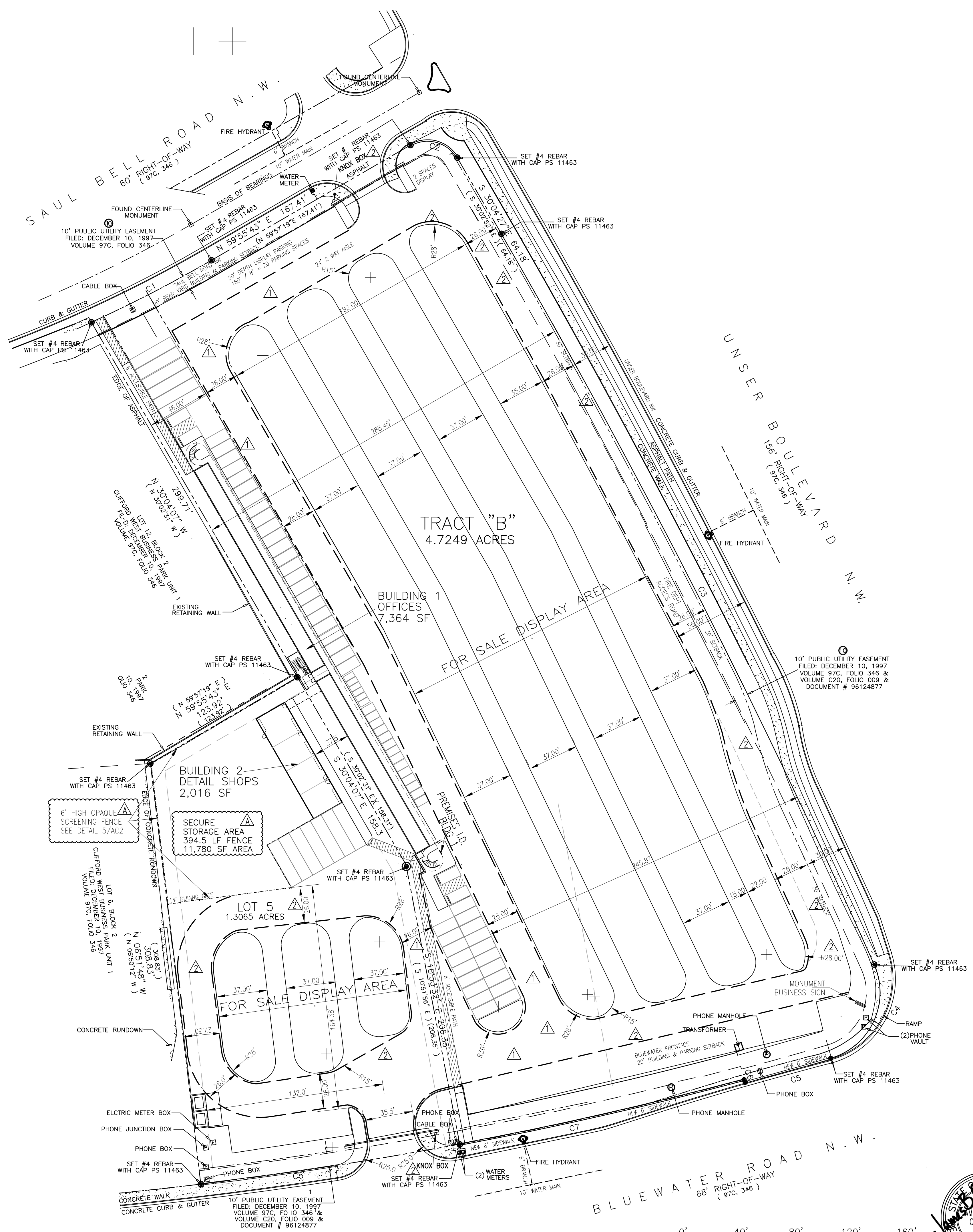
**DEVELOPMENT REQUIREMENTS**  
IDO ZONE DISTRICT "NR-BP" NON-RESIDENTIAL - BUSINESS PARK  
CLIFFORD WEST BUSINESS PARK  
FUTURE DEVELOPMENT MUST MEET ALL APPLICABLE STANDARDS AND PROVISIONS OF ANY PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN. CHANGES TO THAT PLAN MAY REQUIRE MINOR/MAJOR AMENDMENTS TO THAT PLAN (PREVIOUSLY IP). WHERE SILENT OR IF ONE DOES NOT EXIST, ALL DEVELOPMENT MUST MEET STANDARDS AND PROVISIONS OF THE IDO (NR-BP) AND THE DPM.  
THIS PROPERTY IS DEFINED AS A "THROUGH LOT"  
THE OWNER HAS CHOSEN BLUEWATER ROAD NW AS THE "FRONT" STREET ADDRESS  
THEREFORE, SAUL BELL RD ON THE NORTH EDGE IS THE REAR LOT LINE,  
THE UNSER BLVD EAST EDGE IS A SIDE LOT LINE,  
AND THE WEST EDGE INTERNAL PROPERTY BOUNDARIES ARE SIDE YARD LOT LINES.  
SETBACKS ARE AS ESTABLISHED IN THE CLIFFORD WEST BUSINESS PARK DEVELOPMENT CRITERIA:  
WILL BE MEASURED FROM THE BACK OF THE STREET CURB AND WILL BE FULLY LANDSCAPED FROM THE CURB TO THE SETBACK LINE.  
BLUEWATER RD COLLECTOR STREET FRONTAGE - 20' FRONT SETBACK TO BUILDING AND 20' TO THE PARKING AREA  
SAUL BELL RD AND UNSER BOULEVARD - 10' SETBACK AT ALL SIDE AND REAR YARDS  
BUILDING COVERAGE OF LOT - MINIMUM 10% AND MAXIMUM 50%  
PROPOSED LOT COVERAGE IS 2.73% AS SHOWN ON THIS LAYOUT PLAN  
NEW SIDEWALKS SHALL BE INSTALLED AS FOLLOWS: 6' WIDE ALONG BLUEWATER AND 5' WIDE ALONG SAUL BELL  
ADA ACCESSIBILITY SHALL BE PROVIDED AT DRIVE ENTRANCES AND OTHER OBSTRUCTIONS

