City of Albuquerque
Environmental Planning Commission
Staff Report

HEARING DATE:	Thursday, November 19, 2026
CASE #:	SP-2026-00073
PROJECT #:	PR-2024-010079
AGENT:	Galloway
APPLICANT:	Montaño Plaza, LLC
APPLICATION:	Site Plan – EPC, Major Amendment
LEGAL DESCRIPTION:	All or a portion of Parcel 1-A-1-A-1 Plat of Parcel 1-A-1-A-1 Lands of Joel P. Taylor (Being a Replat of Parcels 1-A-1-A & 1-A-2-A Lands of Joel P. Taylor); Parcel 1-A-3 Replat Showing Parcels 1-A-1, 1-A-2 & 1-A-3 Plat of Lands of Joel P. Taylor; Parcel 2-A & 3-A Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated within Section 25 T11N R2E; Parcel 4-A-1-A & 4-A-1-B Plat of Parcels 4-A1-A & 4-A1-B Lands of Joel P. Taylor; Parcel 5-A-1-A Plat of Parcels 5-A1-A & 5-A1-B Lands of Joel P. Taylor; Tracts 5-A1-B-1-A & 5-A1-B-1-B Correction Plat of Lands of Joel P. Taylor Tracts 5-A1-B-1-A & 5-A1-B-1-B; Tract 5-A2-A-1 Lands of Joel P. Taylor Tracts 5-A1-B-1 & 5-A2-A-1
ADDRESS/LOCATION:	6000, 6010, and 6200 Coors Blvd NW, 6200 Coors Blvd NW C, 6001 and 6051 Winter Haven Rd NW, between Montaño Rd. NW and Montaño Plaza Dr. NW
PROPERTY AREA:	Approximately 25 acres
EXISTING ZONING:	MX-M (Mixed-use - Medium Intensity)
STAFF PLANNER:	Catherine Heyne

CASE SUMMARY:

The request is for a Major Amendment to the controlling Site Development Plan that would allow a 1,025 SF restaurant use with a drive-through accessory use.

The EPC is hearing this request because the controlling Site Development Plan for Subdivision was originally approved by the EPC and the proposed amendment would replace an existing building, change the site circulation and parking, and update lighting and landscaping, which together exceed the threshold for Minor Amendment to a Site Plan – EPC.

The subject site is within the Coors Boulevard Character Protection Overlay (CPO-2) and the Coors Boulevard View Protection Overlay (VPO-1). The subject site is in an Area of Change and the Coors/ Montaño Village Activity Center and is within 660' of two Major Transit Corridors. The request generally furthers applicable Comp Plan goals and policies.

The applicant notified Taylor Ranch NA, Westside Coalition of Neighborhood Associations (WSCONA), and all property owners within 100 ft as required. Tribal Notification was required pursuant to IDO § 14-16-(I)(1)(b)] and due to proximity to MPOS. A post-facilitated meeting was requested by WSCONA, held on November 2, 2026, and attended by WSCONA, La Luz, Taylor Ranch NA (TRNA), and Andalucia Homeowners Association (HOA). Neighbor concerns included: 1) traffic, 2) pedestrian and bicycle safety, and 3) building height/ VPO-1 compliance. The applicant will implement a Traffic Management Plan (TMP) for peak hours and events. The applicant has adequately justified the request for a Site Plan – EPC pursuant to IDO § 14-16-6-6(I)(3).

STAFF RECOMMENDATION: APPROVAL of PR-2024-010079, Case # SP-2026-00073 based on Findings 1-32 and subject to Conditions of Approval 1-14 in this report.

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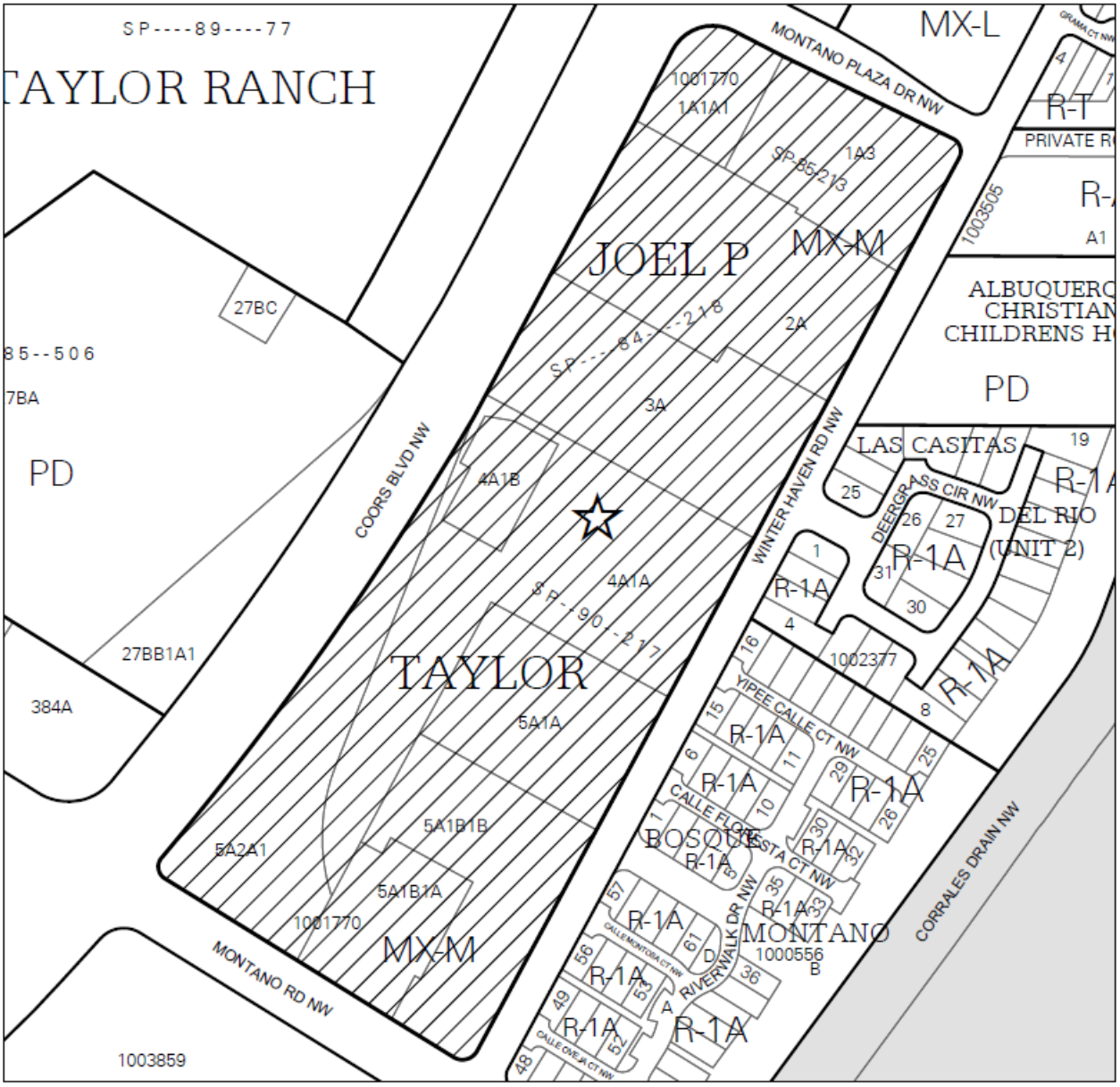
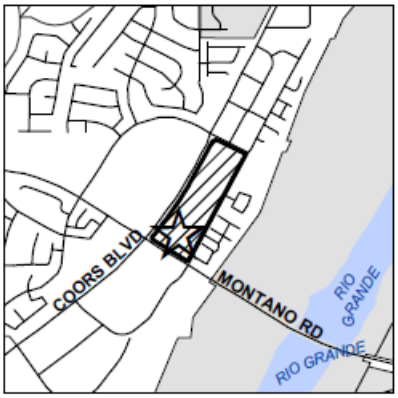
I. Maps

Aerial Map



IDO Zoning Map





IDO ZONING MAP

Note: Gray shading indicates County.

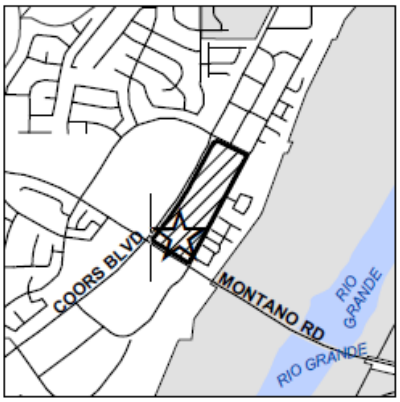
0 200 Feet

Hearing Date: 11/19/2026
Project Number: PR-2024-010079
Plan Number: SP-2026-00073

Zone Atlas Page: E-12

Land Use Map





LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

- LDRES | Low-density Residential
- MULT | Multi-family
- COMM | Commercial Retail
- CMSV | Commercial Services
- TRANS | Transportation
- DRNG | Drainage
- VAC | Vacant

0 200 Feet

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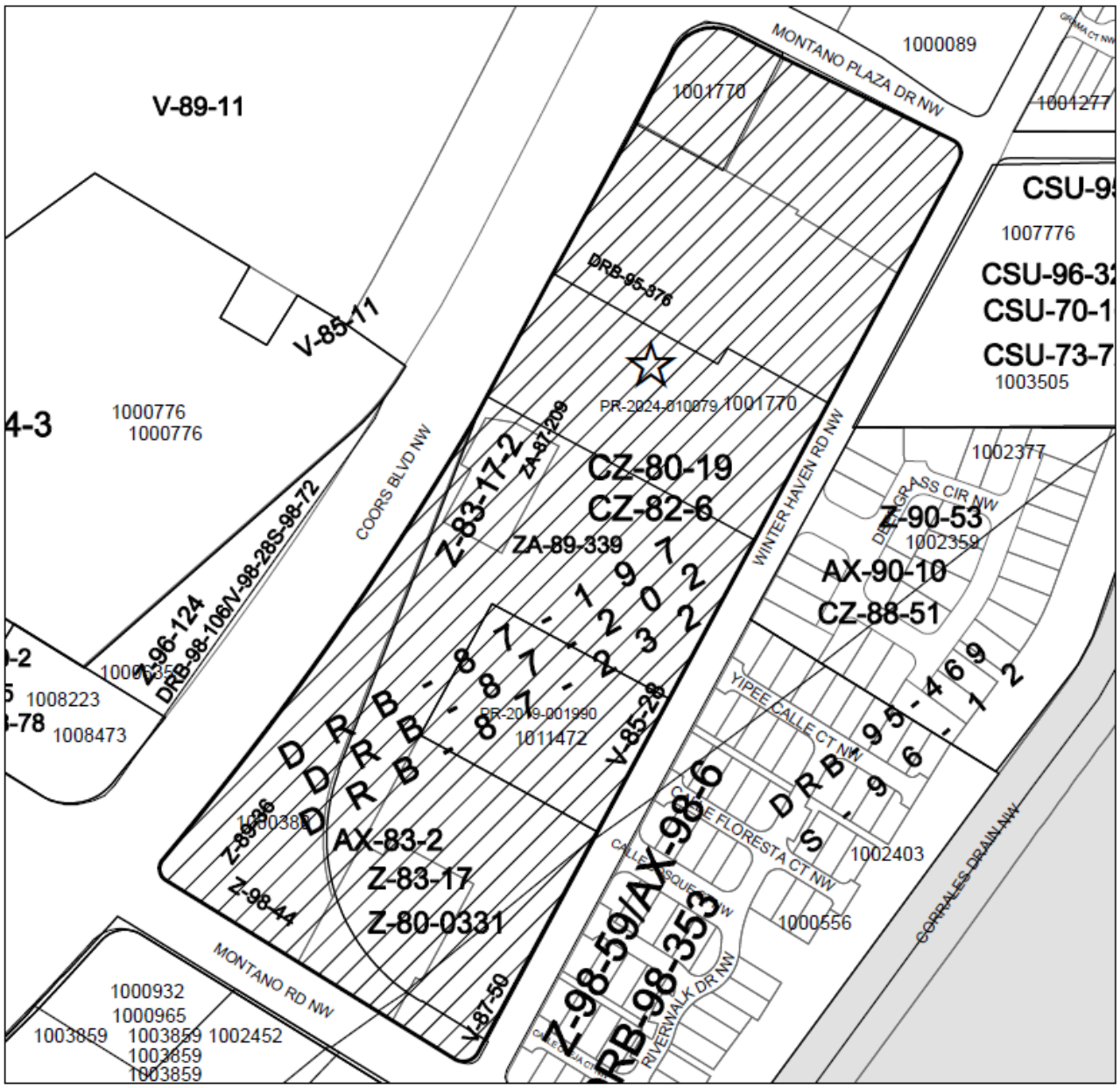
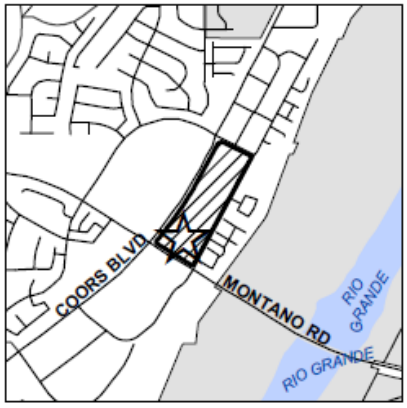
History Map





HISTORY MAP

Note: Gray shading indicates County.

0 200 Feet

Hearing Date: 11/19/2026
Project Number: PR-2024-010079
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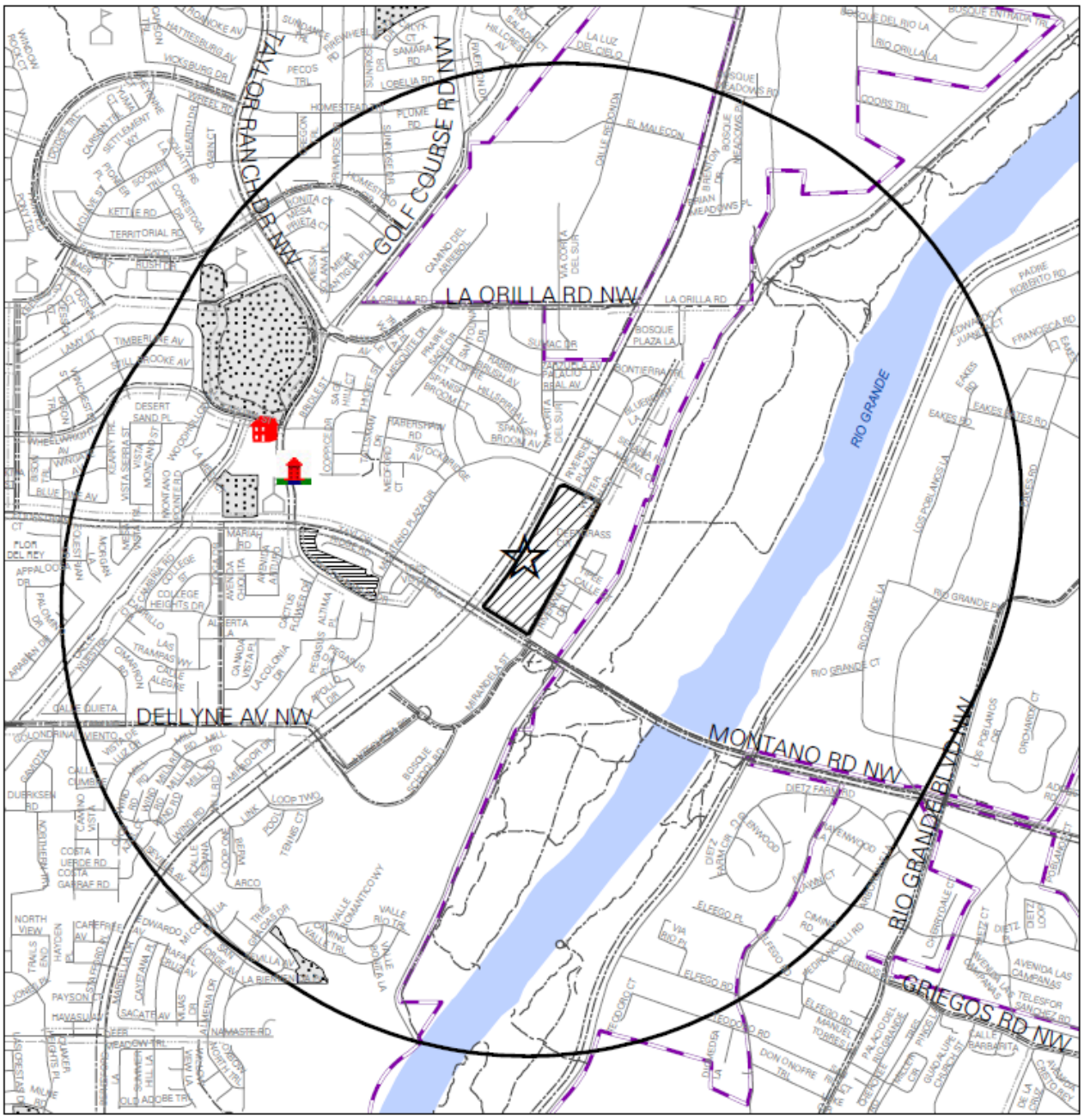
Zone Atlas Page: E-12

Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

Community Center
Fire
Public School
Proposed Bike Facilities
Existing Bike Facilities
Albuquerque City Limits
Landfill designated by EHD
Landfill Buffer designated by EHD
Developed City Park
Undeveloped City Park

Project Number: PR-2024-010079
Plan Number: SP-2026-00073

0 0.5 1 Mile

II. Introduction

Request

The request is for a Major Amendment to a pre-IDO Site Plan approved by the EPC for an approximately 25-acre subject area bounded by Coors Blvd. NW, Montaño Rd NW, Winter Haven Rd. NW. and Montaño Plaza Dr NW. (See the summary page for legal description.)

The applicant proposes to replace the existing 5,800 SF "Shops 'C'" with a 1,025 SF restaurant (coffee shop) with drive-through on a 3.3-acre parcel within the subject area. The proposed changes exceed the threshold for a Minor Amendment since the request replaces an existing building with a smaller structure, changes the parking and circulation of the site, and updates the landscaping and lighting (see IDO Table 6-4-4). Accordingly, the request is classified as a Site Plan—EPC, Major Amendment and will be reviewed pursuant to IDO § 14-16-6-6(I).

The subject site is zoned MX-M (Mixed-use - Medium Intensity).

EPC Role

The EPC is hearing the Major Amendment as the original decision-making body for the pre-IDO Site Plan [IDO § 14-16-6-4(Y)(1)(b)].

Pursuant to IDO § 14-16-6-4(O)(2), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO via the review and decision criteria for the Site Plan – EPC [IDO § 14-16-6-6(I)3].

If the EPC approves the amendment, the Development Facilitation Team (DFT) will conduct the final Site Plan review and approval to ensure compliance with the applicable provisions of the IDO, the Development Process Manual (DPM), and other City regulations.

This request is a quasi-judicial matter.

History/Background

The subject site is part of the Phase I development of the Montaño Plaza Shopping Center that was built in the late 1980s, and originally zoned C-2 (Community Commercial) with a Shopping Center (SC) use. The C-2 zone allowed offices, retail, most service and commercial activities, and specific institutional uses. The SC zone designation applied to commercial sites 5 acres or larger and added requirements for site design, shared parking, and access. Site development plans for these larger tracts required EPC review and decision (otherwise, C-2 did not require site development plans and went straight to building permit review).

The site was also part of the Rank 3 Coors Corridor Sector Development Plan, adopted in 1984 and the Rank 2 West Side Strategic Plan adopted in 1997, both of which were rescinded when the IDO became effective in 2018. The Coors Plan established architectural, landscaping, setback, and height regulations along Coors Boulevard to

preserve mountain and river views. The West Side Strategic Plan provided policies for community activity centers and land-use on the West Side.

In the late 1980s and 1990s, the area surrounding the Montaño Rd. and Coors Blvd. intersection experienced major commercial development, which turned the intersection into one of the busiest in Albuquerque as it is next to one of the few crossings of the Rio Grande.

Since the establishment of the controlling Site Plan by at least 1987 (e.g., DRB-87-197, -202), the Montano Plaza shopping area has evolved through multiple phases of development and lot subdivision. Currently, Montaño Plaza consists of 10 lots. There were major amendments in 2002 (Project # 1001770, 02EPC-01937, -01938) and in 2014 (Project # 1001770, 14EPC-40007, -40008) with administrative amendments in February and August 1987, June 1988, and February 2025 (PR-2024-010079, SI-2024-01473).

Site Context

Location	*IDO Zoning*	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	***MX-M***	**Consistency**	• **Commercial Retail, Restaurant**
North	*MX-L* *R-1* *UNCL* *R-T*	*Change*	• *Commercial service, e.g., Bank, Gym* • *Commercial retail, e.g., Restaurant, General* • *Residential, Single-family* • *Drainage* • *Residential: Townhouse*
South	*PD* *NR-PO-B*	*Consistency Change*	• *Vacant* • *Commercial Retail* • *Major Public Open Space*
East	*R-1* *R-A* *PD*	*Consistency*	• *Residential, Single-family* • *Community residential, Multi-family* • *Vacant*
West	*R-ML* *UNCL* *PD* *MX-L* *MX-M*	*Change*	• *Residential: Multi-family* • *Commercial retail, e.g., Light vehicle fueling station, Restaurant* • *Vacant* • *Drainage*

The subject site was built as an auto-oriented strip mall with standalone retail facing Coors Blvd. NW to the west. Montaño Road, like Coors Boulevard, is designated as a Major Transit Corridor and connects the east and west sides of the river by way of the Montaño Bridge, one of five river crossings in the Albuquerque area.

The area's topography slopes downward west to east to the river. The strip of sandy, steep slopes west and along Coors Blvd. are primarily covered in desert vegetation, buffering residential development at the slope top from Coors Boulevard. The retail center and residential areas to the east sit below the elevation of Coors Blvd. and within the historic Rio Grande flood plain.

The request affects one 3.3-acre lot of 10 within the Montaño Plaza shopping area, an area which is part of the nearly 1-mile-long Coors/ Montaño Village Activity Center west of Coors Blvd. The Montaño Plaza, as well as most development within the Activity center, contains a variety of primarily auto-accessed, commercial retail.

Winter Haven Rd. bounds Montaño Plaza on the east, with residential development and the north-south running riverside drain further east. The drain separates the residential development from the bosque and river.

An approximately 10-acre, undeveloped property is on the southeast corner of the Montaño Rd and Coors Blvd. intersection. The other three corners support auto-oriented commercial activity.

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 both Coors Boulevard and Montaño Road NW as Regional Principal Arterials. These are major, high-capacity roadways prioritizing long-distance travel, regional mobility, and freight or transit movement, while limiting direct access to individual properties. The MRCOG's 2040 Limited Access Facilities Map shows both Coors Blvd. and Montaño Rd. NW as Limited Access Arterials.

Other streets near the subject site are local streets providing access to nearby businesses and neighborhoods.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates Coors Blvd. as a Primary Freight Corridor. Montaño Rd. NW is a roadway with Truck Restrictions.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows a Buffered Bike Lane along Coors Blvd. that is included in the regional transportation and active transportation network plans This bicycle lane is marked by a painted safety buffer.

The LRBS shows Existing Bike Lanes along both Montaño Rd. and Winter Haven Rd. NW. Bike Lanes are bicycle facilities located in a portion of a roadway facility designated by

pavement markings for the exclusive or semi-exclusive use of bicycles. At this time, Montaño Rd. east of Coors Blvd. is not striped, which includes no striping for a bike lane.

Overall, pedestrian access is generally by the sidewalks that border the busy roads on all sides of the Montaño Plaza, typically without a vegetative buffer from traffic, and then through the parking lot. Although sidewalk access is continuous along the east side of Coors Blvd., the sidewalk on the west side is not, and extends less than half the distance between Montaño Rd. and Montaño Plaza Dr. NW.

Pedestrian Level of Traffic Stress has not been calculated for the walks along the bordering site area roads, including Coors Blvd., Montaño Rd., Montaño Plaza Rd., and Winter Haven Rd.

Transit

The subject site is along the Coors Blvd. Major Transit Corridor with ABQ RIDE Route 155 that runs between the Northwest Transit Center and Coors at Barcelona. There are two stops on the east side of Coors Blvd. adjacent to the Montaño Plaza. More specifically, the more northern stop is at the perimeter of the subject site area, an about 500 ft walk along the sidewalk from the proposed restaurant, or a 2.5-minute walk on average. There is a single stop on the west side of Coors just south of Montaño Plaza Dr NW. This is about a 1/4 mile walk or a 5-10 min walk on average. The Route 155 bus runs every 40-60 minutes.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Community Planning Areas

The subject site is located within the Northwest Mesa Community Planning Area (CPA).

The Northwest Mesa CPA boasts impressive views of the city, the Rio Grande, and the Sandia Mountains. The CPA spans the area west of the Rio Grande to the city's western edge and between Montaño and Gila Roads on the south to the Bernalillo/Sandoval County line on the north.

The area's suburban characteristics include wide streets, large setbacks, and shopping centers with large parking lots. Much of Northwest Mesa's commercial businesses are along Coors Boulevard, including Montaño Plaza.

Center & Corridor Designations

Center: The subject area is located within the Comp Plan designated Coors/ Montaño Village Activity Center. The Coors/ Montaño Village Activity Center is between Coors Blvd. and Winter Haven Rd. NW, stretching from Mirandela St. NW on the south (which is about 0.5 miles south of the subject site) to approximately 0.4 miles north of the subject site just before Bosque Plaza NW.

Activity Centers are smaller geographic areas than Urban Centers. Activity Centers are envisioned with buildings that range from one to three stories, providing convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. It is expected that Activity Centers incorporate good pedestrian friendly design. This type of Center is appropriate for mixed-use and multi-family housing.

Corridors: The Montaño Plaza, which contains the subject site, is adjacent to and within 660 feet of both the Coors Blvd. and Montaño Rd. Major Transit Corridor areas.

Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses) Development along Major Transit Corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor. Building heights and development densities may be higher in Centers along these Corridors but should be stepped back behind the Corridor to respect established neighborhoods.

Where Activity Centers and Transit Corridors overlap, the Chapter 5: Urban Design of the Comp Plan outline Activity Center regulation taking precedent over Major Transit Corridor policies to encourage nodes of activity along Corridors.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 5: LAND USE

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

The subject area is located within the Coors/ Montaño Village Activity Center as well as within 330 feet of the Coors Blvd. and Montaño Rd. Major Transit Corridors. The request would facilitate the development of a restaurant (coffee shop) with drive-through, a day-to-day service that is intended for use by motorists as well as pedestrians and cyclists. While a drive-through is not typically seen as pedestrian-

friendly, the proposed project does include a proposed ADA accessible pathway that links to the existing sidewalk to the south, a sidewalk which connects to the adjacent transit stop. Consistent with the objectives of an Activity Center, the request offers services to nearby residential areas within a 20-minute walk or a short bike ride, strengthening the Coors/ Montaño Village Activity Center connected by a network of Corridors. **The request is generally consistent with Goal 5.1- Centers 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 preserves the overall layout of the Montaño Plaza Site Plan, and the proposed restaurant with drive-through could contribute to growth within an Activity Center that is accessible by a variety of vehicle, transit, and/ or walking. options from adjacent Transit Corridors. Infill within the Coors/Montaño Village Activity Center helps shape the built environment into a sustainable development pattern. **The request is generally consistent with Policy 5.1.1- Desired Growth.**

*POLICY 5.1.6 ACTIVITY CENTERS: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The proposed development of a new restaurant with drive-through would provide an additional commercial service to the existing retail center, thereby adding to the range of services and amenities within the Coors/ Montaño Village Activity Center. The proposed service is accessible to nearby residential areas by sidewalk or bicycle, and can be reached with city transit, all which could meet the needs of nearby residents and businesses, especially within the existing Activity Center, and support healthy lifestyles through the accessibility of alternative transportation options. **The request is generally consistent with Policy 5.1.6- Activity Centers.**

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The development made possible by the request would maintain the development pattern of the Montaño Plaza Shopping Center. The subject site is served by existing infrastructure and public facilities, which future development will utilize. However, drive-through facilities can be an inefficient use of land since they prioritize vehicle queuing over human-centric, compact development and encourage car dependency over active transportation like walking or biking. Idling cars also worsen air quality, reducing the appeal of the environment. Nonetheless, the request adds vegetated landscaping and reduces the amount of heat-absorbing asphalt that intensifies urban heat, follows the IDO regulations that consider access for pedestrians and bicyclists, and generally supports the public good. **The request is generally consistent with Goal 5.3- Efficient Development Patterns.**

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

The subject site is part of a shopping plaza with at least 75 percent of the adjacent lots developed with primary buildings, infrastructure and public facilities already in place at the subject area. The request is to replace a vacant, 5,800 SF structure with a smaller 1,025 SF building with outdoor patio area of a new restaurant with drive-through that adheres to all IDO and any City regulation. The request would support growth of an underutilized portion of the existing site plan that has existing infrastructure. **The request is generally consistent with Policy 5.3.1- Infill Development.**

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 reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change where growth is expected and desired. The request would encourage, enable, and direct neighborhood scale development at the subject site through the replacement of a vacant structure. The request would generally reinforce the character and intensity of the surrounding strip mall shopping area by adhering to the IDO MX-M zone regulations, IDO Development Standards, and DPM standards guiding development at the subject site. **The request is generally 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 amendment would direct redevelopment to an Area of Change within the Montaño Plaza Shopping Center, which is within the Coors/ Montaño Village Activity Center and the Montaño Rd. and Coors Blvd. Major Transit Corridors, where growth, development, and change are encouraged. **The request is consistent with Policy 5.6.2- Areas of Change.**

CHAPTER 7: URBAN DESIGN

*GOAL 7.2 PEDESTRIAN-ACCESSIBLE DESIGN: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request includes a marked pedestrian crosswalk, a vegetated landscape buffer along Coors, and trees along sidewalks surrounding the proposed building as required by the IDO, yet a drive-through facility is inherently auto-centric with pedestrian-oriented development a secondary consideration. However, the applicant's design includes a dual queuing lane, which shortens the vehicle queue footprint, minimizes internal drive aisle lengths, and improves overall site navigation for non-motorized users. Existing site conditions demonstrates pedestrian demand

between the north-bound Coors Boulevard transit stop and the subject property, as evidenced by an unpaved, user-created path through the existing retaining wall. The proposed marked pedestrian walkways south and north of the restaurant should improve walkability to and through the site. **The request is generally consistent with Goal 7.2- Pedestrian-Accessible Design**.

POLICY 7.2.1 WALKABILITY: Ensure convenient and comfortable pedestrian travel.

According to the Comp Plan, a walkable is pedestrian-oriented, with amenities that make the pedestrian experience safer and more comfortable with human-scale buildings and facilities, diverse businesses and services, and sufficient density to reduce walking distance. The request includes incorporating a pedestrian crosswalk marked by diagonal, 4"-wide striping (2-feet on center) and ADA accessible concrete sidewalks around the proposed structure per IDO, DPM, and other City regulation. The proposed Site Plan also incorporates vegetation along the walkways and within parking areas. Although a drive-through with a pedestrian crossing does not inherently promote pedestrian-oriented development or broadly increase walkability of a shopping plaza, it can make a smaller, generally auto-centric development safer to navigate and give space to pedestrians in a localized area. **The request is generally consistent with Policy 7.2- Walkability.**

POLICY 7.2.2 WALKABLE PLACES: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

As a whole, the Montaño Plaza is designed as an auto-centric destination as are adjacent neighborhoods. Nevertheless, these places are within walking distance of each other. The subject site is reachable by perimeter sidewalk from the Coors Blvd. and Montaño Rd. Major Transit Corridor transit stops. Plus, the added patio outdoor area with walkup window can make the proposed space feel human-scale and more welcoming to pedestrians as well as bicyclists. As such, a drive-through can be an important part of contemporary communities, even those with goals of walkability. **The request is partially consistent with Policy 7.2.2-Walkable Places.**

POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed development at the subject site removes a vacant structure and replaces it with a new, single-tenant building within the Montaño Plaza shopping center, with all of the adjacent lots developed with primary buildings. Infrastructure and public facilities are already in place at the subject area. The request blends in the general style, building materials and façade colors with surrounding structures and the streetscape of the block in which it is located. **The request is consistent with Policy 7.3.4 Infill.**

POLICY 7.4.3 OFF-STREET PARKING DESIGN: Encourage well-designed, efficient, safe, and attractive parking facilities.

The amendment reduces existing off-street parking on the subject site. The proposed parking is designed to meet applicable IDO standards and incorporates vegetated landscaping adjacent to parking and drive-through lanes to better buffer motorized traffic. Pedestrian crossings that are ADA compliant will be identified through pavement striping to alert drivers to where they should expect to see pedestrians. Parking options are proposed for both motorcycle and bicycle that were previously unavailable at the subject site. **The request is consistent with Policy 7.4.3 Off- Street Parking Design.**

POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed landscape design follows IDO and other City regulations, which require landscape treatments to be more consistent with the Albuquerque high-desert climate and promote a consistent desert-appropriate aesthetic to enhance our sense of place. The proposed design incorporates only those plants and street trees that meet development requirements from the Official Albuquerque Plant Palette and Sizing List and Xeriscape How to, both of which prioritize low-water, drought-tolerant, and xeric species, including natives, that survive with lower to minimal irrigation requirements for the Albuquerque environment. **The request is generally consistent with Policy 7.5.1- Landscape Design.**

Integrated Development Ordinance (IDO)

The application for this request was submitted on August 5, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

IDO Zoning

The subject site is zoned MX-M (Mixed-use – Medium Intensity Zone District) [IDO § 14-16-2-4(C)]. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

Overlay Zones

The subject area is within the Coors Boulevard View Protection Overlay zone (VPO-1). Views protected by VPO-1 are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and the ridgeline of the Sandia Mountains from each view point.

The subject area is also within the CPO-2 or Coors Boulevard Character Protection Overlay zone [IDO § 14-16-3-4(C)]. The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of

conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

The Coors Boulevard CPO-2 includes design standards for dimensional standards, buildings, landscaping, and signs. Overlay Zone Regulations prevail over other IDO regulations to ensure protection for designated areas.

Definitions

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.

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Drive-through or Drive-up Facility: Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles.

Restaurant: An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales.

Infill Development: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones.

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.

Sight Line: Lines that begin at each view point along Coors Boulevard, looking toward the ridgeline of the Sandia Mountains at a 45-degree angle from the east edge of the roadway. The sight line is used as the perspective for the analysis in § 14-16-3-6(D)(5)(b) [Building and Structure Height (View Plane)] and § 14-16-3-6(D)(5)(c) [Building and Structure Bulk (View Frame)].

View Frame: A vertical rectangular frame drawn perpendicular (i.e., 90 degrees) to a given sight line. The top of the view frame is established by the highest visible point of the Sandia ridgeline within the view frame. The bottom of the view frame is the elevation of the public right-of-way of Coors Boulevard where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines at the site boundary where the view frame intersects the property lines.

View Plane: A horizontal plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard, based on the elevation of the view point for a given sight line, and considering the perspective that would be seen along the sight line. Multiple view planes may be required if the elevation of Coors Boulevard varies across the site.

IV. Site Plan – EPC, Major Amendment

Review and Decision Criteria, IDO § 14-16-6-6(I)(3)

Pursuant to IDO § 14-16-6-6(I)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Site Plan – EPC shall be approved if it meets all of the following criteria", and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan goals and policies. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

Applicable citations: Goal 5.1-Centers and Corridors, Policy 5.1.1-Desired Growth, *Policy 5.1.6-Activity Centers, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; *Goal 7.2-Pedestrian-Accessible Design, Policy 7.2.1-Walkability, Policy 7.3.4-Infill, Policy 7.4.3- Off-street Parking Design, Policy 7.5.1- Landscape Design.

Partially applicable citations: Policy 7.2.2-Walkable Places.

The applicant's response to Criterion A is met.

(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations:

The subject site is zoned MX-M and is not within an area of a previously approved NR-SU or PD zoning. The subject site is controlled by the Montaño Plaza Site Plan. **The applicant's response meets Criterion B.**

(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The proposed Site Plan must comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any applicable terms and conditions established through prior approvals for the subject site. Pursuant to IDO § 14-16-6-4(O)(2), the EPC may impose conditions on its approval as necessary to bring the application into compliance with the requirements of the IDO, other adopted City regulations, and the applicable review criteria for this type of application.

Staff conducted an analysis of the proposed amendment and site plan against all IDO regulations and finds that the development generally meets IDO standards. After the completion of all Conditions of Approval, the proposed Site Plan should comply with all applicable provisions of the IDO. Additionally, the request will be subsequently reviewed via the DFT process to ensure compliance with applicable provisions of the Development Process Manual (DPM) and other City regulations. **The request meets Criterion C.**

(d) 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.

The City's existing onsite infrastructure has adequate capacity to serve the proposed development. Any infrastructure improvements will need to be finalized before development occurs. The proposed development will be reviewed via the Development Facilitation Team (DFT) final sign-off process. The DFT will ensure that infrastructure such as streets, trails, sidewalks, and drainage systems have sufficient capacity to serve the proposed development. **The request meets Criterion D.**

(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The future, proposed development is required to comply with conditions placed on the Site Plan by the EPC. The Conditions of Approval will ensure compliance with the

IDO, DPM, and any other City regulation, which contain policies that mitigate Site Plan impacts to surrounding areas. The Site Plan is reviewed by the DFT for final sign-off. This review confirms that any infrastructure is adequately addressed so that a proposed development will not burden the surrounding area. Staff also reviewed the proposed Site Plan against applicable IDO standards, including the VPO-1 and CPO-2 regulations to ensure that there are no adverse impacts to the subject area's view and character and that any other impacts to the project site and surrounding neighborhoods are appropriately mitigated. **The request meets Criterion E.**

(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not located within an approved Master Development Plan. **The applicant's response meets Criterion F.**

(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area; no cumulative impact analysis is required. **The applicant's response regarding the site plan meets Criterion G.**

(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Although an outdoor site lighting performance analysis was not requested, the applicant provided a Photometric Plan and Detail sheets (Sheets PP1.0, PP1.1). The provided analysis shows that the proposed lighting design will meet the lighting requirements of IDO § 14-16-5-8 Outdoor and Site Lighting. **The Site Plan and applicant's response meet Criterion H.**

Analysis of Site Plan-EPC Major Amendment

The proposed changes to the Montaño Plaza Site Plan-EPC are to an approximate 1-acre portion/the "Shops 'C'" area.

Proposed Site Plan drawings are included with the application for the proposed restaurant with drive-through (see Attachments). The requested amendment to the Controlling Montaño Plaza and associated Site Plan for the restaurant with drive-through includes the following changes:

- **Building size and use:** Replace the Site Plan specified 5,800 square feet (SF) Shops "C" building with a 1,025-square-foot restaurant with drive-through and outdoor seating area.
- **Building height:** Remove the existing Site Plan's 16-foot building height limit for Shops "C" and apply the IDO height regulations as defined by the Coors Boulevard View Protection Overlay Zone (VPO-1).
- **Building design**: The proposed building follows façade setback, color, light reflectivity (LRV) standards, and materials as well as façade design regulations including providing at least 30 percent of its surfaces in transparent windows with three additional features (awnings over windows, a sun shelf, and a raised planter).
- **Site circulation and pedestrian access:** Install new curbs, drive aisles, and on-site walkways.
- **Parking and landscaping:** Update the parking layout and landscaping.
- **Site infrastructure and design:** Update lighting, utility connections, and the grading and drainage layout.

Lot Configuration

The requested Site Plan amendment applies to the area identified as Shops "C" within the Montaño Plaza shopping center, located at the northeast corner of Coors Blvd. NW and Montaño Road NW. The subject site consists of nearly one acre within the western portion of an approximately 3.25-acre lot, located adjacent to and immediately east of Coors Boulevard. The site is more than 100 feet from the protected lot property line at the lot's eastern edge, with the existing primary strip mall providing additional separation.

The current site configuration is a primary structure bordered on all sides by parking. The proposed Site Plan amendment restructures all access and connectivity of the site, and the new restaurant building will be centrally located within the western third of the subject site parcel adjacent to Coors Blvd. NW.

Dimensional Standards, IDO § 14-16-5-1

The applicant proposes the removal of the 16-foot height limit for Shops "C" set by the 1987 controlling Site Plan so that building height is instead controlled by IDO regulation. This change in height requirement is similar to the April 2014 height amendment for "Shops 'D'" which determined that the height of Shops "D" shall be regulated by the Coors Corridor Plan, but in this case, it would be regulated by the Coors Boulevard –VPO-1.

VPO-1 restricts building heights to MX-M zoning allowances (48 ft maximum building height with no bonuses, but N/A >100 ft. from all lot lines). Views from Coors Boulevard looking toward the Rio Grande Bosque and the ridgeline of the Sandia Mountains are further protected by setback standards of CPO-2 and compliance with the height, bulk, and massing regulations of VPO-1. The submitted View Plane analysis (View Frame, Sheet

C2.1) shows that the proposed structure meets all of the VPO-1 requirements for the proposed 1,025 SF restaurant.

A view point is set at the east-edge of the eastern-most through lane on Coors Boulevard 4 feet above the elevation of Coors Boulevard at that location. In this case, that elevation of 5,011 ft is represented by Sight Line B, which passes over the tallest point of the proposed structure. The proposed height of the building is 19.4 ft (elevation of 5015.98 ft) with a corner parapet reaching 21 ft tall (elevation of 5,017.59 ft) above a finished floor height of 4996.59 ft elevation. The proposed building sits below the 5,018 ft elevation (i.e., no more than 1/3 of the building height--which is 7 ft—may penetrate above the view plane of 5,011 ft). Also, the structure bulk does not obscure more than 50 percent of the view frame nor extend above the Sandia Mountain ridgeline or View Frame (see View Frame A and View Frame B tables, View Frame Sheet C2.1).

The subject site is within the MX-M zone district and CPO-2 (Coors Boulevard). The setback requirements that are met are as follows -

Front: 35 ft minimum

Side Interior minimum: 0 ft.

Rear: 15 ft minimum

The proposed Site Plan provides a 68.24 ft side setback from Coors Boulevard to the west, 95.26 ft on the south side setback, approximately 128 ft on the north side setback, and over 240 ft from the rear (east) setback.

Site Design and Sensitive Lands, IDO § 14-16-5-2

The subject area is within 660-feet of Major Public Open Space to the southeast. The development does not impact sensitive lands, and no additional sensitive lands were identified.

Access and Connectivity, IDO § 14-16-5-3

The subject site is located just north of a private drive that not only provides access to the shopping plaza from Coors Boulevard, but is also the primary access point to the subject site, which is from the south. The subject site can also be accessed indirectly through the plaza parking lot and more directly from the primary drive isles that follow the store fronts of the strip mall.

The proposed drive-through will change the circulation of the site to a one-way direction in adherence to the drive-through queue.

The restaurant drive-through access is proposed to begin by heading west towards Coors Blvd. along the north side of the building, wrapping around to head south, then funneled to a single pick-up lane heading east on the south side of the building. The pick-up lane travels either to the main exit to the south onto the private drive or north or east through the existing parking lot. A queue longer than the provided 22 spaces

would be pushed to parking lot drive aisles, but the traffic scoping form suggests that the expected traffic will be contained within the provided waiting spaces. Also, there should be limited parking lot traffic as there is no direct path through the parking lot to the proposed drive-through.

Bicycles can access the subject site from adjacent major transit corridor bicycle lanes along the perimeter of the Site Plan area or take typical motorized vehicle pathways before reaching the subject site which features marked pedestrian crossings within the subject site.

Sidewalks exist along the entire frontage of Coors Blvd, Winter Haven Rd., and Montaño Rd. as well as along the Plaza access road along the southern edge of the subject site. New pedestrian access is provided by 5 ft wide walkways proposed to connect the existing Site Plan area sidewalks leading to Coors Boulevard and nearby transit stop, and east to the strip mall, as well as to the proposed outdoor patio, ADA parking, and restaurant, which are features part of this request. Four-inch-wide striping alerts motorists, pedestrians, and cyclists of the drive-through aisle crossings. The walkway along the eastern and northern facades of the restaurant are a minimum of 8 feet especially at the public entrance and walkup pick-up window which is part of an approximately 17-foot by 21-foot outdoor patio area.

Parking and Loading, IDO § 14-16-5-5

In relation to the approximate Site Plan area, and the proposed reduction in size of Shops "C" from 5,800 SF to 1,025 SF reduces the required parking counts of the nearly 25-acre Site Plan area from 841 to 821 spaces. Even with the reduction of parking at Shops "C" by six (see below), Montaño Plaza would still provide the required number of parking spaces with 839. Currently, off-street parking is not required for new development located within a designated Major Transit (MT) Corridor area in Albuquerque (e.g., Coors Blvd., Montaño Blvd.).

The proposed restaurant use with drive-through removes 15 existing standard and two ADA parking spaces to the west and south of the existing building, but adds 4 parking spaces adjacent to the proposed building to the east and 7 standard and 2 ADA parking spaces to the north, the latter of which is separated by two drive aisles that access the proposed drive-through services.

- A restaurant requires 5 spaces / 1,000 sq. ft. gross floor area (GFA) while there is no requirement for a drive-through use. The GFA of the proposed restaurant is 1,025 SF which results in a required 5.125 spaces rounded down to 5 required spaces. The reduction in the Shops "C" total parking spaces by 6 still leaves 11 standard spaces and 2 ADA spaces, well above the 5 required.
- A total of two motorcycle parking spaces are being proposed; at least one is required by the IDO. These two spaces are located just east of the proposed restaurant at the north end of a line of four vehicle parking spaces.

- Bicycle racks accommodating 4 bicycles are proposed to the north of the new restaurant and east of the proposed outdoor patio area. Three bicycle parking spaces are required.

The proposed restaurant includes two drive-through lanes each 12-feet wide separated by a 2.5-ft wide striped paving, that allow the stacking of up to 22 queued passenger vehicles. A minimum number of stacking spaces required for this restaurant with drive-through is 12.