**BUILDINGS** BOMA FOOTPRINT

<b>TWO STORY OFFICE BUILDING</b>	
40 PRIVATE OFFICES 11'x13'	
ADMINISTRATIVE SUPPORT AREAS	
<b>OFFICE BUILDING FOOTPRINT AREA</b>	7,364 SF
<b>SHOP BUILDING</b>	
4 SERVICE BAYS	
<b>SHOP BUILDING FOOTPRINT AREA</b>	2,016 SF
<b>TOTAL BUILDINGS FOOTPRINT AREA</b>	9,380 SF

**CUSTOMER PARKING COUNT**

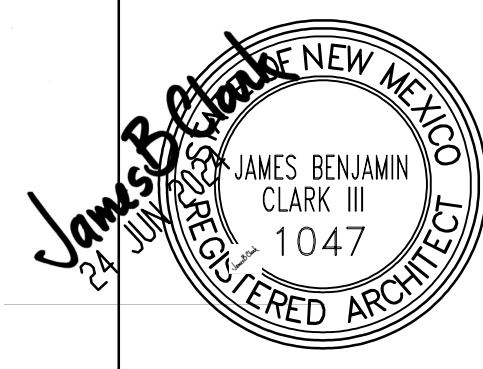
BUILDINGS	I.D.O. REQUIRED	PROVIDED
OFFICE BUILDING	26 VEHICLES	47 VEHICLES
SHOP BUILDING	3 VEHICLES	7 VEHICLES
ACCESSIBLE SPACES	1 STANDARD 1 VAN	2 STANDARD 2 VANS
<b>TOTAL CUSTOMER SPACES</b>	<b>31 VEHICLES</b>	<b>58 VEHICLES</b>
<b>OTHER VEHICLES</b>		
MOTORCYCLES	2 SPACES	4 SPACES
BICYCLES	3 SPACES	4 SPACES
GOLF CARTS	-0-	14 SPACES



1 AC1 SITE LAYOUT PLAN - LOT 5 & TRACT B SCALE: 1" = 40'-0"

**MASTERWORKS ARCHITECTS, INC**  
1809 ILLINOIS ST NE 242-1866  
ALBUQUERQUE, NEW MEXICO 87110

FILE # 2317G-SITE  
24 JUNE 2024



CONSTRUCTION OF A NEW FACILITY FOR  
**D&B U-SELL-IT**  
401 UNSER BLVD NW  
ALBUQUERQUE, NM 87121

**SITE LAYOUT PLAN DEVELOPMENT REQUIREMENTS NOTES & DETAILS**

**AC1**

OWNER REQUESTED CHANGES:  
24 JUNE 2024  
PERMIT REVIEW COMMENTS:  
14 MARCH 2024  
26 MARCH 2024





G) CONTROLLING MASTER DEVELOPMENT PLAN

**REGULATION OF BUILDINGS AND IMPROVEMENTS**

**Building Regulations.**

All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building to a 100 feet from any public street curb. Permitted quality building materials include the following: face brick, stone, stone veneer, masonry blocks, stucco, or terra cotta, tile, or their equivalents. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent, or better, or it may also include pre-engineered metal skins.

Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:

- Employ varied structural forms that create visual interest and interest.
- Avoid long, unarticulated facades. Facades shall have varied front setbacks with wall planes not run in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.).
- Entries to industrial structures should portray a quality office appearance by being architecturally tied into the overall mass and building composition.
- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural form.
- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.
- Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

Design elements which are undesirable and should be avoided:

- Exposed, unattractive walls.
- Material used as the main architectural feature.
- Attached mechanical units on small portions of the roof line.
- Materials with high maintenance requirements. Hood facings are prohibited.

Roof materials should be chosen that will withstand abuse by wind, easily repaired, or accidental damage by machinery.

Roofs in conjunction with landscaping can be used at building edge to reduce structure mass and height facing facade.

Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the City of Albuquerque Code, as approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee, loading or garage doors which are screened from view may face the side street (minor street).

Design for roofs shall be as follows:

- No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.
- Roofing materials are to be used, they shall wrap around the front perimeter of the building as well as that part of the side of the building that falls within the 100 foot set back from curb.
- All rooftop equipment shall be screened from the public view.
- The roof design should be considered an integral part of the overall architectural design theme. Conspicuous air conditioning units are not permitted on the roof.
- All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Stairs, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.

ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW

**Building Site Coverage.**  
At all times buildings constructed on the site shall contain at least ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

**Setbacks.**  
Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from the back of curb, shall be as follows:

**Building front yard setback lines:**  
Principal Arterial: 50 feet  
Collector Street: 20 feet  
Local Street: 15 feet

**Parking area setback lines:**  
Principal Arterial: 50 feet  
Collector Street: 20 feet  
Local Street: 15 feet

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading areas and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and the side yard setbacks within 100 feet from the curb shall be landscaped.

**Side and Rear Yard Setbacks.** To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback within 100 feet from the curb shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided that where buildings are planned as on Integrated Architectural Unit, side yard requirements may be varied with prior approval of the Architectural Control Committee.

No buildings or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

**Landscaped Area.**  
The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, shall be landscaped.

**Required Landscaped Areas.** On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, shall be landscaped.

A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an overall maximum height of twenty-five (25) feet.

Seventy-five percent (75%) of the required Landscaped Area shall be covered with living vegetation materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.

A minimum of twenty (20%) of the provided Landscaped Area shall be covered turf grasses. Areas of turf shall be located at the most prominent visual points, such as streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.

All Landscaped Areas shall have a ground covering of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including shades of red.

Headings shall be used to separate the turf and ground cover zones. The landscape entries and interconnections should change in terms of intensity, pattern, texture, scale or form to highlight the use areas.

One tree is required for each building and (25) feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.

In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous, if evergreen trees.

To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.

A minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the streets and collector streets shall be in five gallon containers, and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds, and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or other fencing is not permitted on the top of fences or walls. No materials, supplies or equipment, including containers or expanded vehicles, shall be stored in any area on the site except behind such a barrier.

**Plant Materials:** See the plant list for Abrisco Business Park or the approved City of Albuquerque plant list.

**Storage Areas and Service Areas/Refuse Collection Areas.**  
All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or other fencing is not permitted on the top of fences or walls. No materials, supplies or equipment, including containers or expanded vehicles, shall be stored in any area on the site except behind such a barrier.