Landscaping is about 5 ft wide along the outer edge of the drive-through, when paired with the existing wall and added landscaping along Coors Blvd, there is a buffer greater than 6-foot-wide between the drive-through and the major public right of way.

Landscaping, Buffering, and Screening, IDO § 14-16-5-6

The total net lot area is 11,512 SF. The proposed landscaping increases the overall square footage (SF) of the existing landscaping on the subject site from about 10 highly manicured shrubs of the same species placed against the existing 5,800 SF structure to the proposed Landscape Plan of over 3300 SF of vegetation, which is at least 15% of the net lot area. Plantings concentrate along the outer border of the proposed drive-through to the south and west of the planned restaurant as part of a buffer between the drive aisle and the private drive and Coors Blvd. An existing retaining wall along Coors that wraps around to edge the sidewalk along the southern drive contributes as a buffer.

- Fourteen (14) different species of trees, shrubs, ornamental grasses, and a perennial plant are proposed; a minimum of 10 species must be used in the landscaped area. All have been chosen from the official Albuquerque Plant Palette of low water use, drought tolerant, and xeric species. A row shall be added to the Landscape requirements table showing that IDO § 14-16-5-6(C)(2)(c)(2) has been met and is requested in the Conditions of Approval #11D.
- An additional 1,222 SF of landscaping is being proposed to meet the required CPO-2 minimum coverage of 50% for the 35-foot setback from the Coors public right-of-way (ROW).
- Two shade trees have been added to the parking areas east and northeast of the planned restaurant, another is proposed west of the outdoor patio area between the drive isle and the proposed restaurant. A row shall be added to the Landscape requirements table demonstrating that IDO § 14-16-5-6(C)(2)(c)(1) has been met (Conditions of Approval #11C).

Outdoor Lighting, IDO § 14-16-5-8

The photometric and lighting plans included with the Site Plan package are designed to comply with the applicable CPO-2 and IDO outdoor-lighting standards, including fully shielded or U0-rated luminaires, a maximum correlated color temperature of 3,000 Kelvin, a minimum CRI of 65 (all lighting falling a within the 70-90 range), controlled

canopy lighting, a maximum 20-foot mounting height in parking and vehicular areas, and limitations on light trespass according to the Lz1 Lighting Designation for subject properties within an MX-M zone district and adjacent to low-density residential uses (IDO Table 5-8-2).

The Photometric Plan states that it will comply with all IDO § 14-16-5-8 development standards including lumen allowance and light trespass limits. The Photometric Plan states that the Light Zone is Lz2 but shall be updated to Lz1 per stated Conditions of Approval #10A.

Twenty new outdoor lights are proposed as part of the request. A total of 3 lights mounted on 20-foot-tall poles are proposed at the maximum allowable pole height. Existing light poles with lights along Coors and in the parking areas immediately west and north of the subject site will remain.

According to the Photometric Site Plan, the brightest light emitted is concentrated around the proposed restaurant, including the patio area, the public entry, and side of the building with the drive-up window (south side). Light intensity diminishes at the edges of the subject site at or below the maximum 0.1 footcandles. Only along the eastern edge of the proposed development area is light trespass above the limits of 0.1 footcandles; however, this area is completely within the subject area boundary so remains in compliance with the IDO.

Neighborhood Edges, IDO § 14-16-5-9

The subject site is adjacent to residential zoning (R-1); however, the proposed development is not within the within 100 feet of the nearest Protected Lot property line.

Solar Access, IDO § 14-16-5-10

The proposed development is further than 50 ft from the northern lot line at which point the maximum building height is restricted to 39 ft tall. The proposed structure is 21 ft tall at its highest point (Parapet 2).

Building Design, IDO § 14-16-5-11

The building design is a distinctive, standardized design for the restaurant franchise, typically featuring a retro 1950s aesthetic with red-and-white checkered trim exterior styling, a bright red awning, and signature arrow sign, and a dual-lane drive-thru. building consists of kitchen and dining space with seating for about 80 patrons, as well as outdoor seating for 28 patrons. The drive-through design utilizes dual-lanes that merge before the covered order window and covered pickup window. Pickup windows are covered with a solid roof design that blends with the roof and parapet design, to protect the drive-through customers, which spans over the vehicle with a 10’1” clearance, down to the ground with pedestals that have matching stone veneer trim.

The proposed building is "L" shaped with the longest measurements of 50 ft 2 inches on the south elevation by 25 ft 4 inches on the west elevation. An attached canopy covers an outdoor patio on the north side of the building. The proposed building design complies with standards in IDO § 14-16-5-11(E and F) as required since the subject site is located within a Center and a Corridor. In addition, the design adheres to the Coors Boulevard VPO-1 and CPO-2 regulations, including height and massing compliance (see the view analysis on View Frame, Sheet C2.1).

The proposed building follows façade setback, color that is similar to existing Montano Plaza development, light reflectivity (LRV) standards, and materials as well as façade design regulations including providing at least 30 percent of its surfaces in transparent windows with three additional features (awnings over windows, a sun shelf, and a raised planter).

Signs, IDO § 14-16-5-12

A total of 18 signs are proposed as part of the restaurant with drive-through request. Building-mounted signs are planned as part of the request for all four façades of the building with three freestanding directional signs (two at the drive-through entrance and one at the exit), and four freestanding menu boards. Two menu boards are placed parallel to each other along the driver's side of the drive-through lane to the north and the west of the proposed restaurant.

The business name and logo signage attached to the building façades and two wall-mounted menu signs are to be illuminated or back lit. These will require a Sign Permit. Directional signs will contain reflective features. Other signage includes the address number and standard snap frame signage.

Three signs have an area greater than 24 SF, and will require permitting. A note shall be added to Signs and Menus page 2 of 20 about Sign Luminance Limits, which has been added as a Condition of Approval # 10B.

Grading & Drainage

The overall topography slopes downward west to east across the subject site with an approximate 10-foot differential between Coors Blvd. and the elevation of the subject site area. The drop down from Coors Boulevard is maintained by a retaining wall and rocked slope just east of the Coors Boulevard sidewalk. The retaining wall turns east with a reduced height along part of the length of the existing sidewalk along the plaza entrance drive at the southern edge of the subject site.

The landscape design incorporates two on-site depressions that are used for water infiltration. There is a concrete swale along the northeastern edge of the subject site within the parking area to direct any water movement away from the area instead of onsite infiltration.

Utility Plan

The proposed building is planned to be connected to following utilities: Fire Protection (2 proposed fire hydrants), domestic water service line, storm and sanitary sewer lines, gas line and meter, and underground electrical line. The existing transformer and bollard protection will remain in the NE corner of the project area. A telephone pedestal will remain to the west of the entrance into the restaurant parking area and route to the drive-through. Grease drains and interceptor will be added.

V. Public & Agency Concerns

Public Notice	***Required?***	***Met?***
Email to Neighborhood Associations (NA) within 660 feet	Yes	Yes
Mailed Notice to Property Owners within 100 feet	Yes	Yes See Attachment E
Posted Sign	Yes	Yes Posted 09/30/2026
Published Legal Ad	Yes	Yes Published 11/02/2026/26
Web Posting	Yes	Yes Posted 11/12/2026

Neighborhood/Public

The Office of Neighborhood Coordination (ONC) identified two recognized neighborhood associations (NA) within 660 feet of the subject site: Taylor Ranch NA and Westside Coalition of Neighborhood Associations (WSCONA). Both were notified as required. Property owners within 100 feet of the site were notified by the applicant, as required.

As of this writing, several verbal and written comments (see Attachment G) addressed to the Planning Department and the agent have been received regarding the view plane and building height limitations, traffic and allowed queueing, site access by pedestrians, environmental impact, and whether a drive-through restaurant is appropriate or needed in this area.

The Westside Coalition of Neighborhood Associations (WSCONA) and Taylor Ranch NA (TRNA) submitted written comments regarding traffic circulation and the VPO-1 view protections. The NAs would like the EPC to ensure that vehicle queuing will not cause traffic and circulation issues for the existing entrance to the grocery store on site. They would also like the EPC to ensure that view regulations are adhered to.

A post-facilitated meeting was requested by WSCONA, held virtually on November 2, 2026, and attended by WSCONA, TRNA, La Luz, and Andalucia Homeowners Association (HOA). Neighbor concerns included: 1) Traffic and Circulation, 2) Pedestrian Safety & Accessibility, and 3) View Corridor compliance with the VPO-1, with additional questions about rooftop equipment and employee number. The applicant plans to “implement a

robust, localized Traffic Management Plan (TMP) with staff/signage during peak hours and grand opening events" prior to site opening.

Responses have indicated strong concern but no direct support or opposition.

Commenting Agencies

City departments and other interested agencies reviewed this application. Comments from 12 agencies were received, including from: Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), Albuquerque Public Schools (APS), Bernalillo County Planning & Development Services, Bernalillo County Transportation, Environmental Health Department, Fire Department, Hydrology, Long Range Planning, NM Department of Transportation (NMDOT), Public Service Company of New Mexico (PNM), Solid Waste, and Urban Forestry - Parks & Recreation Department.

No agency opposes the request, although some give direction for future development with five agencies specifying the following actions:

- ABCWUA asks that the applicant submit a Request for Availability with a Utility Plan and Fire 1 Plan.
- NMDOT requests coordination regarding potential impacts to Coors Blvd.
- The Solid Waste Department, which requests a to-scale site plan, also requires a pre-pour inspection for the proposed refuse enclosure.
- Urban Forestry, Parks & Recreation Department requests updates to the Landscape Notes & Details (L2.0), which have already been incorporated into the Site Plan.
- PNM requests that the applicant contact New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project.

Full responses are found at the end of this report under Agency Comments in Attachment J.

Indian Nations, Tribes, or Pueblos

IDO § 14-16-6-4(I)(1)(b) required the Site Plan-EPC, major amendment application to be referred to Indian Nations, Tribes, and Pueblos by city Staff, because the subject site is within 660-feet of Major Public Open Space (MPOS). The request was deferred to the subsequent hearing to allow up to 30-days for comment. No comments were received.

IDO § 14-16-6-4(B) requires that the applicant notify Indian Nations, Tribes, and Pueblos of the application and offer a pre-submittal tribal meeting. Representatives from two separate pueblos and tribes reached out inquiring about the nature of the project, which the agent responded to, but no meeting was requested.

VI. Conclusion

Recommendation

APPROVAL of Project # PR-2024-010179, Case # SP-2026-00073, a Site Plan – EPC, Major Amendment for all or a portion of Parcel 1-A-1-A-1 Plat of Parcel 1-A-1-A-1 Lands of Joel P. Taylor (Being a Replat of Parcels 1-A-1-A & 1-A-2-A Lands of Joel P. Taylor); Parcel 1-A-3 Replat Showing Parcels 1-A-1, 1-A-2 & 1-A-3 Plat of Lands of Joel P. Taylor; **Parcel 2-A & 3A Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated Within Section 25 T11N R2E**; Parcel 4-A-1-A & 4-A-1-B Plat of Parcels 4A1A & 4A1B Lands of Joel P. Taylor; Parcel 5-A1-A Plat of Parcels 5-A1-A & 5-A1-B Lands of Joel P. Taylor; Tracts 5-A1-B-1-A & 5-A1-B-1-B Correction Plat of Lands of Joel P. Taylor Tracts 5-A1-B-1-A & 5-A1-B-1-B; Tract 5-A2-A-1 Lands of Joel P. Taylor Tracts 5-A1-B-1 & 5-A2-A-1, approximately 25 acres located at 6000, 6010, and 6200 Coors Blvd NW, **6200 Coors Blvd NW C**, 6001 and 6051 Winter Haven Rd NW, between Montaño Rd. NW and Montaño Plaza Dr. NW, between Montaño Plaza Dr NW and Montaño Rd NW, and based on Findings 1-32 and subject to Conditions of Approval 1-14.

Findings, Site Plan

PR-2024-010079, Case #: SP-2026-00073

1. This is a request for a Site Plan – EPC, Major Amendment for the subject area of all or a portion of Parcel 1-A-1-A-1 Plat of Parcel 1-A-1-A-1 Lands of Joel P. Taylor (Being a Replat of Parcels 1-A-1-A & 1-A-2-A Lands of Joel P. Taylor); Parcel 1-A-3 Replat Showing Parcels 1-A-1, 1-A-2 & 1-A-3 Plat of Lands of Joel P. Taylor; Parcel 2-A & 3-A Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated Within Section 25 T11N R2E; Parcel 4-A-1-A & 4-A-1-B Plat of Parcels 4A1A & 4A1B Lands of Joel P. Taylor; Parcel 5-A1-A Plat of Parcels 5-A1-A & 5-A1-B Lands of Joel P. Taylor; Tracts 5-A1-B-1-A & 5-A1-B-1-B Correction Plat of Lands of Joel P. Taylor Tracts 5-A1-B-1-A & 5-A1-B-1-B; Tract 5-A2-A-1 Lands of Joel P. Taylor Tracts 5-A1-B-1 & 5-A2-A-1, located at 6000, 6010, and 6200 Coors Blvd NW, 6200 Coors Blvd NW C, 6001 and 6051 Winter Haven Rd NW, between Montaño Plaza Dr NW and Montaño Rd NW and containing approximately 25 acres.
2. The EPC is required to review and decide this application pursuant to IDO §14-16-6-4(Y) Amendments of Pre-IDO Approvals. Because the request exceeds the thresholds for Minor Amendment in Table 6-4-4 of the IDO, the request is a Major Amendment to a Site Plan – EPC pursuant to IDO § 14-16-6-6(I). Major Amendments shall be reviewed by the decision-making body that issued the permit or approval being amended. This is a quasi-judicial matter.
3. The applicant proposes to replace “Shops ‘C’” on part of Parcel 2-A & 3-A Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated Within Section 25 T11N R2E, the approximately 3.3-acre parcel located at 6200 Coors Blvd NW, C, within the controlling Montaño Plaza Site Plan-EPC. The vacant building would be

replaced with a restaurant (coffee shop) use with a drive-through as an accessory use, both of which are permissive under the existing zoning of MX-M (Mixed-use - Medium Intensity) and the existing Site Plan.

4. The proposed changes to the Montaño Plaza Site Plan-EPC are to an approximate 1-acre portion/the "Shops 'C'" area. These changes include amending building height standards, the location and design of a proposed restaurant (a coffee shop with a drive-through), parking, landscaping, signage, and lighting.

5. History:

   A. The subject site is part of the Phase I development of the Montaño Plaza Shopping Center that was built in the late 1980s. Originally zoned C-2 (Community Commercial) with a Shopping Center (SC). C-2 allowed offices, retail, most service and commercial activities, and specific institutional uses. The SC designation applied to commercial sites 5 acres or larger, which required EPC review and decision.

   B. Since the establishment of the controlling Site Plan by at least 1987 (e.g., DRB-87-197, -202), the Montano Plaza shopping area has evolved through multiple phases of development and lot subdivision. Currently, Montaño Plaza consists of 10 lots. There were major amendments in 2002 (Project # 1001770, 02EPC-01937, -01938) and in 2014 (Project # 1001770, 14EPC-40007, -40008) with administrative amendments in February and August 1987, June 1988, and February 2025 (PR-2024-010079, SI-2024-01473).

   C. The Site Development Plan has undergone subsequent development and subdivisions since 1987 (e.g., DRB-87-197, -202). Currently Montano Plaza consists of 10 lots. There were major amendments in 2002 (Project # 1001770, 02EPC-01937, -01938) and in 2014 (Project # 1001770, 14EPC-40007, -40008) with administrative amendments in February and August 1987, June 1988, and February 2025 (PR-2024-010079, SI-2024-01473).

6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

7. The subject area is within an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate.

8. The subject site is located within the Northwest Mesa Community Planning Area (CPA). This CPA spans the area west of the Rio Grande to the city's western edge and between Montaño and Gila Roads on the south to the Bernalillo/Sandoval County line on the north. The area's suburban characteristics include wide streets, large setbacks, and shopping centers with large parking lots. Much of Northwest Mesa's commercial businesses are along Coors Boulevard, including Montaño Plaza.

9. The subject area is located within the Coors/Montaño Village Activity Center. Activity Centers are envisioned with buildings that range from one to three stories, providing convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. It is expected that Activity Centers incorporate good pedestrian friendly design.

10. The subject site is within Coors Blvd. View Protection Overlay (VPO-1). The purpose of the VPO-1 is to protect views from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and the ridgeline of the Sandia Mountains from each view point. A view plane analysis was provided for the proposed site plan, which meets the VPO-1 standards in § 14-16-3-6(D).

11. The subject site is within the Coors Blvd. Character Protection Overlay (CPO-2). The purpose of the CPO-2 is to preserve the Coors Boulevard mapped area's distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. The proposed site plan meets the standards within the CPO-2 in IDO § 14-16-3-4(C).

12. The subject site is within the Coors Boulevard and Montaño Rd. Major Transit Corridors. Major Transit corridors are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). Development along Major Transit Corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor. Building heights and development densities may be higher in Centers along these Corridors but should be stepped back behind the Corridor to respect established neighborhoods.

13. The subject site is zoned MX-M (Mixed-Use - Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

14. The proposed Site Plan has been evaluated and is in conformance with applicable goals and policies in the Comprehensive Plan and the Review and Decision Criteria of the IDO [IDO § 14-16-6-6(I)(3)].

15. The request is consistent with the following Comprehensive Plan goals and policies regarding Centers and Corridors, Desired Growth, Activity Centers, Efficient Development Patterns, Infill Development, City Development Areas, and Areas of Change from Chapter 5: Land Use.

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

       The subject area is located within the Coors/ Montaño Village Activity Center as well as within 330 feet of the Coors Blvd. and Montaño Rd. Major Transit Corridors. The request would facilitate the development of a restaurant (coffee shop) with drive-through, a day-to-day service that is intended for use by motorists as well as

pedestrians and cyclists. While a drive-through is not typically seen as pedestrian-friendly, the proposed project does include a proposed ADA accessible pathway that links to the existing sidewalk to the south, a sidewalk which connects to the adjacent transit stop. Consistent with the objectives of an Activity Center, the request offers services to nearby residential areas within a 20-minute walk or a short bike ride, strengthening the Coors/ Montaño Village Activity Center connected by a network of Corridors.

B. 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 preserves the overall layout of the Montaño Plaza Site Plan, and the proposed restaurant with drive-through could contribute to growth within an Activity Center that is accessible by a variety of vehicle, transit, and/ or walking. options from adjacent Transit Corridors. Infill within the Coors/Montaño Village Activity Center helps shape the built environment into a sustainable development pattern.

C. POLICY 5.1.6 ACTIVITY CENTERS: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

   The proposed development of a new restaurant with drive-through would provide an additional commercial service to the existing retail center, thereby adding to the range of services and amenities within the Coors/ Montaño Village Activity Center. The proposed service is accessible to nearby residential areas by sidewalk or bicycle, and can be reached with city transit, all which could meet the needs of nearby residents and businesses, especially within the existing Activity Center, and support healthy lifestyles through the accessibility of alternative transportation options.

D. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

   The development made possible by the request would maintain the development pattern of the Montaño Plaza Shopping Center. The subject site is served by existing infrastructure and public facilities, which future development will utilize. However, drive-through facilities can be an inefficient use of land since they prioritize vehicle queuing over human-centric, compact development and encourage car dependency over active transportation like walking or biking. Idling cars also worsen air quality, reducing the appeal of the environment. Nonetheless, the request adds vegetated landscaping and reduces the amount of heat-absorbing asphalt that intensifies urban heat, follows the IDO regulations that consider access for pedestrians and bicyclists, and generally supports the public good.

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

The subject site is part of a shopping plaza with at least 75 percent of the adjacent lots developed with primary buildings, infrastructure and public facilities already in place at the subject area. The request is to replace a vacant, 5,800 SF structure with a smaller 1,025 SF building with outdoor patio area of a new restaurant with drive-through that adheres to all IDO and any City regulation. The request would support growth of an underutilized portion of the existing site plan that has existing infrastructure.

F. 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 reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change where growth is expected and desired. The request would encourage, enable, and direct neighborhood scale development at the subject site through the replacement of a vacant structure. The request would generally reinforce the character and intensity of the surrounding strip mall shopping area by adhering to the IDO MX-M zone regulations, IDO Development Standards, and DPM standards guiding development at the subject site.

G. 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 amendment would direct redevelopment to an Area of Change within the Montaño Plaza Shopping Center, which is within the Coors/ Montaño Village Activity Center and the Montaño Rd. and Coors Blvd. Major Transit Corridors, where growth, development, and change are encouraged.

16. The request is consistent with the following Comprehensive Plan goal and policies regarding Pedestrian-Accessible Design, Walkability, Infill, Off-Street Parking Design, and Landscape Design areas from Chapter 7: Urban Design.

A. GOAL 7.2 PEDESTRIAN-ACCESSIBLE DESIGN: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request includes a marked pedestrian crosswalk, a vegetated landscape buffer along Coors, and trees along sidewalks surrounding the proposed building as required by the IDO, yet a drive-through facility is inherently auto-centric with pedestrian-oriented development a secondary consideration. However, the applicant's design includes a dual queuing lane, which shortens the vehicle queue footprint, minimizes internal drive aisle lengths, and improves overall site navigation for non-motorized users. Existing site conditions demonstrates pedestrian demand between the north-bound Coors Boulevard transit stop and the subject property, as evidenced by an unpaved, user-created path through the existing retaining wall. The proposed marked

pedestrian walkways south and north of the restaurant should improve walkability to and through the site.

B. POLICY 7.2.1 WALKABILITY: Ensure convenient and comfortable pedestrian travel.

According to the Comp Plan, a walkable is pedestrian-oriented, with amenities that make the pedestrian experience safer and more comfortable with human-scale buildings and facilities, diverse businesses and services, and sufficient density to reduce walking distance. The request includes incorporating a pedestrian crosswalk marked by diagonal, 4"-wide striping (2-feet on center) and ADA accessible concrete sidewalks around the proposed structure per IDO, DPM, and other City regulation. The proposed Site Plan also incorporates vegetation along the walkways and within parking areas. Although a drive-through with a pedestrian crossing does not inherently promote pedestrian-oriented development or broadly increase walkability of a shopping plaza, it can make a smaller, generally auto-centric development safer to navigate and give space to pedestrians in a localized area.

C. POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed development at the subject site removes a vacant structure and replaces it with a new, single-tenant building within the Montaño Plaza shopping center, with all of the adjacent lots developed with primary buildings. Infrastructure and public facilities are already in place at the subject area. The request blends in the general style, building materials and façade colors with surrounding structures and the streetscape of the block in which it is located.

D. POLICY 7.4.3 OFF-STREET PARKING DESIGN: Encourage well-designed, efficient, safe, and attractive parking facilities.

The amendment reduces existing off-street parking on the subject site. The proposed parking is designed to meet applicable IDO standards and incorporates vegetated landscaping adjacent to parking and drive-through lanes to better buffer motorized traffic. Pedestrian crossings that are ADA compliant will be identified through pavement striping to alert drivers to where they should expect to see pedestrians. Parking options are proposed for both motorcycle and bicycle that were previously unavailable at the subject site.

E. POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed landscape design follows IDO and other City regulations, which require landscape treatments to be more consistent with the Albuquerque high-desert climate and promote a consistent desert-appropriate aesthetic to enhance our sense of place. The proposed design incorporates only those plants and street trees that meet development requirements from the Official Albuquerque Plant Palette and

Sizing List and Xeriscape How to, both of which prioritize low-water, drought-tolerant, and xeric species, including natives, that survive with lower to minimal irrigation requirements for the Albuquerque environment.

17. Pursuant to IDO § 14-16-6-6(I)(3) of the IDO, Review and Decision Criteria, an application for a Site Plan – EPC shall be approved if it meets all of the following criteria. Staff finds that all criteria are met.

    A. 6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

    The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan goals and policies.

    Applicable citations: Goal 5.1-Centers and Corridors, Policy 5.1.1-Desired Growth, *POLICY 5.1.6 Activity Centers, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; Goal 7.2-Pedestrian-Accessible Design, Policy 7.2.1-Walkability, Policy 7.3.4-Infill, Policy 7.4.3- Off-street Parking Design, Policy 7.5.1- Landscape Design.

    Partially applicable citations: Policy 7.2.2-Walkable Places.

    B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations:

    The subject site is zoned MX-M and is not within an area of a previously approved NR-SU or PD zoning. The subject site is controlled by the Montaño Plaza Site Plan.

    C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

    The proposed Site Plan must comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any applicable terms and conditions established through prior approvals for the subject site. Pursuant to IDO § 14-16-6-4(O)(2), the EPC may impose conditions on its approval as necessary to bring the application into compliance with the requirements of the IDO, other adopted City regulations, and the applicable review criteria for this type of application.

    Staff conducted an analysis of the proposed amendment and site plan against all IDO regulations and finds that the development generally meets IDO standards. After the completion of all Conditions of Approval, the proposed Site Plan should comply with all applicable provisions of the IDO. Additionally, the request will be subsequently reviewed via the DFT process to ensure compliance with applicable provisions of the Development Process Manual (DPM) and other City regulations.

    D. 6-6(I)(3)(d) 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.

The City's existing onsite infrastructure has adequate capacity to serve the proposed development. Any infrastructure improvements will need to be finalized before development occurs. The proposed development will be reviewed via the Development Facilitation Team (DFT) final sign-off process. The DFT will ensure that infrastructure such as streets, trails, sidewalks, and drainage systems have sufficient capacity to serve the proposed development.

E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The future, proposed development is required to comply with conditions placed on the Site Plan by the EPC. The Conditions of Approval will ensure compliance with the IDO, DPM, and any other City regulation, which contain policies that mitigate Site Plan impacts to surrounding areas. The Site Plan is reviewed by the DFT for final sign-off. This review confirms that any infrastructure is adequately addressed so that a proposed development will not burden the surrounding area. Staff also reviewed the site plan against applicable IDO standards, including the VPO-1 and CPO-2 regulations to ensure that there are no adverse impacts to the subject area's view and character and that any other impacts to the project site and surrounding neighborhoods are mitigated.

F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not located within an approved Master Development Plan.

G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area; no cumulative impact analysis is required.

H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Although an outdoor site lighting performance analysis was not requested, the applicant provided a Photometric Plan and Detail sheets (Sheets PP1.0, PP1.1). The provided analysis shows that the proposed lighting design will meet the lighting requirements of IDO § 14-16-5-8 Outdoor and Site Lighting.

18. Site Plan Review: Proposed Site Plan drawings are included with the application for the prosed restaurant with drive-through (13 full sized architectural drawings and 20 pages detailing signage). The requested amendment to the Controlling Montano Plaza and associated site plan for the restaurant with drive-through includes the following updates and changes:
19. Building size and use: Replaces the Site Plan specified 5,800 square feet (SF) "Shops 'C'" building with a 1,025-square-foot restaurant with drive-through and outdoor seating area. The proposed restaurant and drive through development are permissive in the MX-M zone district.
20. Building design: The proposed building follows façade setback, color, light reflectivity (LRV) standards, and materials as well as façade design regulations including providing at least 30 percent of its surfaces in transparent windows with three additional features (awnings over windows, a sun shelf, and a raised planter).
21. Building height: Removes the existing Site Plan's 16-foot building height limit for Shops "C" and applies the IDO height regulations as defined by the Coors Boulevard View Protection Overlay Zone (VPO-1). The proposed building is 19.4 ft tall with a 21-ft tall parapet. Building height and massing meet the VPO-1 requirements.
22. Site circulation and pedestrian access: Installs new curbs, drive aisles, and on-site walkways.
23. Parking and landscaping: Update the parking layout and landscaping.
24. Site infrastructure and design: Update lighting, utility connections, and the grading and drainage layout.
25. Property owners within 100 feet of the site were notified by the applicant, as required.
26. The Office of Neighborhood Coordination (ONC) recognized two neighborhood associations (NA) within 660 feet of the subject site: Taylor Ranch NA and Westside Coalition of NAs (WSCONA). Both were notified as required.
27. Several verbal and written comments (see Attachment G) addressed to the Planning Department and the agent have been received regarding the view plane and building height limitations, traffic and allowed queueing, site access by pedestrians, environmental impact, and whether a drive-through restaurant is appropriate or needed in this area. Responses have indicated concern but no direct support or opposition.
28. The Westside Coalition of Neighborhood Associations (WSCONA) and Taylor Ranch NA (TRNA) submitted written comments regarding traffic circulation and the VPO-1 view protections. The NAs would like the EPC to ensure that vehicle queuing will not cause

traffic and circulation issues for the existing entrance to the grocery store on site. They would also like the EPC to ensure that view regulations are adhered to.

29. A post-facilitated meeting was requested by WSCONA, held virtually on November 2, 2026, and attended by WSCONA, TRNA, La Luz, and Andalucia Homeowners Association (HOA). Neighbor concerns included: 1) Traffic and Circulation, 2) Pedestrian Safety & Accessibility, and 3) View Corridor compliance with the VPO-1, with additional questions about rooftop equipment and employee number. The applicant plans to "implement a robust, localized Traffic Management Plan (TMP) with staff/signage during peak hours and grand opening events" prior to site opening.
30. Comments from 12 agencies were received, which give direction for future development with four agency comments specified in the Conditions of Approval. The updates requested by Urban Forestry (Parks & Recreation Department) have already been incorporated into the Landscape sheets.
31. IDO § 14-16-6-4(I)(1)(b) required the Site Plan-EPC, Major Amendment application to be referred to Indian Nations, Tribes, and Pueblos by city Staff, because the subject site is within 660-feet of Major Public Open Space (MPOS). The request was deferred to the subsequent hearing to allow up to 30-days for comment. No comments were received.
32. IDO § 14-16-6-4(B) requires that the applicant notify Indian Nations, Tribes, and Pueblos of the application and offer a pre-submittal tribal meeting. Representatives from two separate pueblos and tribes reached out inquiring about the nature of the project, which the agent responded to, but no meeting was requested.

Recommended Conditions of Approval

PR-2024-010079, Case #: SP-2026-00073, Site Plan – EPC, Major Amendment

1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO § 14-16-6-6(I)(2)(n), Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO § 14-16-6-4(O)(4), any conditions shall be met within 1 year of the approval, unless stated otherwise in 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. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
4. ABCWUA Condition: The applicant shall submit a Request for Availability with a Utility Plan and Fire 1 Plan.

5. NMDOT Condition: The applicant shall coordinate with NMDOT regarding potential impacts to Coors Blvd.
6. The Solid Waste Department Conditions:
   A. The applicant shall submit a to-scale site plan.
   B. The applicant shall request a pre-pour inspection for the proposed refuse enclosure.
7. Site Plan Clean up: Cover Sheet, C0.0 Sheet 1 of 10: The email address for CABQ Planning Department shall be updated to "planningepc@cabq.gov".
8. View Analysis clean up, C2.1, Sheet 3 of 10:
   A. The label for the two Site Line begin-points at Coors Blvd. shall be updated to "Site Line [*A or B*]: Begin at the Coors FL Projection viewpoint and follows a 45° angle intersecting the proposed building high point. Grade @ Flow Line = [*elevation*]."
   B. The text "View Frame Elev = 5011.00", as part of the Sight Line B cross section, shall be updated to read "View Plane Elev = 5011.00."
9. The Final Floor (FF) elevation of the Site Plan Sheets, including the Grading and Drainage Plan, should reflect an FF of 4996.59 as depicted on the View Analysis sheets, which meets VPO-1 requirements.
10. Photometric Plan clean up, PP1.0 Sheet 7 of 10:
    A. The request is for a non-residential development in the MX-M Zone District. Under the section "Maximum Total Outdoor Light Output", the lighting zone district shall be updated to Lz1 Lighting Zone per IDO Table 5-8-2.
    B. The second paragraph under the "Maximum Total Outdoor Light Output" section beginning with "Total Lumen allowance (per IDO Table 5-8-5): …" through "...output = 87,557.25 lumens" shall be removed.
    C. Photometric Details, PP1.1, Sheet 8 of 10: The L4 lighting detail shall be updated to indicate the correct beam type.
11. Landscape Plan clean up, L1.0, Sheet 9 of 10:
    A. A Note shall be added indicating that "The Landscape Plan will comply with IDO § 14-16-5-6 Landscaping, Buffering, and Screening and CPO-2 regulations.
    B. The 35 ft dimension setback from the Coors Blvd. ROW shall be added to the Landscape Plan pursuant to IDO § 14-16-3-4(C)(3)(b).
    C. A row shall be added to the Landscape requirements table demonstrating that tree canopies and ground-level plants cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation [pursuant to IDO § 14-16-5-6(C)(2)(c)(1)].

D. A row shall be added to the Landscape Requirements table showing that over 25 percent of the cover is from ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation per the provided Required Setback Area Live Coverage Table [pursuant to IDO § 14-16-5-6(C)(2)(c)(2)].

12. Landscape Notes & Details clean up, L2.0, Sheet 10 of 10

A. The first 2 sentences of Note 4 under the General section shall be removed (i.e., "Landscape design is diagrammatic in nature. The contractor shall be responsible for his own takeoffs and quantity calculations.").

B. Applicant shall add a Note to the "Irrigation Concept" section stating that "Irrigation in the ROW shall meet 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 pursuant to IDO § 14-16-5-6(C)(9)(c)."

13. Signs and Menus clean up:

A. All mention and representation the Illuminated Pylon Cup sign (N14) shall be removed and the Signs and Menus page numbers shall be updated.

B. The text "No white portion of an illuminated sign shall exceed the Lz1 Maximum Luminance (NITS) limit per IDO Table 5-8-2: Lighting Designations by Zone District and Table 5-12-1: Sign Luminance Limits." shall be added to Signs and Menus, Page 2 of 20.

14. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

Notice of Decision Distribution

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EPC file

VII. Attachments

A) PHOTOGRAPHS

Area & Subject Site Photos

Figure 1: Birdseye of Montaño Plaza Shopping Center Site Plan Area and subject site – looking SE (Google Earth, 11/06/2025).



Figure 2: Overview of subject site - looking E.



Figure 3: Overview of subject site - looking E.



Figure 4: Overview of subject site - looking NE.



Figure 5: Panoramic overview of subject site– looking W.



Figure 6: Panoramic overview of subject site– looking S.



B) HISTORY

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

April 10, 2014

Apple Investors Group
917 Ravenwood Way
Canton, GA 30115

Project# 1001770
14EPC-40007 Amendment Site Development Plan for Subdivision
14EPC-40008 Site Development Plan for Building Permit

LEGAL DESCRIPTION:
For all or a portion of lots 1-A-2-A, 1-A-1-A, Lands of Joel P Taylor, located on Coors Blvd. between Montano and Montano Plaza, containing approximately 0.9 acres.
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On April 10, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1001770, 14EPC-40007, a request for an Amendment to the Site Development Plan for Subdivision and 14EPC-40008, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS:

14 EPC-40007, April 10th, 2014, Amend Site Development Plan for Subdivision

1. This request was continued from the March 13, 2014 hearing to allow the applicant time to provide new color renderings, a massing study and continue to work with the neighbors on concerns about the building design.

2. The applicant has amended this request so the proposed changes only apply to pad sites "D".

3. The renderings and study were provided to the neighbors on March 28th.

4. This is a request for an amendment to a Site development Plan for Subdivision for tract 1-A-2-A and 1-A-1-A of the Lands of Joel Taylor, located on Coors Blvd. between Montaño and Montaño Plaza and containing approximately .9 acres.

5. The request will replace the two proposed building footprints, Pad sites "D", with a single building.

6. The proposed use is permissive under the existing zoning. The applicant is seeking to amend the Site Plan notes regarding height and color, in order to develop a more contemporary Southwestern style restaurant and to allow an elevator tower to access the proposed rooftop patio.

7. The EPC has jurisdiction to review this request because of the underlying SC zone, per §14-16-3-2 of the zoning code.

8. The subject is within Established Urban Area of the Comprehensive Plan, The Taylor Ranch Community area of the Westside Strategic Plan, Coors/Montaño Community Activity center, and within Segment 3 of the Coors Corridor plan.

9. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

10. The request is consistent with the following applicable policies of the Comprehensive Plan:

    Established Urban Areas

    a) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

       The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.

    b) Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas…

       The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.

    c) Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed building will comply with the Coors Corridor plan, except for the elevator, which will exceed to allowed height, but is only a small portion of the building. The views of the Sandias and Bosque will still be preserved. This request furthers policy 5m.

d) Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.o

e) Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

f) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The changes to the Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

g) Activity Centers Goal is to "expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities."

h) Policy II D 7 a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a "park once" atmosphere.

i) Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The proposed development is in the Coors/Montaño Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings and a street between the proposed building and the residential development. This request furthers policy II.D.7f.

11. The request is consistent with the following applicable policies of the Westside Strategic Plan.

a. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

b. Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

c. Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The proposed building will be in an existing shopping center and in a community activity center. The proposed development will provide job opportunities and add a commercial use to the area. The building will not interfere with views to the Escarpment.

12. The request is consistent with the following applicable policies of the Coors Corridor Plan.

a. Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.

The proposed building will be in an existing commercial area adjacent to Coors Blvd. A patio entrance faces Montaño Plaza drive. The building will mostly be of an appropriate height and will be accessible from other areas of the shopping center.

b. Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and complaint with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd.

c. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.

The proposed building is near Coors, however due to the grade difference, the site relates more to Montano Plaza Drive than to Coors. The site will utilize the existing street trees along Coors.

13. A Site Development Plan for Building Permit is heard concurrently with this request.

14. A facilitated Meeting was help on February 27, 2014. Support for the use was expressed. Concerns were expressed regarding the design, color, and style of building, compliance with height regulations of the Coors Corridor Plan and loss of parking for transit users.

CONDITIONS OF APPROVAL – 14 EPC-40007, April 10th, 2014- Amend Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how

the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."

4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

5. The site plan notes shall be changed to reflect the proposed changes shown in attachment 1, clarifying that the proposed changes are only for pad sites "D".

FINDINGS - 14EPC-40008, April 10th, 2014 -Site Development Plan for Building Permit

1. This request was continued from the March 13, 2014 hearing to allow the applicant time to provide new color renderings, a massing study and continue to work with the neighbors on concerns about the building design.

2. The renderings and study were provided to the neighbors on March 28th

3. This is a request for a Site Development Plan for Building Permit for tract 1-A-2-A and 1-A-1-A of the Lands of Joel Taylor located on Coors Blvd. between Montaño and Montaño Plaza and containing approximately .9 acres.

4. The proposed use, restaurant is allowed under the existing zone. The applicant is asking for a waiver of the height requirements in the Coors Corridor Plan in order to add an elevator tower to access a roof top patio. The elevator tower allows an exceptional design feature, the roof top patio, which will enhance the enjoyment of the unique views.

5. The EPC has jurisdiction to review this request because of the underlying SC zone, per §14-16-3-2 of the zoning code.

6. The subject is within Established Urban Area of the Comprehensive Plan, the Coors/ Montaño Community Activity Center, Taylor Ranch Community area of the Westside Strategic Plan and within Segment 3 of the Coors Corridor plan.

7. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The request is consistent with the following applicable policies of the Comprehensive Plan:

   Established Urban Areas

   a) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

      The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.

   b) Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas…

      The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.

   c) Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.
      The proposed building will comply with the Coors Corridor plan, except for the elevator, which will exceed to allowed height, but is only a small portion of the building. The views of the Sandias and Bosque will still be preserved. This request furthers policy 5m.

   d) Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

      The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.o

   e) Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

   f) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The changes to the Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

g) Activity Centers Goal is to "expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities."

h) Policy II D 7 a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a "park once" atmosphere.

i) Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The proposed development is in the Coors/Montaño Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings and a street between the proposed building and the residential development. This request furthers policy II.D.7f.

9. The request is consistent with the following applicable policies of the Westside Strategic Plan.

a) Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

b) Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

c) Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The proposed building will be in an existing shopping center and in a community activity center. The proposed development will provide job opportunities and add a commercial use to the area. The building will not interfere with views to the Escarpment.

10. The request is consistent with the following applicable policies of the Coors Corridor Plan.

d. Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.

The proposed building will be in an existing commercial area adjacent to Coors Blvd. The patio entrance faces Montaño Plaza drive. The building will mostly be of an appropriate height and will be accessible from other areas of the shopping center.

e. Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and complaint with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd.

f. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.

The proposed building is near Coors, however due to the grade difference, the site relates more to Montano Plaza Drive than to Coors. The site will utilize the existing street trees along Coors.

11. An amendment to the previously approved Site Development Plan for Subdivision is heard concurrently with this request.

12. The Site Development Plan for Building Permit deviates from the height requirements of the Coors Corridor Plan. The EPC supports this deviation based on findings 4, 6, 7 and 8.

13. A facilitated Meeting was held on February 27, 2014. Support for the use was expressed. Concerns were expressed regarding the design, color, and style of building and compliance with height regulations of the Coors Corridor Plan. Additional concerns were expressed about traffic and loss of parking for transit users.

CONDITIONS OF APPROVAL – 14 EPC 40008, April 10th 2014-Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Pedestrian walkways shall be minimum 6 feet in width, per §14-16-3-1(H)(1) of the Zoning Code or 8 feet in width where building facades abut parking areas per §14-16-3-1-(H)(4).

4. Dumpster enclosure shall be of similar material to building and shall be a solid wall or fence.

5. Landscaping shall be provided per the zoning code; the applicant may add additional new landscaping or demonstrate that the combination of the existing and proposed landscape meets the requirement.

6. Buildings colors shall be per the elevations sheet labeled March 11th and the color renderings from March 26th, showing tan stucco finish and golden yellow awnings. The color of the stacked stone will be verified before DRB sign off to ensure that it matches the adjacent property.

7. Conditions from City Engineer, Municipal Development and NMDOT:

   A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
   B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria. *This includes responding to all comments provided in detail under Transportation Comments.
   C. Provide Cross-Access Agreements
   D. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

9. The applicant will work with staff to add architectural features and/or landscaping to break up the blank wall of the west elevation that faces Coors Blvd.

10. The building height, except the elevator tower, shall comply with the view frame as defined in the Coors Corridor Plan and will be verified by staff prior to DRB sign-off.

11. The building massing, including the elevator tower shall comply with the view frame as defined in the Coors Corridor Plan and will be verified by staff prior to DRB Sign-off.

12. The elevator tower height and massing is approved as shown and dimensioned on the building elevation sheets dated March 11th, 2014.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 25, 2014.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any 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 Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a $110.00 fee per case.

Sincerely,

fw Suzanne Lubar
Planning Director

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

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001770***
04EPC-01722 EPC Site Development Plan-Subdivision
04EPC-01721 EPC Site Development Plan-Building Permit

JASPEG, LLC
5321 Menaul Blvd. NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 5-A1-B and 5-A2-A, **Lands of Joel B. Taylor**, zoned C-2 (SC), located on MONTANO RD, between WINTERHAVEN RD. and COORS BLVD., containing approximately 5 acres. (E-12) Elvira Lopez, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001770/ 04EPC 01722, approval of site development plan for subdivision, for all or a portion of lots 5-A1-B and 5-A2-A, zoned C-2 (SC), based on the following Findings and subject to the following:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for lots 5-A1-B and 5-A2-A, an approximately 4.5 acre site, zoned C-2 (SC) and located on Montano Road SW, between Coors Boulevard SW and Winter Haven Road SW. The subject site is undeveloped.

2. This request furthers applicable policies for Developing Urban Areas of the Comprehensive Plan. The location, intensity, and design of the subject request will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern (Policy 5d). New growth will be accommodated on vacant land that is contiguous to existing and programmed urban facilities and services; the integrity of existing neighborhoods can be ensured on the subject site (Policy 5e). Employment and service uses will be located to complement residential areas; proposed development will be sited to minimize adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5i). New commercial development will be located in an existing commercially zoned site that is designated as a Community Activity Center (Policy 5j). Land adjacent to arterial streets will be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods will be protected in transportation planning and operations (Policy 5k).

received
12-22-04

3. The subject request furthers policies 3.12 and 3.16 for the Taylor Ranch Community of the West Side Strategic Plan (WSSP). The subject site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services (WSSP, Policy 3.12). Commercial and employment uses are particularly appropriate on the subject site given that it is located within a Community Activity Center. Vehicular and pedestrian access will be incorporated into the design of the subject site (WSSP, Policy 3.16).

4. The subject site is located within the Montano/Coors Community Activity Center. With some modifications, the subject proposal is consistent with applicable master plan policies for Community Activity Centers. This project will provide a variety of commercial uses in conjunction with community-wide services, employment and the most intense lands uses within the community. The subject site will be accessible to the automobile and located on a minor arterial. The interior of the center will be accommodating to the pedestrian, even within the predominantly off-street parking areas (Comprehensive Plan, Policy 7a, Table a; West Side Strategic Plan, Policies 1.5, 1.12, 1.13, and 1.14, page 41).

5. With some modifications, the subject request furthers applicable policies of the Coors Corridor Plan. Separate pedestrian and vehicular access will be provided; pedestrian connections between uses in commercial developments will be emphasized (Policy 7, Access, page 96).

6. La Luz Landowners Association and Taylor Ranch are two recognized neighborhood associations affected by this request. There is no known neighborhood opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions from the City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for, if applicable.
   b. Is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

c. Traffic Impact Study (TIS) is required and has been submitted.
d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
e. Provide accurate dimensioning of site plan.
f. Internal parking spaces not separated by a pedestrian walkway should be 20'. Check 18' spaces with respect to overhang in pedestrian walkways and landscaped areas. Adjust accordingly.
g. Provide 24' drive aisles throughout parking areas.
h. Re-align first site driveway (north of Montano on main drive aisle) with the Walgreen's main driveway on the westside of site. Dumpster and enclosure will need to be re-located. If this cannot be accomplished then delete this driveway.
i. Provide truck circulation route. Demonstrate how trucks will access service area from Winterhaven (i.e. direction and turning templates).
j. Site plan shall comply and be designed per DPM Standards.
k. The utility plan must be approved prior to DRB site plan approval. That submittal must include a statement of the Fire Marshal's flow requirements.
l. Vacation of the pond easement (if appropriate) and the subsequent re-plat must be a concurrent DRB action.