**Parking Areas.**  
For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earth berming. Such screening, sitting on earthen berms, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.

**Drainage Requirements.**  
All construction on any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site.

**Pedestrian Pathways/Bikeways.**  
Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.

A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards set approved by the Architectural Control Committee, shall be provided with the site.

The City of Albuquerque has established a bikeway network which identifies a route along Unser Boulevard, from Unser Street to Coors. Bike routes provide for the shared use of the street by automobiles and bicycles.

Along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanes to Blvd. A trail is proposed along the entire length of Unser.

In order to accommodate bicycles, bike racks shall be provided on each site.

**Sign Standards.**  
Signs shall be integrated with the architectural design of the building, in appropriate proportion with the scale of the building. All elements of a sign shall be maintained in a visually appealing manner. Flash signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be site identification signs (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flow. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the Committee, must include the location, materials, colors, method of lighting, construction details, and drawings showing a copy of the proposed signs. The maximum height of free standing signs six (6) feet above average finished grade, intended for individual parcels (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.

**Utilities.**  
All utility lines and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility poles and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.

**Lighting.**  
Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Highway lighting fixtures are to have an overall maximum height of twenty (20) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.

**Maintenance.**  
Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free condition.

Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.

**Signs shall be 64 sq. ft. maximum in area and 6 feet above average finish grade.**

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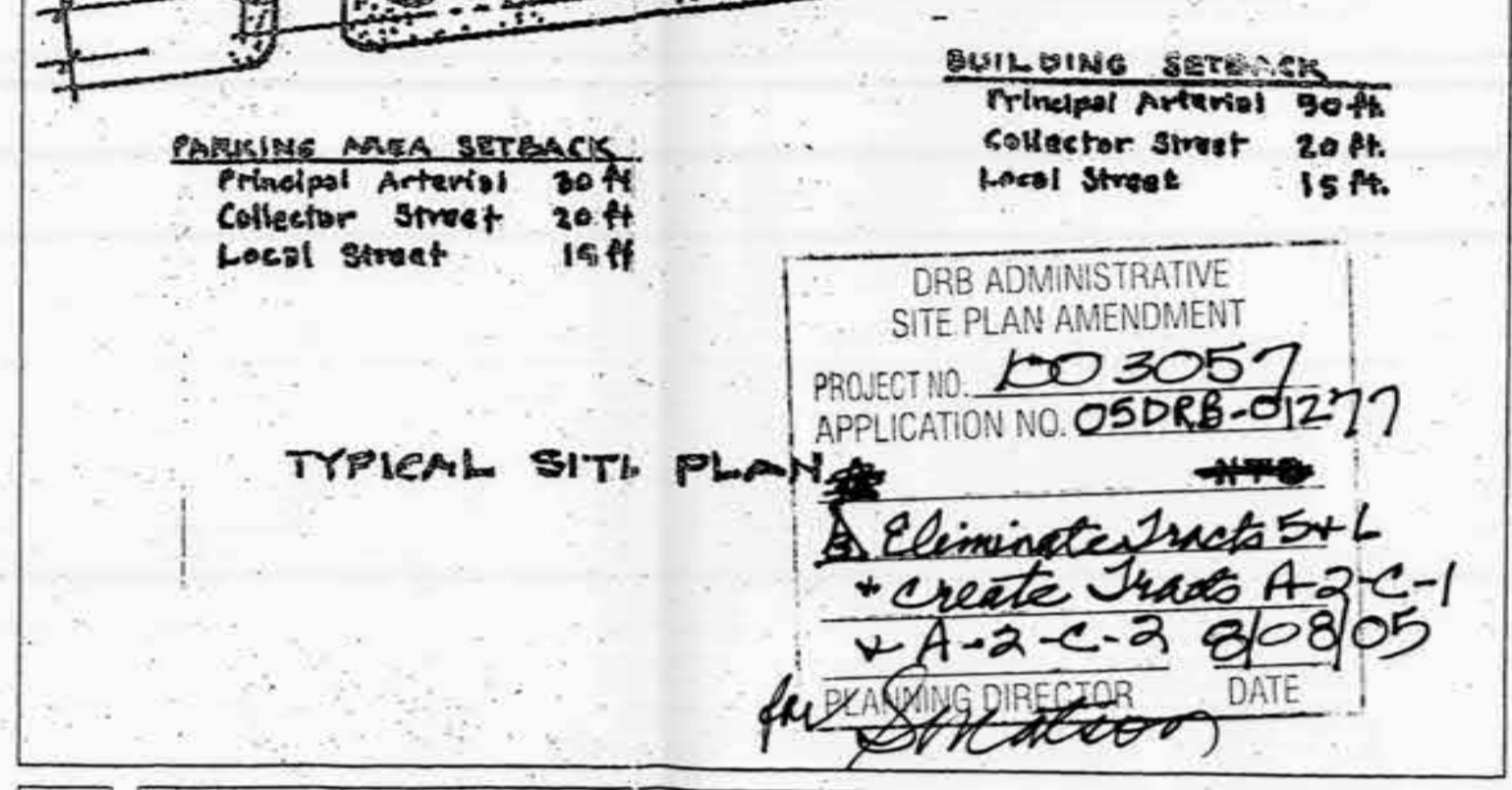
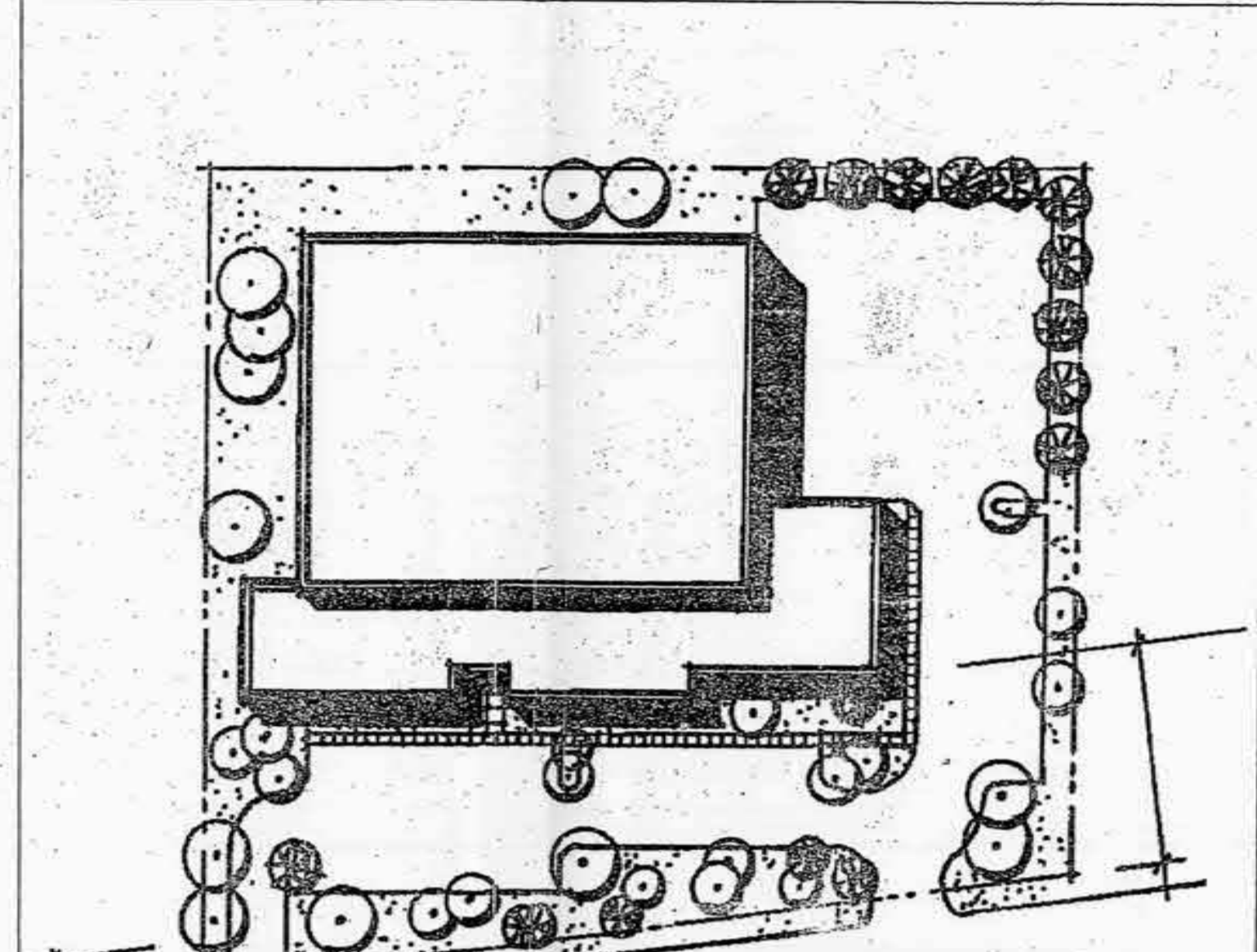
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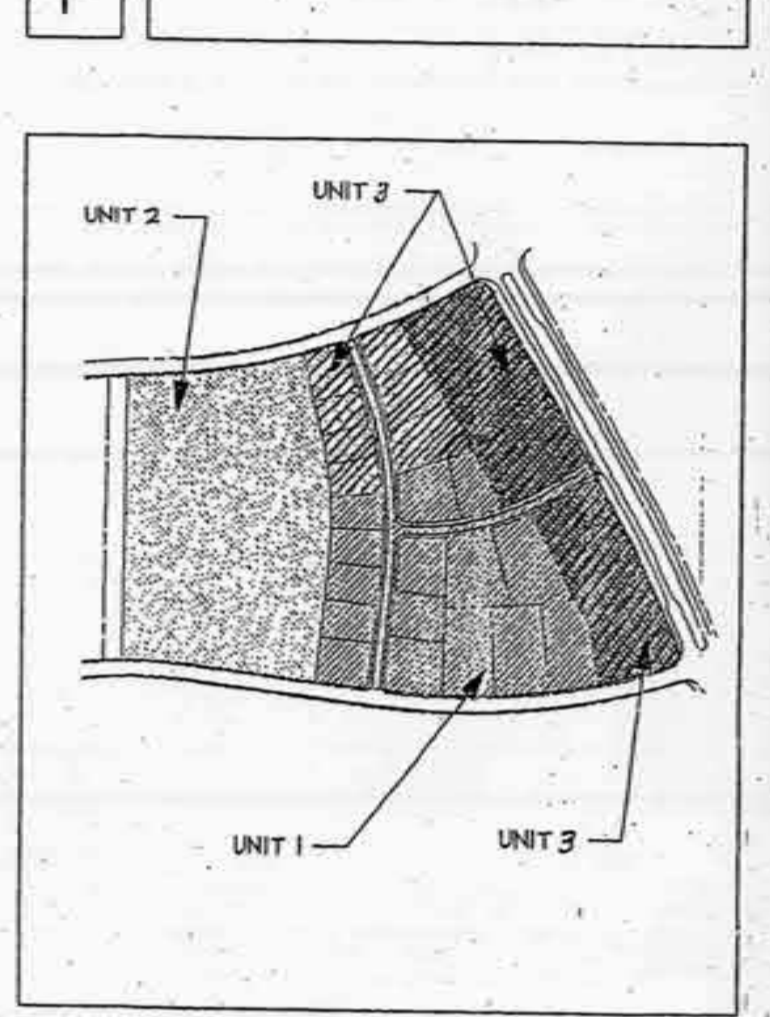
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TYPICAL SITE PLAN NO SCALE

PROJECT NUMBER: 1003057  
Application Number: 03DRB-01202  
Date: 11-19-03  
City Engineer: [Signature]  
Date: 11-19-03



PHASING PLAN NO SCALE

1. EACH PROPERTY WITHIN THIS PLAN AREA SHALL BE REQUIRED TO OBTAIN SITE PLAN APPROVAL THROUGH DRB IN ACCORDANCE WITH THE DESIGN PARAMETER SHOWN HERE ON.

2. THESE DESIGN PARAMETERS DO NOT APPLY TO ANY PROPERTY WHICH IS DEVELOPED FOR PUBLIC SCHOOL PURPOSES.

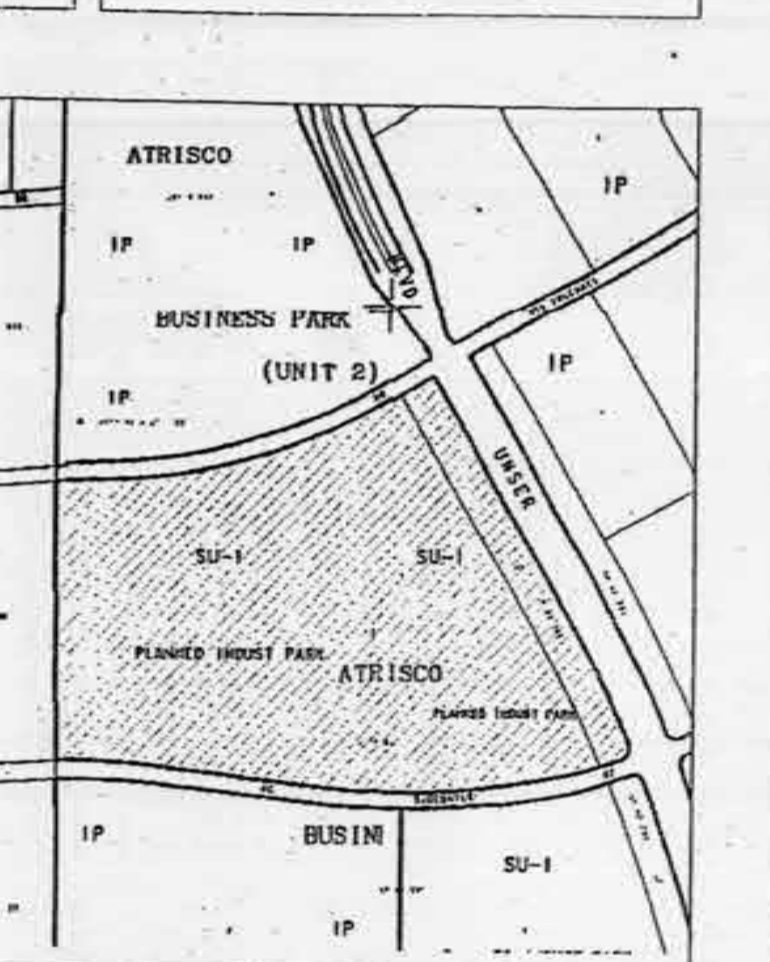
ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT  
FILE NO. AA-18-EF  
ADD'L NOTES #  
REVISE UNIT 3-2/2-73  
DATE: 4/19/98

NOTE: AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL, EACH PARCEL SHOWN HEREON SHALL BE OBLIGATED TO CONTRIBUTE TO THE COST OF A NEW TRAFFIC SIGNAL AT THE BLUEWATER/UNSER BLVD. INTERSECTION AS FOLLOWS:

UNIT I	\$2,633.00 PER LOT (TOTAL OF \$38,000.00)
UNIT II	\$27,260.00 FOR TRACT A
UNIT III	

TOTAL OF \$67,400.00  
TRACT A-2-C # 503.00  
TRACT A-2-E # 970.00  
TRACT B # 5568.00  
TRACT C # 2679.00

NOTES



MAP NO SCALE

CASE NUMBER: Z-97-11

REVISIONS

22	AUG	97
29	AUG	97

31 JUL 97

SITE DEVELOPMENT PLAN  
[Signature] 11/24/97  
Traffic Engineer, TRANSPORTATION DEPT  
[Signature] 9-9-97  
PARKS & GENERAL SERVICES DEPT  
[Signature] 9-9-97  
CITY ENGINEER, ENGINEERING DIV/AMFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Department Process Manual.  
[Signature] 12/19/97  
City Planner, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

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

[Signature] 12/19/97  
City Planner, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

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

PROJECT 9658

SLNB ARCHITECTS, INC.  
1820 Central Avenue, Southwest  
Albuquerque, NM 87105  
(505) 247-1829