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001770/ 04EPC 01721, a approval of a site development plan for building permit, for all or a portion of lots 5-A1-B and 5-A2-A, zoned C-2 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for lots 5-A1-B and 5-A2-A, an approximately 4.5 acre site, zoned C-2 (SC) and located on Montano Road SW, between Coors Boulevard SW and Winter Haven Road SW. The subject site is undeveloped and the applicant proposes to build a bank and retail shops.

2. This request furthers applicable policies for Developing Urban Areas of the Comprehensive Plan. The location, intensity, and design of the subject request will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern (Policy 5d). New growth will be accommodated on vacant land that is contiguous to existing and programmed urban facilities and services; the integrity of existing neighborhoods can be ensured on the subject site (Policy 5e). Employment and service uses will be located to complement residential areas; proposed development will be sited to minimize adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5i). New commercial development will be located in an existing commercially zoned site that is designated as a Community Activity Center (Policy 5j). Land adjacent to arterial streets will be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods will be protected in transportation planning and operations (Policy 5k).

3. The subject request furthers policies 3.12 and 3.16 for the Taylor Ranch Community of the West Side Strategic Plan (WSSP). The subject site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services (WSSP, Policy 3.12). Commercial and employment uses are particularly appropriate on the subject site given that it is located within a Community Activity Center. Vehicular and pedestrian access will be incorporated into the design of the subject site (WSSP, Policy 3.16).

4. The subject site is located within the Montano/Coors Community Activity Center. With some modifications, the subject proposal is consistent with applicable master plan policies for Community Activity Centers. This project will provide a variety of commercial uses in conjunction with community-wide services, employment and the most intense lands uses within the community. The subject site will be accessible to the automobile and located on a minor arterial. The interior of the center will be accommodating to the pedestrian, even within the predominantly off-street parking areas (Comprehensive Plan, Policy 7a, Table a; West Side Strategic Plan, Policies 1.5, 1.12, 1.13, and 1.14, page 41).

5. With some modifications, the subject request furthers applicable policies of the Coors Corridor Plan. Buildings will be located and designed to provide a pleasing and functional relationship to the roadway, the site and to adjacent buildings and structures (Policy 2, Building Setback, Height, and Bulk, page 88). Landscape design and improvements are complimentary to the individual site and to the overall appearance of the corridor in accordance with design regulations and guidelines (Policy 4, Site Landscaping, page 92). Off-street parking facilities are located in the interior of the subject site; this allows street frontages to be devoted to building architecture and landscaping (Policy 5, Off-Street Parking, page 94). Separate pedestrian and vehicular access will be provided; pedestrian connections between uses in commercial developments will be emphasized (Policy 7, Access, page 96). Site area lighting will be carefully designed and located to minimize glare on any public right-of-way or adjacent premises (Policy 9, Site Lighting).

6. La Luz Landowners Association and Taylor Ranch are two recognized neighborhood associations affected by this request. There is no known neighborhood opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. General
   a. The plan shall indicate the proposed lot line for lot 5-A1-B. The boundary lines shown on the legend shall match the site plan illustration.
   b. The vicinity map on sheet AS.1 shall indicate the subject site and parcels in the immediate vicinity. The vicinity map can identify the names of parcels and their zoning.
   c. Existing easements shall be clearly identified on Sheet AS.1.
   d. An elevation drawing of the proposed refuse container shall be included in the detail drawings. The colors and materials of proposed refuse container walls and gates shall be indicated on the elevation drawing.

3. Walls/Fences
   a. The height, length, colors and materials for the proposed retaining wall shall be indicated.
   b. All walls shall be consistent with the General Height and Design Regulations for Walls, Fences and Retaining Walls (Section 14-16-3-19).
   c. The location of the proposed retaining wall shall also be indicated on the site plan, sheet AS.1.

4. Vehicular Access, Circulation and Parking
   a. Parking calculations shall be corrected to include the 7,000 SF Checker building.
   b. Disabled parking are shown as 8' wide and shall be at least 8.5 feet width (Section 14-16-3-1, (E)(8)(b)).

5. Pedestrian and Bicycle Access and Circulation, Transit Access
   a. Pedestrian walkways shall be lined with adjacent shade trees spaced approximately 25-feet on center within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet (Section 14-16-3-1 (G) (1)).
   b. A pedestrian connection shall be provided to the adjacent commercial uses to the west. The pedestrian connection to the north shall be relocated to provide a more direct connection.
   c. An existing public sidewalk next to Montano Road shall be indicated on the plan. The Zoning Code requires a pedestrian connection from the public sidewalk along Montano to the principal customer entrance of all proposed buildings on the subject site (Section 14-16-3-1 (G) (2)).

6. Lighting and Security
   a. All lighting shall be consistent with the Area Lighting Regulations of the Zoning Code (Section 14-16-3-9), Night Sky Ordinance and the Coors Corridor Plan.
   b. The maximum height of a light pole, measured from the finished grade to the top of the pole within 100 feet of a residential zone shall be 16 feet. The maximum height of light poles measured from the finished grade to the top of the pole shall be 20 feet (Section 14-16-3-9 (D); Coors Corridor Plan, Site Lighting Design Regulation 2, page 98, R-458, Enactment No. 163-1989).

7. Landscaping
   a. The proposed lot line for lot 5-A1-B shall be shown on the landscaping plan. Property lines shall be clearly indicated.
   b. Landscaping calculations shall assume a 4.5-acre site.
   c. Calculations shall be corrected for required and provided landscaping.

d. The applicant shall provide at least the minimum required landscaping on the subject site (22,050 SF) per Section 14-16-3-10 (E) (1).
e. The plan shall demonstrate that the required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, such as grasses, vines, spreading shrubs or flowers, over at least 75% of the required landscape area (Section14-16-3-10 (G) (3)).
f. The plan shall indicate the width dimensions of proposed landscape buffer areas to ensure that the site complies with standard landscape buffer requirements of the Zoning Code (14-16-3-10 (C) (3) and (E) (3)). The applicant shall demonstrate that at least a 6' wide buffer landscape area is provided along the southeastern property line adjacent to Winter Haven Road.
g. An area labeled "Future Expansion Area" shall be treated with temporary landscaping or paving.
h. The pond located adjacent to Montano Road shall be identified to reflect the conceptual grading and drainage plan.
i. An existing public sidewalk next to Montano Road shall be shown on the landscaping plan. All landscaping placed over the public sidewalks shall be relocated to areas where walkways are not proposed.
j. Change the Coral Honeysuckle to a Hall's Honeysuckle as the latter will provide for greater ground coverage.
k. The applicant shall utilize a groundcover that is consistent with landscaping requirements of the Coors Corridor Plan. Gravel, colored rock, bark and similar materials are not acceptable (CCCP, Policy 4. Regulation 2., page 93).

8. Public Outdoor Space
   a. According to Section 14-16-3-18 (C) (3), at least one of the facades of the retail building shall incorporate outdoor seating, a minimum of one seat per 25 linear feet of building façade. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. If the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

9. Architecture and Signage
   a. To comply with the Section 14-16-3-18 (C)(5), the applicant shall screen the service area from the Winter Haven Road and the residentially-zoned property located east of the subject site. To screen the service area, the applicant shall: 1) provide a solid wall that is a minimum of 6' in height along the southeastern boundary next to the service area and 2) provide evergreen plants that can reach a mature height of 30' to 36' in height within the landscape strip adjacent to the southeastern boundary line and next to the service area. A combination of evergreen and deciduous trees shall also be provided within the landscape buffer along this boundary line.

10. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

11. The applicant shall coordinate with the Refuse Division to provide a refuse enclosure to City Standards. The site may require a double enclosure or two single enclosures due to the size of the complex.

12. Conditions from the City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for, if applicable.
    b. Is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    c. Traffic Impact Study (TIS) is required and has been submitted.
    d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
    e. Provide accurate dimensioning of site plan.
    f. Internal parking spaces not separated by a pedestrian walkway should be 20'. Check 18' spaces with respect to overhang in pedestrian walkways and landscaped areas. Adjust accordingly.
    g. Provide 24' drive aisles throughout parking areas.
    h. Re-align first site driveway (north of Montano on main drive aisle) with the Walgreen's main driveway on the westside of site. Dumpster and enclosure will need to be re-located. If this cannot be accomplished then delete this driveway.
    i. Provide truck circulation route. Demonstrate how trucks will access service area from Winterhaven (i.e. direction and turning templates).
    j. Site plan shall comply and be designed per DPM Standards.
    k. The utility plan must be approved prior to DRB site plan approval. That submittal must include a statement of the Fire Marshal's flow requirements.
    l. Vacation of the pond easement (if appropriate) and the subsequent re-plat must be a concurrent DRB action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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 Department form to the Planning Department 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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Richard Dineen
Planning Director

RD/EL/ac

cc: George Rainhart & Assoc., 2325 San Pedro NE, STE 2B, Albuq. NM 87110
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuq. NM 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW, Albuq. NM 87120
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuq. NM 87120
Eddie Costello, Taylor Ranch NA, 1111 Alameda NW, Ste. J, Albuq. NM 87114

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

Date: February 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1001770
02EPC-01937 EPC Site Development Plan-Subdivision
02EPC-01938 EPC Site Development Plan-Building Permit

Rembe Properties LLC
7620 Jefferson NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot(s) 5-A-1, **Lands of Joel P Taylor**, zoned C-2, located on MONTANO ROAD NW, between COORS BLVD. NW and WINTER HAVEN ROAD NW, containing approximately 6 acre(s). (E-12) Deborah Stover, Staff Planner

On February 20, 2003 the Environmental Planning Commission voted to approve Project 1001770/02EPC 01937, a for site development plan for subdivision, for Tract 5-A-1, Lands of Joel P. Taylor, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for an approximately 5.6-acre site located on Montano Road, east of Coors Boulevard and west of Winter Haven Road. The applicant proposes to create 2 Tracts from Tract 5-A-1.

2. The submitted site plan meets the requirements of the *Zoning Code* for site development plan for subdivision (§14-16-1-5).

3. The site development plan for subdivision furthers the applicable goals and policies of the *Comprehensive Plan*. It proposes a quality urban environment with new growth accommodated on vacant land, contiguous to existing urban facilities and with a design which is appropriate to the plan area (*Policies d, e, I*).

4. The submittal complies with the intent of the *West Side Strategic Plan* by proposing continued growth in an efficient location for receiving City services (*Policy 3.12*).

5. The submitted plan furthers the applicable policies of the *Coors Corridor Plan* by providing a development with an intensity that is compatible with the roadway function, environmental concerns and design guidelines. The plan's general policies, as well as those governing site planning and architecture, view preservation and signage policies are followed.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Setbacks for the site, including both proposed lots, shall be noted on the site plan.

3. The site plan for subdivision shall note that sidewalks connecting to the northern portion of the site shall be constructed and street trees along with a planting strip shall be provided for the southern lot.

On February 20, 2003 the Environmental Planning Commission voted to approve Project 1001770/02EPC *01938*, a site development plan for building permit, for Tract 5-A-1, Lands of Joel Taylor, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for an approximately 5.1-acre site located on Montano Road, east of Coors Boulevard and west of Winter Haven Road. The applicant proposes build a 25,000 square foot retail building.

2. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment and by ensuring that new development respects existing neighborhood, environmental and social conditions and resources. It shows new growth in an area where vacant land is contiguous to existing urban facilities. The retail development shown on the plan conforms to topographical features. The plans depict a design which is similar to other development in the area and is therefore appropriate to the plan area (*Policies d, e, g, h, i*).

3. This site demands special treatment to ensure that it functions well within the parameters of the *Centers and Corridors* portion of the *Comprehensive Plan*. According to *Policy A* of the *Centers and Corridors* portion of the *Comprehensive Plan*, the interior of the development should be "very accommodating to the pedestrian, even within the predominately off-street parking areas." Also, with regard to scale, the policy states that "public plaza/open space should be provided." This reiterates and supports the statements within the *WSSP* regarding plazas within commercial sites.

4. The submitted site plan furthers the intent of the *West Side Struvgle Plan* by proposing continued growth in an appropriate location due to its contiguous location to the rest of the City, and efficient location for receiving City services (*Policy 3.12*).

5. The submitted site plan furthers the applicable goals of the *Coors Corridor Plan* by proposing a development with an intensity which is compatible with the roadway function, environmental concerns and design guidelines. The general policies, site planning and architecture policies, view preservation policies and signage policies are followed (*Issue 2-Policy 2, Issue 3-Policy 8, Issue 4-Policy 1*).

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The interior of the development shall be "very accommodating to the pedestrian, even within the predominately off-street parking areas." Also, "public plaza/open space shall be provided." This site affords dramatic views to the east. Site design shall include amenities which preserve and take advantage of this asset. To the extent possible, patios and plazas shall be designed to take advantage of these views. It is recommended that plazas and patios are elevated 1 ½ to 2-feet above parking areas and roadways when feasible.

3. A shade tree or other shade component shall be added to the patio area. Trees shall be planted in planters that are a minimum of 5 feet by 5 feet.

4. Cross-access agreements for pedestrian and vehicular crossings that lead to the larger shopping center to the north are required.

5. The note on the landscape plan stating that 'the final landscape layout and design will be determined upon receipt of the final grading plan' shall be removed from the landscape plan. This plan is the approved plan for development. Any changes shall be submitted to the EPC for review.

6. The amount of landscape coverage provided shall be increased to meet the required 15% landscaped area of the site (§14-16-3-10-E.1). A minimum of 1,253 square feet of additional landscape coverage shall be added to the site.

7. Each landscape planting area 36 square feet or larger shall be planted with a 75% minimum live planting coverage at time of maturity, as per the Zoning Code (§14-16-3-10-G.3).

8. The plant list shall be revised to say Ash *and* Honey Locust so that both species will be planted.

9 All colors, materials and other elements of the building shall be clearly stated. Drive through facilities shall be shaded with architecturally integrated canopies.

10. The area located on the east elevation that is called out as 'future signage' shall not be illuminated signage.

11. In accordance with the *Coors Corridor Plan*, the square footage of the pylon sign face shall be reduced to 75 square feet or less. There shall be only 1 pylon sign at the southwest corner of the site and two 50-foot square foot monument signs abiding the one shown at the west side of the parking area.

12. CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:
    a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
    b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
    c. Site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current City Zoning Code.
    d. Provide cross access agreements for all Tracts.
    e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
    f. Re-platting should be a concurrent action.
    g. That a note be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 7, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND 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 Department form to the Planning Department 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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Victor J. Chavez
Planning Director

VJC/DS/ae

cc: Tierra West LLC, 8509 Jefferson NE, Albuq. NM 87113
Cecil van Berkel, Taylor Ranch NA, 5716 Morgan Ln. NW, Albuq. NM 87120
Jolene Woofley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuq. NM 87120

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

Date: 2/27/87

NOTIFICATION OF DECISION

Johnson Development
1001 Louisiana NE
Albuquerque, NM 87110

File: Z-83-17-2

Location: Herbert H. Denish & Associates, agent for Johnson Development, request an amendment to a Site Development Plan for a Shopping Center site consisting of Parcels 1-A-1, 1-A-2, 1-A-3, 2A, 3A, 4A, and 5A, Lands of Joel P. Taylor, located at the northeast corner of Intersection of Montano Road and Coors Boulevard, N.W., zoned C-2 and SA-1, containing approximately 27.7 acres (E-12-Z) (DEFERRED FROM 2/19/87)

On February 26, 1987, the Environmental Planning Commission voted to approve your request for an amendment to a Site Development Plan for a Shopping Center site based on the preceding Finding and subject to the following Conditions:

Finding:

1. The proposed plan complies substantially with the concerns raised by the Environmental Planning Commission at the February 19, 1987 meeting and the requirements of applicable plans and policies.

Conditions:

1. All concerns of the Traffic Engineer must be satisfied prior to the final sign off.

2. The Planning staff must receive and approve additional drawings of signage, elevations and landscaping prior to final sign off.

3. A revised drainage plan must be provided and approved.

4. The parking layout may be reduced by 15 cars in order to provide additional landscaping within the parking lot.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 13, 1987, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance 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 60 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,

Richard Dineen

FOR Phil Garcia
City Planner

PG/lj
cc: Herbert H. Denish & Associates, P.O. Box 2001, City, 87103

C) APPLICATION INFORMATION

MONTANO PLAZA LLC
7620 JEFFERSON NE . ALBUQUERQUE, NEW MEXICO 87109
PH:505-858-0001

July 17, 2026

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Letter of Authorization, Dutch Bros Coffee Project, 6200 Coors Blvd NW, Albuquerque, NM 87120

To Whom it May Concern:

I hereby authorize Dutch Bros Coffee, Galloway, and Armet Davis Newlove & Association to act as our agent for the processing of all development and construction associated applications and actions for the above-mentioned project with the City of Albuquerque and all other jurisdictions or agencies having purview over the project site.

Respectfully,

Cole Flanagan
Manager
Montano Plaza, LLC

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

October 21, 2026

City of Albuquerque
Environmental Planning Commission
600 2nd St. NW
Albuquerque, NM 87102

RE: Site Plan – EPC Major Amendment
Parcel 3-A of the Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor situated within Section 25 T11N R2E

Dear City of Albuquerque Environmental Planning Commission,

Galloway respectfully requests a Major Amendment to the controlling Site Plan for the subject property located at 6200 Coors Blvd NW, Albuquerque, NM within the Montano Plaza development. The proposed amendment is for the demolition of an existing retail building and construction of proposed drive through coffee shop with associated infrastructure.

The subject property is governed by the pre-IDO Montaño Plaza Site Development Plan approved under Project No. 1001770 legally described as **ALL OR A PORTION OF PARCEL 1-A1-A-1 PLAT OF PARCEL 1-A-1-A-1 LANDS OF JOEL P. TAYLOR (BEING A REPLAT OF PARCELS 1-A-1-A & 1-A-2-A LANDS OF JOEL P. TAYLOR); PARCEL 1-A3 REPLAT SHOWING PARCELS 1-A-1; PARCELS 1-A-2 & 1-A-3 PLAT OF LANDS OF JOEL P. TAYLOR; PARCELS 2A & 3A OF THE SUMMARY REPLAT SHOWING PARCELS 1-A, 2-A, 3-A, 4-A & 5-A OF THE LANDS OF JOEL P. TAYLOR SITUATED WITHIN SECTION 25 T11N R2E; PARCELS 4-A-1-A & 4-A-1-B PLAT OF PARCELS 4-A-1-A & 4-A-1-B LANDS OF JOEL P. TAYLOR; PARCEL 5-A-1-A PLAT OF PARCELS 5-A-1-A & 5-A-1-B LANDS OF JOEL P. TAYLOR, TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B CORRECTION PLAT OF LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B, TRACT 5--A2-A-1 LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1 & 5-A-2-A-1, CONTAINING APPROXIMATELY 24.4 ACRES.**

The project site falls within a View Protection Overlay (VPO) Zone and is zoned MX-M – Mixed Use – Medium Intensity and containing approximately 3.3 acres. Additionally, the subject property is designated as an Area of Change and is located within the Coors/Montaño Village Activity Center along the Coors Boulevard Major Transit Corridor. More specifically, it is Parcel 3-A (Building C) located at 6200 Coors Blvd NW between Montano Plaza Dr NW and Montano Rd NW. Montano Plaza is adjacent to Winter Haven Rd NW along the southeast boundary with a residential development and open space further to the east. Refer to Figures 1 and 2 below for the project location and zoning.

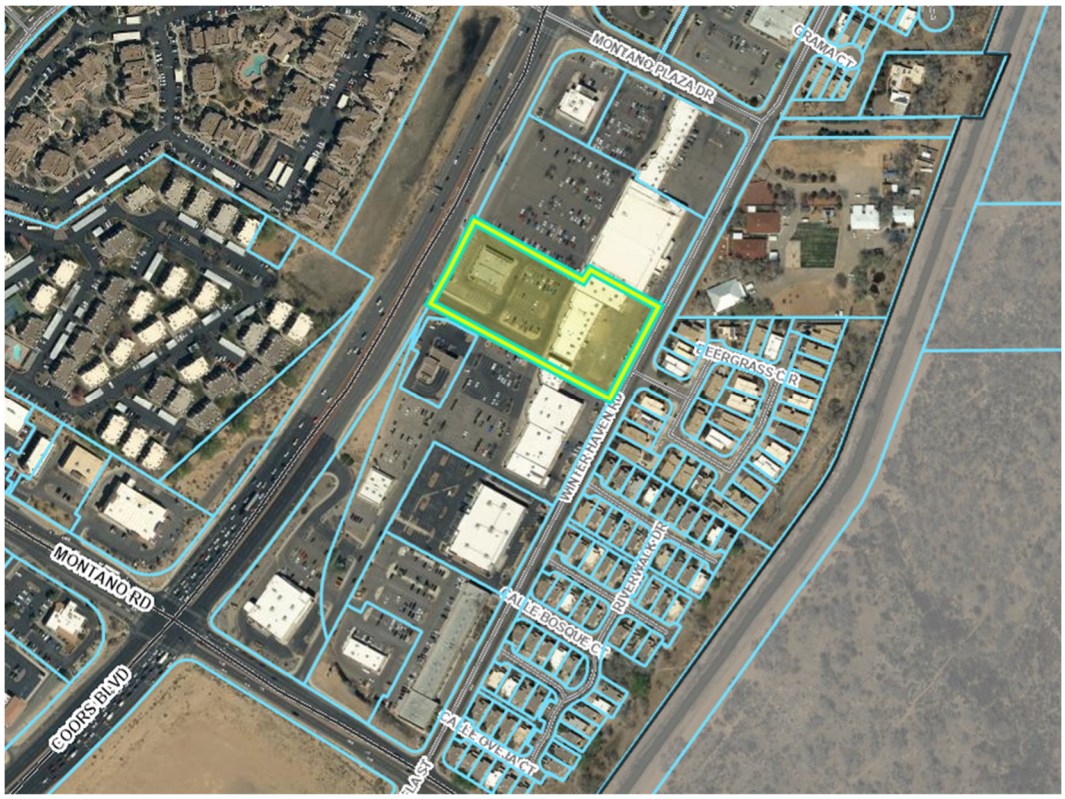

Figure 1



Figure 2

The current project site contains a multi-tenant retail building. It was undeveloped until around 1986 when the building and parking lot were developed. There have been numerous tenants since the building was constructed, but there have been no significant changes to the site since that time.

The proposed amendment increases the maximum building height permitted by the Site Development Plan for Shop C from 16 feet to 21 feet to accommodate the screening of rooftop mechanical equipment and improve the overall architectural appearance of the building. The additional height is limited in scope and intended to enhance building design and functionality without affecting surrounding properties. Due to the building's location and orientation, the proposed increase will not intrude into the established view corridor and will maintain the visual character and aesthetic integrity of the development.

In conjunction with the height modification, the project substantially reduces the building footprint from 5,800 square feet to 1,025 square feet, resulting in a more efficient site layout and a significant increase in open space. The reduction in building area allows landscaped areas to expand from 2,135 square feet to 5,707 square feet, enhancing the site's visual quality, pedestrian experience, and environmental performance. Collectively, these improvements modernize the development, create a more attractive and functional site design, and strengthen the overall character of the shopping center while preserving key design elements established by the original development plan.

IDO 16-16-6-6(I)(3) Review and Decision Criteria:
Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

6-6(I)(3)(a) *The Site Plan is consistent with the ABC Comp Plan, as amended.*

Response: The requested Major Site Plan Amendment supports the following 2024 ABC Comprehensive Plan's goals and policies for infill development, efficient infrastructure use, and reinvestment in designated Centers, Corridors, and Areas of Change. Expanded climate-appropriate landscaping, connected walkways, an outdoor patio, and improved parking enhance site design and walkability, while the limited height increase screens rooftop equipment and preserves compatibility with surrounding development and protected views.

CHAPTER 5 – LAND USE

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

The request promotes the continued growth and vitality of the Activity Center by encouraging infill development on a strategically located site, strengthening connections and economic synergy among businesses within the Center. The site benefits from access to a multimodal transportation network through its frontage along the Coors Boulevard Major Transit Corridor. Consistent with Goal 5.1, the request directs development to both an Activity Center and a Major Transit Corridor.

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 is consistent with Policy 5.1.1 by promoting infill development on an underutilized site located within both an Activity Center and a Major Transit Corridor. By directing investment and growth to an established urban area, the request supports efficient land use patterns and reduces pressure for development at the urban fringe. Furthermore, the site is surrounded by existing higher-intensity commercial and mixed-

use development, making it well suited to accommodate the proposed coffee shop. Given the site's context and location within a developed activity node, the proposed use is compatible with the surrounding development pattern and contributes to the continued vitality of the Activity Center.

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

The request advances Goal 5.3 by directing development to a site that is already served by existing transportation and utility infrastructure. The property's frontage along Coors Boulevard provides access to a well-established roadway network capable of supporting the operational needs of the proposed drive-thru coffee shop. Furthermore, the site's proximity to transit service enhances multimodal accessibility and encourages the use of alternative transportation options. By utilizing existing infrastructure and public facilities, the request promotes efficient land use, supports fiscally responsible growth, and contributes to the overall functionality of the transportation network.

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

The request advances Policy 5.3.1 by leveraging existing infrastructure and public facilities within an established commercial area. The subject site is served by a comprehensive transportation network that includes transit service along Coors Boulevard, pedestrian infrastructure, and access to the surrounding roadway system. Furthermore, the development of Montaño Plaza provided the infrastructure framework necessary to support commercial uses in the area, indicating that sufficient capacity exists to accommodate the proposed coffee shop. As a result, the request represents an efficient use of existing public and private investments while supporting orderly and sustainable development within the urbanized area.

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 reinforces the character and intensity of the surrounding area.

The request is consistent with the intent of the Area of Change designation, which encourages development and reinvestment that reinforce established activity centers and support long-term growth objectives. The proposed coffee shop represents a compatible commercial use that complements the existing mix of retail, service, and employment-generating uses in the vicinity. The site's strategic location within a commercially active corridor provides access to a substantial customer base and supports the continued concentration of services in an area planned for higher-intensity development. As a result, the proposal will enhance the functionality and convenience of the surrounding commercial area while contributing to the overall vitality and success of the Activity Center.

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 is consistent with Policy 5.6.2 by supporting local economic development and expanding employment opportunities within an established commercial area. The proposed coffee shop will generate new jobs that are accessible to nearby residents

and contribute to the area's economic vitality. The subject site is located within a highly connected portion of the city, with access to existing roadway, transit, pedestrian, and utility infrastructure that supports efficient development patterns and workforce accessibility. Furthermore, the site's proximity to established commercial services and community amenities allows the proposed use to capitalize on existing public and private investments while enhancing the range of goods and services available to residents, employees, and visitors. As a result, the request advances the policy objective of fostering economic opportunities in locations that are well served by infrastructure and integrated into the broader community.

CHAPTER 7 – URBAN DESIGN

Policy 7.2.1 – Walkability: Ensure convenient and comfortable pedestrian travel.

The request advances Policy 7.2.1 by facilitating site and landscape improvements that enhance the overall appearance and functionality of the property. New landscaping, upgraded site amenities, and improvements along the public frontage will help create a cohesive and visually appealing development that contributes positively to the corridor character. Given that the site has not undergone significant improvements since its construction in the mid-1980s, the proposed redevelopment represents an opportunity for reinvestment in an aging commercial property. The project will modernize the site's design, improve its aesthetic quality, and introduce a community-serving use that complements surrounding development. Collectively, these improvements will promote a high-quality built environment and support the long-term vitality and attractiveness of the area.

Policy 7.2.2 – Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

The request is consistent with Policy 7.2.2 by incorporating site design elements that enhance walkability and contribute to a high-quality pedestrian environment. The proposed development includes shade trees, enhanced landscaping, and a network of connected pedestrian walkways that improve site accessibility and create a more comfortable and inviting experience for pedestrians. These improvements strengthen the site's relationship to the surrounding area and support multimodal access by providing safe and convenient connections to the Coors Boulevard Major Transit Corridor.
In addition, the project includes an outdoor patio that activates the streetscape and creates opportunities for pedestrian activity and social interaction. By emphasizing pedestrian circulation, outdoor gathering spaces, and high-quality site amenities, the development contributes to the creation of a vibrant, people-oriented environment that complements the surrounding commercial area. The proposed improvements support the policy objective of fostering walkable places by promoting a development pattern that is accessible, connected, and supportive of both transit users and pedestrians, thereby reinforcing the long-term sustainability and vitality of the corridor.

Policy 7.3.4 – Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request is consistent with Policy 7.3.4 by facilitating the redevelopment of an underutilized and aging commercial site with a modern infill project that enhances the overall quality of the built environment. The proposed development replaces an outdated structure with a new building and site design that reflects contemporary

development standards while remaining compatible with the character and function of the surrounding commercial area. Through upgraded architectural features, site improvements, landscaping, and pedestrian enhancements, the project will improve the visual appearance of the property and contribute positively to the streetscape.

The proposed coffee shop is designed to complement the existing development pattern within the shopping center and reinforce the area's role as a commercial destination. The scale, design, and materials of the project are intended to integrate cohesively with surrounding structures while introducing a high-quality infill development that supports the continued reinvestment and revitalization of the corridor. By transforming an underperforming site into a productive, community-serving use, the request advances Policy 7.3.4 by promoting infill development that enhances the built environment, strengthens the character of the area, and contributes to the long-term vitality of the commercial center.

Policy 7.4.3 – Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

The request is consistent with Policy 7.4.3 by promoting a well-designed, efficient, safe, and attractive parking environment that is integrated with the overall site design. The proposed redevelopment enhances the functionality of the existing parking area through improved pedestrian connectivity and modern landscape treatments that contribute to both user safety and visual quality. New landscaping elements, including shade trees and planting areas, will soften the appearance of parking areas, reduce heat island effects, and create a more comfortable and attractive environment for visitors.

The project also strengthens pedestrian accessibility by providing safe and clearly defined walkways that connect the Coors Boulevard Major Transit Corridor to the building and parking areas. These improvements support multimodal access, encourage alternative modes of transportation, and reduce potential conflicts between vehicles and pedestrians. In addition, the redevelopment results in a more efficient use of parking resources. Due to the reduced building footprint, the minimum parking requirement is reduced by six spaces, however, the project proposes a reduction of only four parking spaces, thereby maintaining a parking supply that exceeds the minimum requirement while supporting the operational needs of the site. Furthermore, the project expands transportation options through the addition of two motorcycle parking spaces and four bicycle parking spaces, further promoting multimodal access and reducing reliance on single-occupancy vehicles.

By efficiently utilizing existing parking infrastructure within the shopping center, incorporating multimodal transportation amenities, enhancing pedestrian safety, and providing high-quality landscaping, the project advances the objectives of Policy 7.4.3. The proposed improvements result in a parking facility that is functional, visually appealing, and responsive to the needs of motorists, transit users, cyclists, and pedestrians, while maximizing prior infrastructure investments and contributing to a cohesive commercial environment.

Policy 7.5.1 – Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The request is consistent with Policy 7.5.1 by incorporating a landscape design that reflects the character and environmental conditions of Albuquerque's high desert climate while enhancing the overall aesthetic quality of the site. The proposed

landscape plan utilizes drought-tolerant plant materials, native and adaptive species, and xeriscape principles that are well suited to the region's arid conditions, reducing long-term water demand while promoting landscape sustainability and resilience.

In addition to supporting responsible water use, the landscape design will contribute to a stronger sense of place by incorporating planting palettes and site features that are compatible with the surrounding natural and built environment. New trees, shrubs, and groundcover areas will provide visual interest, seasonal variation, shade, and screening, helping to improve the pedestrian experience and soften the appearance of developed areas. The proposed landscaping will also enhance the site's identity, contribute positively to the corridor's visual character, and support broader community goals related to environmental stewardship and high-quality design.

By integrating climate-appropriate landscape treatments with attractive site design, the project advances the objectives of Policy 7.5.1 and reinforces the distinctive character of the high desert environment while creating a more functional, sustainable, and visually appealing development.
.

6-6(I)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.*

Response: The subject property is zoned MX-M, not NR-SU or PD; therefore, no NR-SU or PD terms or conditions apply. The property is, however, governed by the pre-IDO Montaño Plaza Site Development Plan approved under Project No. 1001770. The amendment retains the commercial function of the approved shopping center and has been designed to remain consistent with the controlling plan's applicable development standards. The proposed Site Plan amends the 16-foot maximum building height restriction to allow for 21-foot proposed building height while maintaining compliance with VPO-1 requirements; visible rooftop equipment will be screened; and the exterior design uses compatible earth-tone colors and materials, with contrasting accent colors limited as required by the applicable overlay standards. Proposed signage is also subject to the controlling plan and applicable IDO requirements. The requested Major Amendment changes the approved Shop C building footprint and site circulation but does not introduce a use that is inconsistent with the approved commercial center. (2014 Controlling Site Plan, Project No. 1001770; Pre-application Notes PA-2026-00069; IDO § 14-16-6-4(Y))

6-6(I)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Response: The proposed restaurant with drive-through facilities is an allowable use in the MX-M zone, subject to applicable use-specific standards. The Site Plan has been prepared to comply with the controlling 2014 Site Development Plan; the MX-M dimensional and development standards; the CPO-2 Coors Boulevard Character Protection Overlay; the VPO-1 Coors Boulevard View Protection Overlay; and applicable IDO requirements for access and connectivity, parking and loading, landscaping and screening, outdoor lighting, signage, and drive-through facilities. The plan maintains the required setback from Coors Boulevard, incorporates landscaping and screening along the corridor, provides defined pedestrian routes and accessible facilities, screens support areas and mechanical equipment, and orients drive-through operations within the site rather than toward the public street. Building colors,

materials, massing, and height are designed to protect the Coors Boulevard viewshed and remain compatible with Montaño Plaza.

The project has also proceeded through the City's technical review process. The Development Facilitation Team reviewed the project on April 29, 2026. Transportation approved the Traffic Circulation Layout on July 2, 2026, and determined through scoping that a Traffic Impact Study is not required. Hydrology approved the Conceptual Grading and Drainage Plan for DFT action on April 29, 2026, and the Solid Waste plan is included with the EPC package. Final technical compliance will be confirmed through DFT final sign-off and the building-permit process. (IDO §§ 14-16-3-4(C), 14-16-3-6(D), 14-16-4-3(D)(9), 14-16-4-3(F)(5), and Parts 5 and 6; TRANS-2026-00161; HYDR-2026-00141)

6-6(I)(3)(d) *The City's existing infrastructure and public improvements, including but not limited to it's 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.*

Response: The project redevelops an existing pad within Montaño Plaza and uses the shopping center's established access, internal private drives, utility systems, parking network, and pedestrian facilities. No new driveway connection to Coors Boulevard or Montaño Road is proposed. The approved Traffic Circulation Layout demonstrates workable on-site circulation, accessible routes, parking, motorcycle and bicycle parking, and service access. Transportation approved the layout for building-permit purposes on July 2, 2026, and a Traffic Impact Study was not required.

The proposed grading and drainage improvements are integrated with the existing developed site. The City's Hydrology Section approved the Conceptual Grading and Drainage Plan for DFT action, confirming that the drainage approach may proceed through the City's development-review process. The project will connect to existing utility infrastructure serving Montaño Plaza, and any final utility or infrastructure requirements identified during technical review will be addressed before DFT final sign-off and construction. Based on the scale of the 1,025-square-foot infill project and the agency approvals obtained to date, existing infrastructure has adequate capacity, and the Site Plan avoids or mitigates additional burdens to the maximum extent practicable. (Approved TCL, TRANS-2026-00161, July 2, 2026; Approved Conceptual Grading and Drainage Plan, HYDR-2026-00141, April 29, 2026; DFT Sketch Plan Comments, April 29, 2026)

6-6(I)(3)(e) *The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.*

Response: The Site Plan contains project-specific measures addressing potential impacts from traffic, vehicle stacking, pedestrian conflicts, noise, light, drainage, waste service, and visual compatibility. The drive-through lanes and stacking area are contained within the site and separated from the principal pedestrian routes; directional controls and pavement markings organize internal circulation; and the approved Traffic Circulation Layout confirms the proposed circulation pattern. The order and service functions are oriented into the shopping center and away from Coors Boulevard to the maximum extent practicable. Existing perimeter access is retained, avoiding new curb cuts or direct traffic conflicts on the arterial corridors.

Potential visual and environmental impacts are reduced through the building's limited height and mass, earth-tone exterior palette, rooftop-equipment screening, corridor

landscaping, parking-lot landscaping, screened support areas, and code-compliant fully shielded lighting. The project maintains the Coors Boulevard setback and responds to the CPO-2 and VPO-1 requirements. The building has been designed to limit the height so as to protect the corridor's character and significant views. Drainage will follow the approved conceptual grading and drainage approach, and solid-waste service has been evaluated through the City's review process. These measures integrate the new use into the existing commercial center and mitigate significant adverse effects to the maximum extent practicable. (IDO §§ 14-16-3-4(C), 14-16-3-6(D), 14-16-5-5(I), 14-16-5-6, and 14-16-5-8; approved TCL and conceptual grading/drainage documents)

6-6(I)(3)(f) *If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

Response: This criterion is not applicable. The materials reviewed do not identify the subject property as being within an approved Master Development Plan. The site is governed by the 2014 Montaño Plaza Site Development Plan, the MX-M zone district, and the CPO-2 and VPO-1 overlay zones. The proposed Site Plan amends the 16-foot maximum building height restriction to allow for 21-foot proposed building height while maintaining compliance with VPO-1 requirements; visible rooftop equipment will be screened; and the exterior design uses compatible earth-tone colors and materials, with contrasting accent colors limited as required by the applicable overlay standards. Proposed signage is also subject to the controlling plan and applicable IDO requirements. Compliance with those applicable approvals and regulations is addressed above. (Pre-application Notes PA-2026-00069; 2014 Controlling Site Plan, Project No. 1001770)

6-6(I)(3)(g) *If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.*

Response: This criterion is not applicable because the subject property is not located in the Railroad and Spur Small Area, and no cumulative impact analysis has been required. In addition, the proposed development is not expected to create material adverse impacts of the type addressed by this criterion. The project replaces an approved 5,800-square-foot retail building with a substantially smaller 1,025-square-foot restaurant building; a Traffic Impact Study was not required; parking and vehicle stacking are contained on site; lighting will comply with the IDO's shielding, color-temperature, and light-trespass standards; and the approved grading and drainage approach addresses stormwater management. The site does not include industrial operations or other sources of material vibration or water-quality impacts. (IDO §§ 14-16-5-2(E), 14-16-5-8, and 14-16-6-4(H); Transportation and Hydrology approvals included with the EPC package)

6-6(I)(3)(h) *If an outdoor or site lighting performance analysis is requested the proposed lighting design must prove it will not adversely affect the lighting requirements of 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.*

Response: No outdoor or site-lighting performance analysis has been requested in the pre-application or DFT comments provided; therefore, this criterion is not presently applicable. The photometric and lighting plans included with the Site Plan package are designed to comply with the applicable CPO-2 and IDO outdoor-lighting standards, including fully shielded or U0-rated luminaires, a maximum correlated color temperature of 3,000 Kelvin, controlled canopy lighting, a maximum 20-foot mounting height in parking and vehicular areas, and limitations on light trespass. If the City requests a performance analysis during EPC or subsequent technical review, the applicant will provide the analysis and make any adjustments necessary to demonstrate compliance. (IDO §§ 14-16-3-4(C)(5)(d) and 14-16-5-8; Pre-application Notes PA-2026-00069)

Sincerely,
GALLOWAY

Troy Kelts
Principal
303-770-8884
TroyKelts@GallowayUS.com

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

Tim Keller, Mayor
Sarita Nair, CAO

DATE: November 10, 2026

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2024-010079, AC-2026-00019
Agent:	Troy Kelts, Galloway & Company, LLC
Applicant:	Wes Butero, Montano Plaza, LLC
Legal Description:	See attached application, 6200 Coors BLVD NW
Zoning:	MX-M
Acreage:	3.251
Zone Atlas Page(s):	E-12-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, ARMS/NMCRIS Records, Historic Albuquerque Aerial Images

SITE VISIT: n/a

RECOMMENDATIONS:

Commenting agencies requested more information. This property is an Albertson's Super Market and parking lot. The building and parking lot were built between 1984 and 1985. There are no known sites on this property and although this part of Albuquerque is very rich in archaeological remains, construction on this property has very likely removed any intact remains that might have been present. Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

11-10-2026

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

SUBMITTED TO:

Planning, Development Services

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW
Albuquerque, NM 87102
Tel: (505) 924-3320

PRE-APPLICATION REVIEW (GENERAL) NOTES

PA#: PA-2026-00069 **Notes Provided:** 03/05/26

Site Address and/or Location: 6200 Coors Blvd NW, Bldg C - 87120

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request: Proposed Dutch Brothers Coffee drive-through.

Basic Site Information

Current Use: Restaurant

Size (acreage): approximately 3.25 acres

Overlay Zone(s): Coors Boulevard Character Protection Overlay (CPO-2) and View Protection Overlay (VPO-1)

Zoning: MX-M (Mixed-Use – Moderate Intensity) Zone District

Comprehensive Plan Designations

Development Area: Area of Change

Near Major Public Open Space (MPOS)? within 1,320 feet (1/4 mile) of Major Public Open Space

Center(s): Coors/Montano Village Activity Center

Community Planning Area (CPA): East Gateway

Corridor(s): Coors Blvd Major Transit (MT) Area

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. https://www.cabq.gov/ido

Proposed Use(s): Restaurant with drive-through facilities

Use Specific Standards: IDO §14-16-4-3(D)(8): Restaurant

Applicable Definition(s):

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Drive-through or Drive-up Facility: Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles.

Sketch Plat: A conceptual plat of a proposed subdivision used for discussion by the applicant and Planning Department staff to determine suitability for subdivision. A sketch plat typically shows general building and parking locations and specifies design requirements for buildings, landscaping, lighting, and signage.

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Restaurant: An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales.

Signs:

Freestanding: A sign attached to or supported from the ground and not attached to a building. Signs on walls or fences that are not an integral part of a building are considered freestanding signs. Freestanding signs do not include portable signs.

Monument: A type of freestanding sign with a maximum of 2 sign faces that is integrated into a solid structure beginning at the ground and including a base and/or up to 2 masonry or concealed supports. The total width of the support(s) at the bottom of the sign shall be no less than 25 percent of the width at the top of the sign.

Sensitive Lands: Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.

Process

Decision Type(s) (see IDO Table 6-1-1): Major Amendment to a Site Plan – EPC

Specific Procedure(s)*: IDO § 14-16-6-6(I), § 14-16-6-4(Y)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC

Is this a PRT requirement? no

Notice Requirements:

Tribal Meeting Offer Required? no (See IDO Table 6-1-1)

- *If **yes***, please refer to https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/pre-submittal-tribal-meeting-request.
- Also see *https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice*.

Handouts Provided

☐ Zoning Map Amendment	☒ Major-Minor Amendment	☒ Site Plan- EPC	☐ Site Plan- DHO
☐ Site Plan- Administrative	☐ Variance-ZHE	☐ Conditional Use	☐ Subdivision
☐ Site History/Research	☐ Transportation	☐ Hydrology	☐ Fire

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Staff Notes:

- As part of the application, the applicant indicated that the subject site property UPC # is 101206225222240209 (Parcel 4-A-1-B, Plat of Parcels 4A1A & 4A1B of the Lands of Joel P Taylor).

  Based on the conceptual Site Plan that was provided Staff believes that the applicable UPC is 101206228123840203 (Parcel 3-A, Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P Taylor, situated within Section 25 T11N R2E). Please double check to make sure that the legal description is accurate when applying for any future action.

- Property is zoned MX-M and is located within the VPO-1 and CPO-2 Overlay zones. The project must meet all applicable dimensional and development standards of these overlay zones, the Site Plan, and then the MX-M zone as per Table 5-1-2.

- The DRB reviewed applications submitted before **December 25, 2022**, when an IDO update replaced the DRB with the DHO. Applications submitted since then have been reviewed against the regulations in the effective IDO document.

- The controlling Site Plan for the subject site was approved in 2014 by the DRB as part of Project # 1001770 and prior to the adoption of the IDO. It appears that the proposed drive-through use would be allowed. The first page of the controlling Site Plan has been uploaded to the PRT project page (PA-2026-00069). You can also request records through an IPRA request; the link is located near the bottom of the webpage.

- Please apply for a Sketch Plan Review with the Planning Department's Development Facilitation Team (DFT) due to the addition of a drive thru adjacent to the Coors Corridor and changes to the site's circulation/ traffic patterns:

  - The Sketch Plan Review process addresses infrastructure, traffic, engineering, and regulation questions as well as any other considerations that applicants should keep in mind when preparing an application. The DFT also provides information and feedback about the feasibility of a specific request.

  - Information about the sketch plat/plan process can be found here: https://www.cabq.gov/planning/boards-commissions/development-review-board/sketch-plat

  - For additional information, contact Robert Webb, Senior Planner, Development Review Services, (505) 924-3910, rwebb@cabq.gov, or Jay Rodenbeck, Planning Manager, Development Review Services, (505) 924-3994, jrodenbeck@cabq.gov.

Applicant Questions:

Q1: What review process would our development trigger (Admin Approval, Site Plan Admin review)?

1. Since the controlling Site Plan for the subject site was amended in 2014 by the EPC and signed off by the DRB (Project # 1001770) , it should be amended as described in IDO § 14-16-6-4(Y).

   The EPC/DRB approved a5800 SF building for "Shop C" (see historical Site Plan). The proposed restaurant with drive thru is proposed at 966 SF which is a change of greater than 10%. This would be considered a Major Amendment per IDO §14-16-6-4(Y)(1)(a) and Table 6-4-4.

- A Site Plan – EPC, Major Amendment would then be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in IDO § 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public hearing [IDO § 14-16-6-4(Y)(1)(b)2]. In this case, it would be reviewed by the EPC.

2. After EPC approval, the applicant would submit an application for a DFT final sign-off and then the applicant may submit to building permit.

Q2: We've attached the prototypical elevations for our client. Are the colors/architectural features acceptable or align with what Albuquerque is looking for?