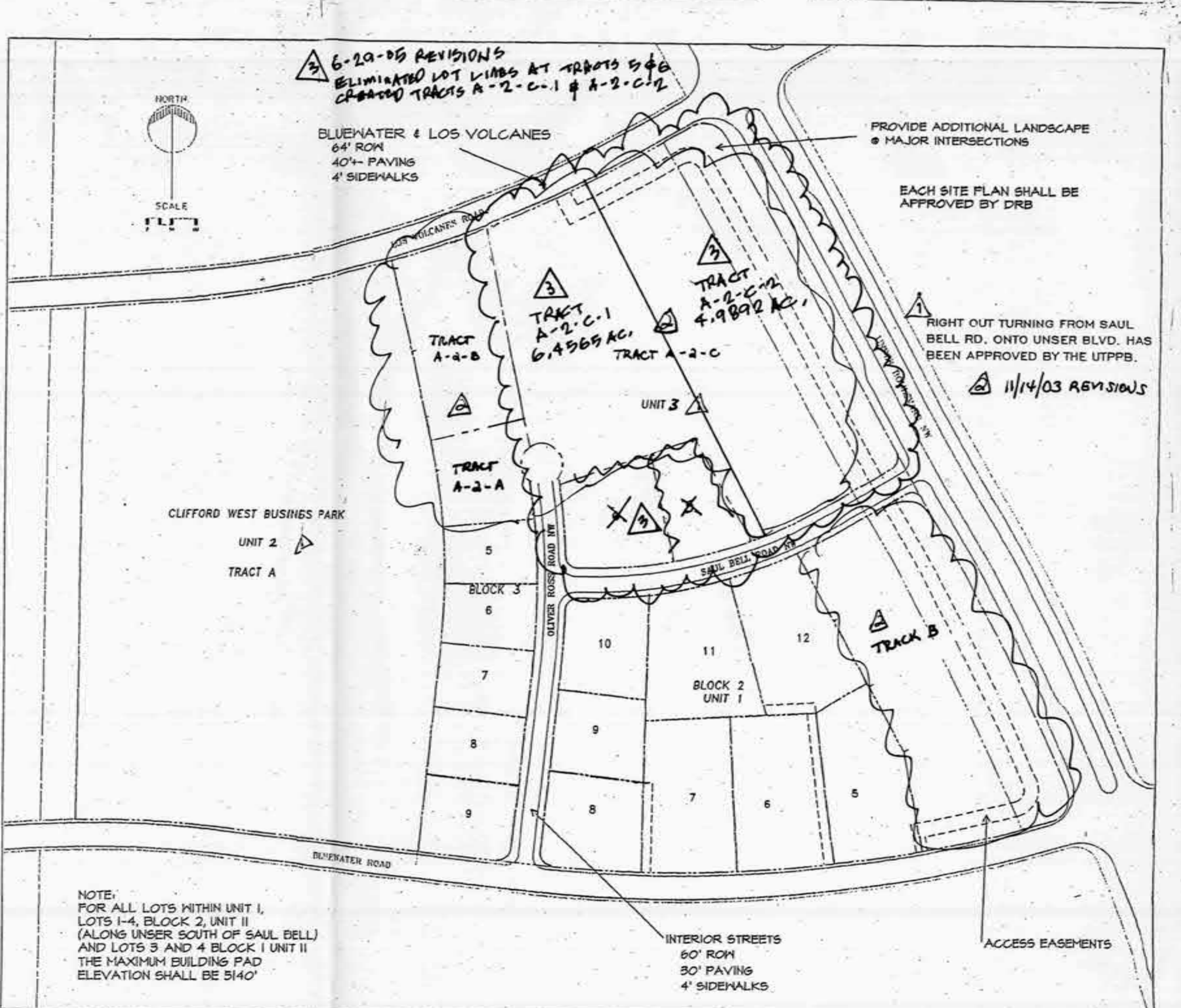
MASTER DEVELOPMENT PLAN  
CLIFFORD WEST BUSINESS PARK  
UNSER BOULEVARD NW ALBUQUERQUE, NM

29711

EPZ

# 1003057

(ORIGINALLY Z-97-11)



W SITE PLAN 1" = 200'-0"

T DESIGN GUIDELINES

ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW

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Setbacks. Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from the back of curb, shall be as follows:

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