1. The existing Site Development Plan for the Coors Plaza (EPC project # 1001770) has some development standards that must be adhered to. Where silent for specific colors/architectural features and/or materials, IDO development standards apply. For example, the Site Plan specifies:
   - Buildings are not to exceed 16-feet in height and are regulated by the VPO-2.
   - Any visible rooftop equipment shall be screened
   - All buildings shall conform to similar architectural design with the same exterior colors.
2. See VPO-2 Colors, IDO §14-16-3-6(D)(6):
   (a) Allowable colors include the browns and greens existing within the Bosque.
   (b) Trim materials on façades constituting less than 10 percent of the façade's opaque surface may be any color.
3. CPO-2 regulations indicate that "The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade" [IDO § 14-16-3-4(C)(5)(e) Architectural Design and Details].
4. The applicant should apply for a Sketch Plat/Plan Review with the Planning Department's Development Facilitation Team (DFT). See Staff Notes above.

Q3: Are monument signs or pylon signs allowed?

1. Generally, yes.
   A. Per the controlling Site Plan: Signs are not to exceed 5 ft in height with a maximum of 240 SF in size. A Major Amendment is required to change this standard if the applicant wishes to develop a larger sign.
   B. Additional sign standards can be found in the IDO under CPO-2: 3-4(C)(5)(f) Signs
      1. Any sign type or design is prohibited that:
         i. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to 3 feet by 6 feet may be allowed for up to 90

calendar days, with approval pursuant to Subsection 14-16-6-5(D) (Permit – Temporary Use).

ii. Is in any way animated (including twinkling or wind activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.

iii. Has flashing lights incorporated as part of its design and performance.

iv. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.

v. Is a building-mounted sign that extends above the wall of the building.

vi. Overhangs any property line.

2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with all of the following standards:

i. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.

ii. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-2, but not exceed 75 square feet.

iii. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-2, but not exceed 9 feet in height above grade.

iv. The height of building-mounted signs shall comply with the sign standards in Table 5-12-2, but not exceed the height of the building.

v. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.

vi. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

C. Additional information can be found in IDO § 14-16-5-12 and Table 5-12-3, e.g.,:

1. Maximum area shall not exceed the following percentages of façade area, inclusive of door and window openings: MX-M: 15%

2. No more than 15% of window and door areas may be covered with signs. On the ground floor, between 4 feet and 8 feet above ground level, window signs shall be limited to 25% of that area.

3. Freestanding Sign, MX-M:

i. Maximum number: 1 / premises / street frontage. A freestanding sign is allowed only where there is at least 100 feet of street frontage or 1 / Joint Sign Premises, pursuant to IDO § 14-16-5-12(F)(2)(b).

ii. Maximum area: 100 sq. ft. at allowable locations abutting a local or collector street. 200 sq. ft. at allowable locations abutting an arterial street or interstate highway.

iii. Maximum height: 26 ft

Q4: Are rooftop mechanical units subject to screening requirements? Are there specific lighting requirements (max f.c., color) and landscape buffer requirements for this site?

1. Yes, there are specific screening, lighting, and landscape buffer requirements.
   A. If two or more regulations in the IDO conflict with each other, the more restrictive regulation shall prevail, except when any regulation in IDO § 14-16-3 (Overlay Zones) conflicts with any other regulation in the IDO, the regulations of the Overlay zone prevail regardless of whether the Overlay zone regulations are more or less restrictive than the other regulations. Where Overlay zone regulations complement other IDO regulations, the Overlay zone regulations apply in addition to the other IDO regulations unless specified otherwise in the IDO. Where the Overlay zone is silent, Site Plan and then other IDO regulations would apply. See IDO § 14-16-1-8.
   B. The views protected by the Coors Blvd VPO-1 include the segment between Alameda Boulevard, looking toward the Rio Grande Bosque and the ridgeline of the Sandia Mountains from each view point. See IDO § 14-16-3-6(D) COORS BOULEVARD – VPO-1.
2. Mechanical screening:
   A. The controlling Site Plan Notes indicates “Any visible rooftop equipment to be screened”.
   B. See IDO § 14-16-3-6(D): COORS BOULEVARD – VPO-1, especially, IDO § 14-16-3-6(D)(5)(b) Building and Structure Height (View Plane): No more than 1/3 of the height of buildings and structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as seen along each sight line.
   C. CPO-2: In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.).
   D. See IDO § 14-16-5-6(G) Screening of Mechanical Equipment and Support Areas.
3. Lighting:
   A. CPO-2: IDO § 14-16-3-4(C)(5)(d) OUTDOOR LIGHTING: The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.
   B. See IDO § 14-16-5-8 OUTDOOR AND SITE LIGHTING. Examples from this section:

i. 5-8(E)(1)(a) Unless specified otherwise in this IDO, luminaires shall be fully shielded or have a U0 rating (i.e., a luminaire that emits zero lumens above 90 degrees from nadir). Unshielded floodlights with articulated mounting are prohibited.

ii. 5-8(E)(1)(b) Luminaires installed under canopies, porte cocheres, or beneath similar structures shall meet all of the following requirements:

1. Luminaires shall be mounted to aim downward and installed flush-mounted or recessed above the lowest edge of the canopy such that the lowest part of the luminaire is shielded from view beyond the property line.
2. The vertical fascia shall not be internally illuminated.
3. All light emitted shall be substantially confined to the posts, facades, and ground surface directly beneath the perimeter of the canopy or similar structure.

iii. 5-8(E)(2)(a) Unless specified elsewhere in this IDO, outdoor lighting shall have a maximum CCT of 3000K. The minimum CRI for these light sources shall be 65.

iv. 5-8(E)(2)(b) Light sources below 2700K with limited spectral emission and CRI values below 65, such as low-pressure sodium or amber LED, are allowed within NDZ or Lz0 lighting designations.

4. Landscaping, IDO § 14-16-5-6 (Landscaping, Buffering, and Screening):

A. VPO-1: See IDO § 14-16-3-6(D)(7) Site Landscaping Within Coors Boulevard Setback:

(a) Any private landscaping other than trees shall not be higher at maturity than the view plane.

(b) Tree varieties shall be selected for small "see through" type foliage texture and shall be planted singularly or in small groupings with concern for enhancing, not blocking, views to the east.

B. CPO-2: See IDO § 14-16-3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard. All of the following shall be incorporated into the required setback along Coors Boulevard.

1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

C. See IDO § 14-16-5-6 Landscaping, Buffering, and Screening

Q5: Are there any concerns or red flags you see with this layout that could delay approval?

1. Again, you should apply for a Sketch Plat/Plan Review with the Planning Department's Development Facilitation Team (DFT) per Staff Notes above.
2. It is important to verify proposed design against VPO-1 and CPO-2 regulations. The more restrictive regulation applies. The standards in the controlling site plan take precedent over the IDO. See response to Question 4.1.A above.

A. 3-4(C)(3)(b) Setback from Coors Boulevard - Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

B. 3-4(C)(4)(c) Buildings within the Coors Boulevard – VPO-1 shall comply with the height, bulk, and massing regulations of that Subsection 14-16-3-6(D).

C. 3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard All of the following shall be incorporated into the required setback along Coors Boulevard. 1. Vegetative coverage is required for a minimum of 50 percent of the required setback area. 2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

If you have further questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at planningprt@cabq.gov. Please include the PA# with your inquiry.

DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

***MEETING DATE**: 4/29/26 -- **AGENDA ITEM**: 4*

***Project Number**: PR-2024-010079*

***Application Number**: PA-2026-00117*

***Project Name**: Dutch Bros. Coors NW*

***Request**: Demolition and New Construction of a coffee shop with Drive-Through*

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

Comments in orange need to be addressed

- This is a Sketch Plan review for demolition of 6200 Coors Blvd. NW, BLDG. C for development of a Dutch Bros. Coffee shop, with a drive-through.
- The application is being reviewed according to the IDO updated April 20, 2026.
- This site was reviewed by Urban Design and Development staff on March 5, 2026 in a pre-application review (PA-2026-00069) and was recommended to be reviewed by the Development Facilitation Team for engineer comments.
- The *controlling* Montano Plaza Site Plan for the subject site was last amended/approved in 2014 by the EPC/DRB as part of Project # 1001770 and prior to the adoption of the IDO.
- Subject property is zoned MX-M (Mixed Use – Medium Intensity Zone District), located within the CPO-2 Coors Boulevard (Character Protection Overlay Zone) and VPO-1 (View Protection Overlay Zone).
- The site is located in an area of change and in a Major Transit Corridor and the Coors/Montano village activity center.

**(See additional comments on next page)*

COMMENTS

Pay special **attention** to comments in **orange color**

- If Major infrastructure is needed an IL-Infrastructure list and financial guarantee will be required.

  * Verify with Transportation: a need for a Traffic Impact Study and/or future improvements.

- Per the Urban Design and Development review; A Major Amendment would be required per IDO §14-16-6-4(Y)(1)(b) and as stated in this snippet from their review:

  1. Since the controlling Site Plan for the subject site was amended in 2014 by the EPC and signed off by the DRB (Project # 1001770) , it should be amended as described in IDO § 14-16-6-4(Y).

     The EPC/DRB approved a5800 SF building for "Shop C" (see historical Site Plan). The proposed restaurant with drive thru is proposed at 966 SF which is a change of greater than 10%. This would be considered a Major Amendment per IDO §14-16-6-4(Y)(1)(a) and Table 6-4-4.

  A Site Plan-EPC per Urban Design and Development (UD&D) is required as well(also from the UD&D review):

  - A Site Plan – EPC, Major Amendment would then be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in IDO § 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public hearing [IDO § 14-16-6-4(Y)(1)(b)2]. In this case, it would be reviewed by the EPC.

  2. After EPC approval, the applicant would submit an application for a DFT final sign-off and then the applicant may submit to building permit.

  **Handouts were provided by UD&D staff for the Major Amendment and Site-Plan EPC in the pre-application review. Please follow the steps that they provided.

  - The Site Plan EPC will be submitted by the applicant to DFT for final sign-off. All of the Engineer's comments (Transportation, hydrology and any comments by ABCWUA at the minimum will need to be addressed by this time for the final sign-off).

    Here is the Checklist that DFT will require for the final-sign off in the future: https://documents.cabq.gov/planning/online-forms/FINAL%20SIGN-OFF%20MASTERPLANS_EPC_CHECKLIST.pdf

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

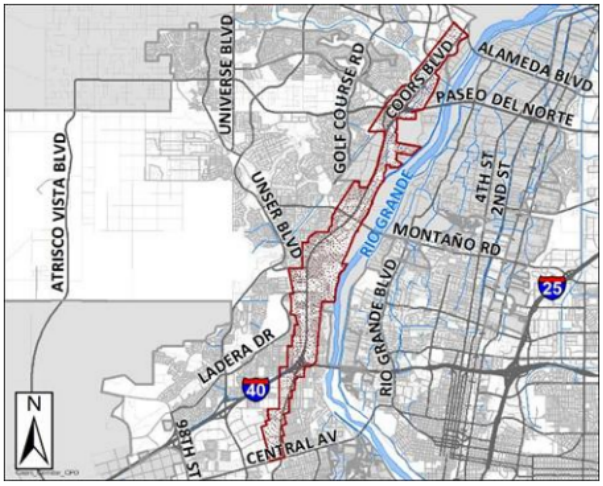
All requested amendments that do not qualify as minor amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

1. Except as noted in Subsection 2 below, major amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public hearing.
2. For major amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public hearing:
    a. Any amendment to change allowable uses shall be reviewed and decided as a Zoning Map Amendment pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.
    b. Any standard in the Site Development Plan that is covered by an IDO standard in § 14-16-5-3 (Access and Connectivity), § 14-16-5-4 (Subdivision of Land), § 14-16-5-5 (Parking and Loading), or any DPM standard.
    c. Any change affecting an easement.
    d. Any expansion of a nonconforming use or structure.
    e. Any change affecting a nonconforming campground and recreational vehicle park use.
3. An approved major amendment replaces the original approval in terms of expiration, if one applies pursuant to Table 6-4-3.

3-4(C) COORDS BOULEVARD – CPO-2

3-4(C)(1) Applicability

The CPO-2 standards apply in the following mapped area. Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(C)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in § 14-16-5-1 (Dimensional Standards).

3-4(C)(3) Setback Standards

3-4(C)(3)(a) Bosque Buffer Strip

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain between the Calabacillas Arroyo and Namaste Road. The buffer strip shall remain undeveloped or be landscaped with perennial plants native to the Bosque.

3-4(C)(3)(b) Setback from Coors Boulevard

1. Setback from the public right-of-way of Coors Boulevard between Central Avenue and Western Trail or Namaste Road, minimum: 15 feet.
2. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

3-4(C)(4) Building Height and Bulk

3-4(C)(4)(a) Buildings and structures shall not exceed the height limitation in the underlying zone.

3-4(C)(4)(b) Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(C)(4)(c) Buildings within the Coors Boulevard – VPO-1 shall comply with the height, bulk, and massing regulations of that § 14-16-3-6(D).

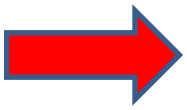
3-4(C)(5) Other Development Standards

3-4(C)(5)(a) Floodplain

All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain.

3-4(C)(5)(b) Grading

Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading plan shall be approved until a specific site plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be pursued to the maximum extent practicable.



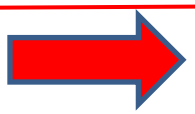
3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard

All of the following shall be incorporated into the required setback along Coors Boulevard.

1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

3-4(C)(5)(d) Outdoor Lighting

The mounting height of luminaires in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.



3-4(C)(5)(e) Architectural Design and Details

1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

3-4(C)(5)(f) Signs

1. Any sign type or design is prohibited that:
   a. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to

3 feet by 6 feet may be allowed for up to 90 calendar days, with approval pursuant to § 14-16-6-5(D) (Permit – Temporary Use).

b. Is in any way animated (including twinkling or wind-activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.

c. Has flashing lights incorporated as part of its design and performance.

d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.

e. Is a building-mounted sign that extends above the wall of the building.

f. Overhangs any property line.

2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with all of the following standards.

a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.

b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-3: On-premises Signs in Mixed-use and Non-residential Zone Districts, but not exceed 75 square feet.

c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-3, but not exceed 9 feet in height above grade.

d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-3, but not exceed the height of the building.

e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.

f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

3-4(C)(6) Cross-references

3-4(C)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(C)(6)(b) § 14-16-3-6(D) (View Protection in Coors Boulevard – VPO-1).

3-4(C)(6)(c) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

3-4(C)(6)(d) § 14-16-5-12(F)(4)(b)2 (Portable Signs Prohibited).

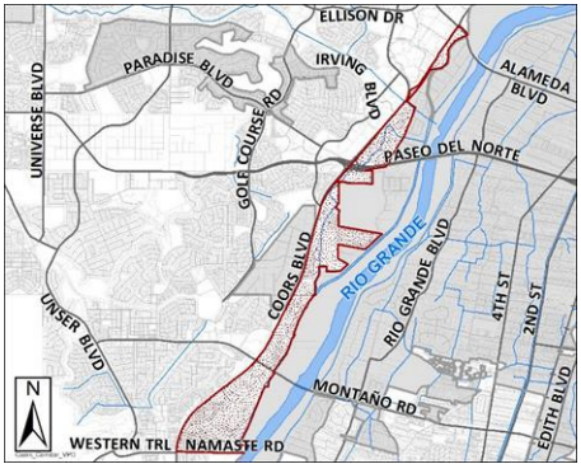
3-4(C)(6)(e) § 14-16-5-12(H)(2)(d) (Electronic Signs Prohibited).

3-4(C)(6)(f) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-6(D) COORDS BOULEVARD – VPO-1

3-6(D)(1) Applicability

The VPO-1 standards apply to all development in the following mapped area. Where the VPO-1 boundary crosses a lot line, the entire lot is subject to these standards.



3-6(D)(2) Protected Views

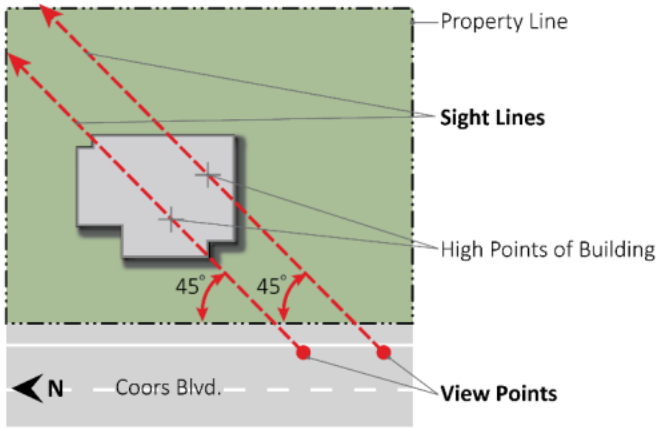
Views protected by this VPO-1 are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and the ridgeline of the Sandia Mountains from each view point.

3-6(D)(3) Definitions

The terms defined and illustrated below are used in the standards of this VPO-1.

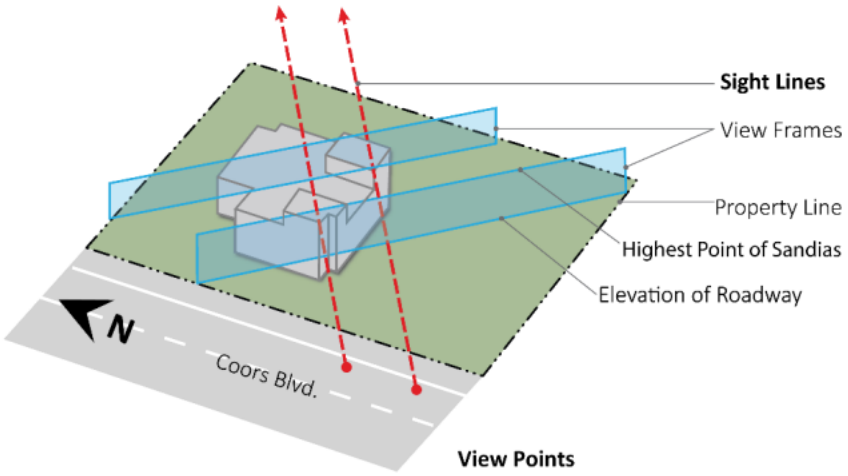
3-6(D)(3)(a) Sight Line

1. Lines that begin at each view point along Coors Boulevard, looking toward the ridgeline of the Sandia Mountains at a 45 degree angle from the east edge of the roadway.
2. Sight lines are required to intersect the highest point(s) of the proposed building(s) on the site and, if the building is all the same height, a sight line shall begin at a view point at the lowest elevation(s) of Coors Boulevard abutting or nearest to the site that allows the sight line to pass through the building.
3. The sight line is used as the perspective for the analysis in § 14-16-3-6(D)(5)(b) [Building and Structure Height (View Plane)] and § 14-16-3-6(D)(5)(c) [Building and Structure Bulk (View Frame)]. Multiple sight lines may be required depending on the size of the site and shape of the building(s). (See figure below.)



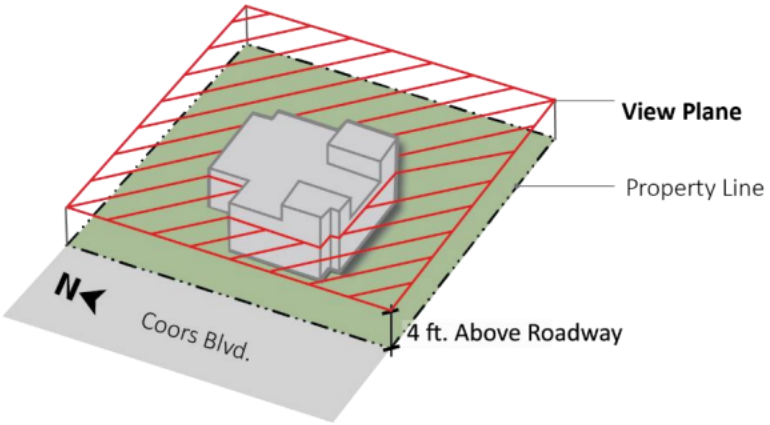
3-6(D)(3)(b) View Frame

A vertical rectangular frame drawn perpendicular (i.e., 90 degrees) to a given sight line. The top of the view frame is established by the highest visible point of the Sandia ridgeline within the view frame. The bottom of the view frame is the elevation of the public right-of-way of Coors Boulevard where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines at the site boundary where the view frame intersects the property lines. As many view frames as necessary to capture all the sight lines on a site are required. (See figure below.)



3-6(D)(3)(c) View Plane

A horizontal plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard, based on the elevation of the view point for a given sight line, and considering the perspective that would be seen along the sight line. Multiple view planes may be required if the elevation of Coors Boulevard varies across the site. (See figure below.)



3-6(D)(3)(d) View Point

The location that the views from Coors Boulevard are protected from, representing the approximate position of a passenger in a vehicle traveling north along Coors Boulevard. A view point is set at the east edge of the eastern-most through lane on Coors Boulevard and is 4 feet above the elevation of Coors Boulevard at that location. The view point is the starting point for the sight line.

3-6(D)(4) Setback Standards

Within this VPO-1, the setback standards in § 14-16-3-4(C)(3)(b) (Setback from Coors Boulevard) shall apply for lots abutting Coors Boulevard.

3-6(D)(5) Building and Structure Height, Bulk, and Massing

All development within this VPO-1 shall meet all of the following requirements.

3-6(D)(5)(a) Building Height (Zone District)

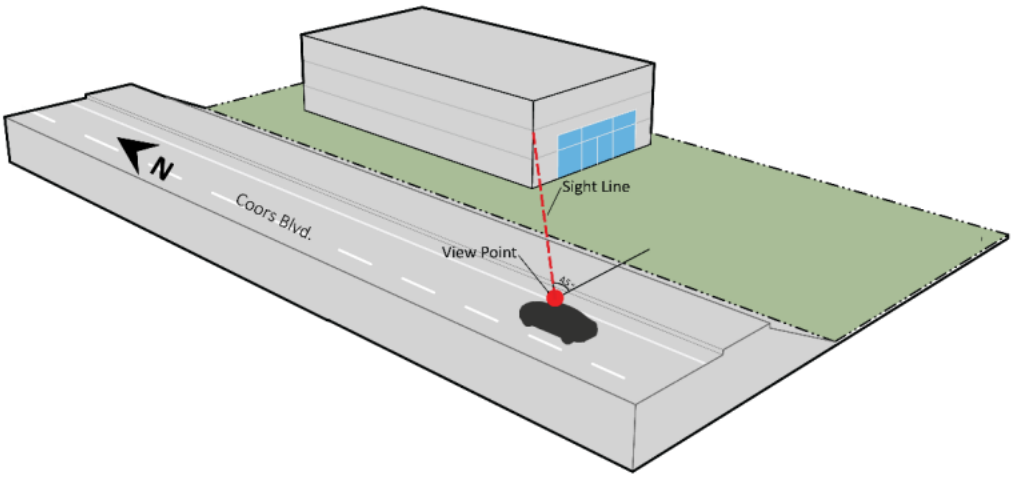
1. If the maximum building height allowed by the zone district is lower than what would otherwise be allowed by the height, bulk, and massing regulations, the maximum building height of the zone district shall apply.
2. Building height bonuses do not apply, pursuant to § 14-16-3-1(C).

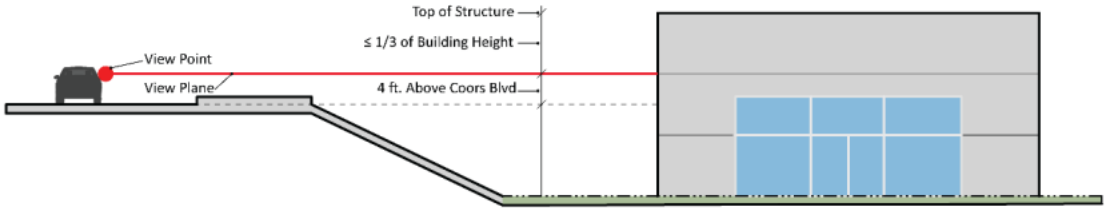
3-6(D)(5)(b) Building and Structure Height (View Plane)

No more than 1/3 of the height of buildings and structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as seen along each sight line and as shown in section diagram below, with the following exceptions.

1. For low-density residential development, a total height of 16 feet is allowed for buildings and structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of the public right-of-way of Coors Boulevard.

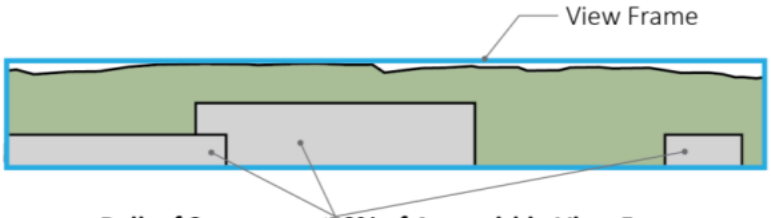
2. For development other than low-density residential development, a total height of 20 feet is allowed for buildings or structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard.





3-6(D)(5)(c) Building and Structure Bulk (View Frame)

Looking from the view point, no more than 50 percent of the area within any view frame for a property shall be obscured by the bulk of the building(s) and/or structure(s) (including walls and fences) placed on the property. No portion of a building or structure shall extend above the ridgeline of the Sandia Mountains that is visible within any view frame for a property. (See figure below.)



Bulk of Structures ≤50% of Area within View Frame

3-6(D)(5)(d) Building Massing (Site Layout)

Projects containing several buildings shall provide variety in building size and massing. Lower, smaller buildings shall be located closer to Coors Boulevard, with larger, taller buildings located farther back on the property. (See figure below.)



3-6(D)(6) Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(D)(6)(a) Allowable colors include the browns and greens existing within the Bosque.

3-6(D)(6)(b) Trim materials on façades constituting less than 10 percent of the façade's opaque surface may be any color.

3-6(D)(7) Site Landscaping Within Coors Boulevard Setback

3-6(D)(7)(a) Any private landscaping other than trees shall not be higher at maturity than the view plane.

3-6(D)(7)(b) Tree varieties shall be selected for small "see through" type foliage texture and shall be planted singularly or in small groupings with concern for enhancing, not blocking, views to the east.

3-6(D)(8) Variances

Variances to standards for setback, structure height, or structure bulk and massing in this Coors Boulevard – VPO-1 shall be reviewed and decided by the Environmental Planning Commission (EPC) pursuant to § 14-16-6-6(N) (Variance – EPC).

3-6(D)(9) Parking Reductions

Parking reductions associated with proximity to Major Transit are not applicable in the Coors Boulevard VPO-1.

3-6(D)(10) Cross-references

3-6(D)(10)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-6(D)(10)(b) § 14-16-3-4(C) (Coors Boulevard – CPO-2).

3-6(D)(10)(c) § 14-16-3-4(C)(3) (Coors Boulevard – CPO-2 Setback Standards).

3-6(D)(10)(d) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

3-6(D)(10)(e) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-6(D)(10)(f) § 14-16-6-6(N) (Variance – EPC).

4-3 Use Regulations

4-3(D)(9) Bar, Nightclub, Restaurant, and Tap Room or Tasting Room

4-3(D)(9)(b) These uses must comply with stormwater quality requirements found in the DPM.

4-3(D)(9)(d) A restaurant use must comply with Part 9-10-1 of ROA 1994 (Solid Waste Collection), in particular the City's minimum specifications for waste enclosures for restaurant and food services to include a sanitary sewer drain.

4-3(F)(5) Drive-through or Drive-up Facility

4-3(F)(5)(a) Each stacking lane is limited to a maximum order board area of 50 square feet. The face of the order boards shall be oriented away from public streets to the maximum extent practicable. If not practicable, at least 2 evergreen trees shall be planted in the landscape buffer area required by § 14-16-5-5(I)(2)(a) in locations that would best screen the order board from the public right-of-way.

4-3(F)(5)(b) This use shall comply with the standards of § 14-16-5-5 (Parking and Loading) and § 14-16-5-9 (Neighborhood Edges).

5-5(I) VEHICLE STACKING AND DRIVE-THROUGH OR DRIVE-UP FACILITIES

The following standards apply to all uses that require vehicle stacking, including but not limited to a drive-through or drive-up facility, fueling station, or car wash, and to any facility or parking area where traffic flow is controlled by an entry gate, ticket booth, or guard house.

5-5(I)(1) Vehicle Stacking Spaces

5-5(I)(1)(a) Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM.

5-5(I)(1)(b) Vehicle stacking spaces shall be provided pursuant to Table 5-5-9 and other standards in this § 14-16-5-5(I). Required stacking distances shall be measured from the end of the queuing lane or property line to the point of service, as specified in Table 5-5-9.

Table 5-5-9: Required Stacking Spaces

Activity	Minimum Required Stacking Spaces, per Establishment[1]		Measured from End of Queuing Lane To:
	General	UC-MS	
Bank or Automated Teller Machine (ATM)	4	3	Teller window / ATM
Light Vehicle Fueling Station	1	1	End of fuel pump island
Car Wash, Conveyor-operated	12	6	Outside of washing bay
Car Wash, Self-service	3	2	Outside of washing bay
Restaurant	12	6	Pick-up window
Retail Store	4	3	Pick-up window
Other	Determined by the City Engineer based on anticipated demand		

[1] Each stacking space shall be 20 ft. long unless specified otherwise in the DPM or by the City Engineer.

5-5(I)(2) Drive-through or Drive-up Facility Design

5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side.

5-5(I)(2)(b) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.

5-5(I)(2)(c) Drive-through service windows shall be angled at least 45 degrees from parallel with any abutting lot line of a Residential zone district so that it does not directly face the residential lot.

Standard Requirements

- CABQ Environmental Health, Fire & Rescue and Solid Waste are all separate reviews from the various divisions of Planning. Here are some of the contacts:
  Fire--
  https://www.cabq.gov/planning/building-safety-division/inspections-commercial
  https://www.cabq.gov/fire/our-department/fire-marshals-office

Environmental Health--
https://www.cabq.gov/environmentalhealth
https://www.cabq.gov/environmentalhealth/food-safety

Solid Waste—
https://www.cabq.gov/solidwaste
Adrian Marez amarez@cabq.gov

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Antoni Montoya
Planning Department

DATE: 04/28/26

City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Montano Plaza Dutch Brothers Coffee

Zone Atlas Page: _____ DFT/DHO #: _____ BP #: _____

Development Street Address: 6200 Coors Blvd NW Albuquerque, NM 87120

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Galloway Contact: Daniela Gonzalez

Address: 5500 Greenwood Plaza Blvd. Suite 200, Greenwood Village, CO 80111

Phone#: 303-770-8884 E-mail: DanielaGonzalez@GallowayUS.com

Development Information

Build out/Implementation Year: 2028

Existing Use: Commercial/Retail

Describe Proposed Development and Uses:

Raze existing use and redevelop lot with a coffee shop with drive-through use

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 986

Number of Residential Units: N/A

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 592

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known):* 38 PM / 84 AM (adjusted 50 PM / 111 AM)

Driveway(s) Located on: Street Name Coors Blvd NW

Adjacent Roadway(s) Posted Speed: Street Name Coors Blvd NW Speed 45 mph

Street Name _____ 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)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): Coors: Major Transit
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Coors/Montano Village: Activity
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : Urban Principal Arterial
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Jurisdiction of roadway (NMDOT, City, County): NMDOT District 3, Albuquerque, Bernalillo County

Adjacent Roadway(s):

Name: Coors Blvd Traffic Volume: 40,916 ADT Volume-to-Capacity Ratio (v/c): AM: 0.47 / PM 0.52

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : Coors Route Nearest Transit Stop(s): Coors @ Montano Plaza - Stop ID: 6947
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: No
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : Existing bike lanes on Coors Blvd
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: Existing sidewalks along Coors Blvd
Sidewalk and buffer width : DPM Table 7.2.29

For City Personnel Use:

TIS Determination

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

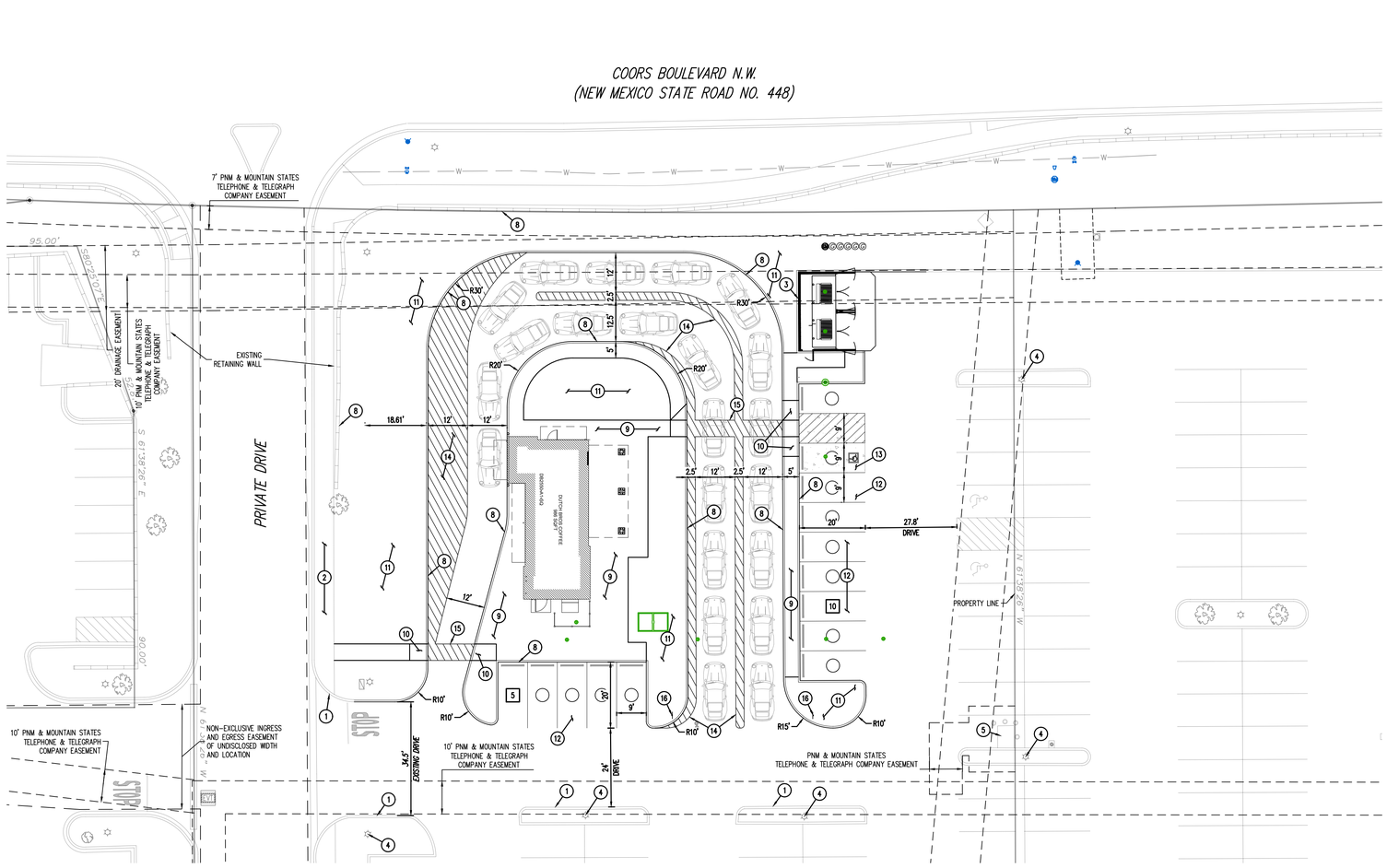
Traffic Impact Study (TIS) Required: Yes [ ] No [x]

Thresholds Met? Yes [x] No [ ]

Mitigating Reasons for Not Requiring TIS and/or Notes: The revised numbers for drive-thru coffee shop meets threshold. With this said, it is replacing several low intensity uses and is being constructed in a fully developed shopping center with room for queuing. The adjacent roads are well developed and we do not foresee any improvements to these roads.

Ernest Armijo — TRAFFIC ENGINEER

5/12/2026 — DATE



0 10 20
SCALE: 1"=20'

SITE LEGEND

1. EXISTING CURB AND GUTTER
2. EXISTING SIDEWALK
3. PROPOSED TRASH ENCLOSURE
4. EXISTING SITE LIGHTS
5. EXISTING TRANSFORMER
6. EXISTING RETAINING WALL
7. EXISTING GAS METER
8. PROPOSED CURB AND GUTTER
9. PROPOSED SIDEWALK
10. PROPOSED ACCESSIBLE RAMP
11. PROPOSED LANDSCAPE AREA
12. PROPOSED PERPENDICULAR PARKING STALL
13. PROPOSED ACCESSIBLE PARKING STALL
14. PROPOSED DIAGONAL STRIPING
15. PROPOSED CROSSWALK PAVEMENT MARKINGS
16. PROPOSED DIRECTIONAL SIGN

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING WALL
- PARKING COUNT
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED WHEEL STOP
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com
Galloway & Company, LLC

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

SITE PLAN DOCUMENTS
MONTANO PLAZA
DUTCH BROTHERS COFFEE
6200 COORS BOULEVARD N.W.
ALBUQUERQUE, NM 87120

#	Date	Issue / Description	Init.

Project No: DBC000077
Drawn By: NSM
Checked By: TDK
Date: 04/06/26

SKETCH PLAN

SP-1

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I:\DC\Dutch Brothers Coffee\Land Team Programs\04. Albuquerque - DBC000077.25 - Coors & Montano\02\Civil\Site\DBC_PLAN_Site Plan_View Frame.dwg, Nicolas Marelli, 4/6/2026

Table 1

Montano Plaza

Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
Existing (1)										
Strip Retail Plaza (<40k)	822	6,030	SF	13	11	24	27	27	54	328
Proposed (1)										
Coffee/Donut Shop w/ Drive-Through	937	986	SF	43	41	84	19	19	38	592
Pass-by's (50%AM / 55%PM)				*(22)*	*(20)*	*(42)*	*(10)*	*(11)*	*(21)*	*(296)*
Net New Trips				**21**	**21**	**42**	**9**	**8**	**17**	**296**
Difference (Proposed minus Existing)				**8**	**10**	**18**	**(18)**	**(19)**	**(37)**	**139**

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 12th Edition

D) STAFF INFORMATION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

September 9, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
- CIP MANAGER – Cheryl Somerfeldt
- CITY FORESTER – Sean O'Neil
- PARK DESIGN – Hannah Aulick
- OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
- TRAILS – Whitney Phelan
- URBAN FORESTRY – Bonnie Strange, Athena Beshur

CABQ PLANNING
- ENGINEER – Shahab Biazar
- HISTORIC PRESERVATION – Leslie Naji
- HYDROLOGY – Tiequan Chen
- LONG RANGE – Vicente Quevedo, Jordan James
- TRANSPORTATION DEV. SERVICES – Ernest Armijo
- ZONING – Angelo Metzgar, Jeffrey Palmer

CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye, Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
- PLANNING MANAGER – Elvira Lopez
- LEAD PLANNER – Carrie Barkhurst
- LEAD PLANNER – Karen Iverson
- SENIOR PLANNER – Benjamin Savoca
- SENIOR PLANNER – Karina Peggau
- PLANNER – Peach Anderson-Tauzer
- TRANSPORTATION – Julie Luna, Davin Nelson

KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Alicia Lopez, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **October 15, 2026.**

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due September 28, 2026.
SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment
(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2024-011037
Case # SP-2026-00078
Site Plan – EPC, Major Amendment

DNCA LLC, agent for City of Albuquerque and Albuquerque Museum, requests a Site Plan – EPC, Major Amendment for all or a portion of Lot 206, 207, 233A1/ABQ MUSEUM, 204, B, 202, 203, Block 0000, MRGCD MAP 38, MRGCD MAP 38, MRGCD MAP 38, MRGCD MAP 38, CASA DE ARMIJO & PLAZA HACIENDA, MRGCD MAP 38, located at 2000 MOUNTAIN RD NW, between 19th St NW and San Felipe St NW, approximately 8.35 acres. (J-13)
Staff Planner: Jude Miller

Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A1, Block 3, VOLCANO CLIFFS UNIT 26, located at 99999 Valiente Rd NW, between Paseo del Norte NW & Kimmick Rd NW, approximately 7.2901 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # ZMA-2026-00015
Zoning Map Amendment (Zone Change)

WAC Investments, LLC requests a Zoning Map Amendment (Zone Change) from MX-M to NR-LM for all or a portion of Lot 2, Block 1, Monkbridge Addition, located at 115 Candelaria Rd NW, between 2nd St NW and Commercial St NE, approximately 0.4706 acres. (G-14)
Staff Planner: Dustin Kiska

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan – EPC, Major Amendment

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately

6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # VA-2026-00057
Variance – EPC

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Variance - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately 6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Lot 3A, 4A1A, Block 0000, TAYLOR--JOEL P, located at 6200 COORS BLVD NW, approximately 30 acres (E-12)
Staff Planner: Catherine Heyne

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

TO:

ALL PUEBLO COUNCIL OF GOVERNORS
FORT SILL APACHE TRIBE
JICARILLA APACHE NATION
MESCALERO APACHE TRIBE
NAVAJO NATION
OHKAY OWINGEH
PUEBLO OF ACOMA
PUEBLO OF COCHITI
PUEBLO OF ISLETA
PUEBLO OF JEMEZ
PUEBLO OF LAGUNA
PUEBLO OF NAMBE
PUEBLO OF PICURIS
PUEBLO OF POJOAQUE
PUEBLO OF SAN FELIPE
PUEBLO OF SAN ILDEFONSO
PUEBLO OF SANDIA
PUEBLO OF SANTA ANA
PUEBLO OF SANTA CLARA
PUEBLO OF SANTO DOMINGO
PUEBLO OF TAOS
PUEBLO OF TESUQUE
PUEBLO OF ZIA
PUEBLO OF ZUNI
TO'HAJIILEE' NAVAJO CHAPTER
YSLETA DEL SUR

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

DATE: September 9, 2026

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

The City of Albuquerque respectfully requests agency comments for the development review case below, which is within an area that requires referral for tribal engagement pursuant to the Integrated Development Ordinance §14-16-6-4(I).

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **Thursday, October 15, 2026.**

Each case below has a link that will take you to the application materials in ABQ-PLAN. You can review the documents under the "Attachments" section. Please see the separate attachment on how to view cases in ABQ-PLAN.

The case planner, noted below, is available for any questions by email or can set up a Zoom meeting by request: PlanningEPC@cabq.gov

All comments are due by October 9, 2026.

SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment

(Please submit comments via the above Agency Comment Portal link, not as email submittals.)

Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)

Within 660 of MPOS

Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A1, Block 3, VOLCANO CLIFFS UNIT 26, located at 99999 Valiente Rd NW, between Paseo del Norte NW & Kimmick Rd NW, approximately 7.2901 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan – EPC, Major Amendment

Within 660 of MPOS

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately 6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan – EPC, Major Amendment

Within 660 of MPOS

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Lot 3A, 4A1A, Block 0000, TAYLOR--JOEL P, located at 6200 COORS BLVD NW, approximately 30 acres. (E-12)
Staff Planner: Catherine Heyne

Project Memo 1

September 23, 2026

TO: Troy Kelts, Galloway
Jason Mann, Galloway

FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
(505) 924-3310, cheyne@cabq.gov

RE: Site Plan - Major Amendment, Montaño Plaza, Shops C (SP-2026-00073)

I've completed a first review of your request for a Major Amendment to the controlling Montaño Plaza Site Plan (Project # 1001770) to: 1) demolish the existing Building C and 2) construct a new restaurant (coffee shop) with drive-through. Following this review, I will be available to answer any questions. Please provide the following:

⇒ Revised Justification Letter and Site Plan Drawings uploaded to ABQ-Plan

⇒ Full-size, physical copy of only the required Site Plan Sheets to Mesa del Sol, 2nd Floor

by **noon, Wednesday, September 30, 2026**.

1) Introduction

A. Although I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. The subject site is within 660 feet of Major Public Open Space. Pursuant to IDO § 14-16-6-4(I)(1)(b), since the Site Plan boundary is within 660' of Major Public Open Space (MPOS), there is an **automatic 1-month deferral to the November 19, 2026 EPC hearing** to allow 30 days for Indian Nations, Tribes, Pueblos, and Tribal representatives to submit comments. The appeal period deadline will be December 4, 2026.

The case will still be heard October 15 at which time staff will request the deferral to the November 19, 2026 EPC hearing. This allows any public who are in attendance or subsequently research the case to learn about the postponement. For decisions to continue or defer a hearing, the time and place shall be announced at the hearing without the need for the applicant or the City to provide additional notice [IDO § 14-16-6-4(L)(6)(b)].

C. It my understanding that the submitted application is for a Major Amendment to the existing Site Plan to demolish the existing building (Shops C) and to add a restaurant (coffee shop) with drive through.

1. The DRB (EPC equivalent) approved the existing controlling Site Development Plant prior to the effective date of the 2018 implementation of the IDO.

D. Planning will use PR-2024-010079 as the associated project number as noted in the submitted Justification Letter.

E. This is what staff has for the legal description for the Site Plan – EPC in its entirety, which is the "**Subject Area**":

1. All or a portion of Parcel 1-A1-A-1 Plat of Parcel 1-A-1-A-1 Lands of Joel P. Taylor (Being a Replat of Parcels 1-A-1-A & 1-A-2-A Lands of Joel P. Taylor); Parcel 1-A3 Replat Showing Parcels 1-A-1; Parcels 1-A-2 & 1-A-3 Plat of Lands of Joel P. Taylor; Parcels 2A & 3A of the Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated within Section 25 T11N R2E; Parcels 4-A-1-A & 4-A-1-B Plat of Parcels 4-A-1-A & 4-A-1-B Lands of Joel P. Taylor; Parcel 5-A-1-A Plat of Parcels 5-A-1-A & 5-A-1-B Lands of Joel P. Taylor, Tracts 5-A-1-B-1-A & 5-A-1-B-1-B Correction Plat of Lands of Joel P. Taylor Tracts 5-A-1-B-1-A & 5-A-1-B-1-B, Tract 5--A2-A-1 Lands of Joel P. Taylor Tracts 5-A-1-B-1 & 5-A-2-A-1, containing approximately 24.4 acres.

- This project request is specifically for the "Shops 'C'" parcel which is the "**Subject Site**" which is on all or a portion of Parcel 3-A of the Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor situated within Section 25 T11N R2E for approximately 3.3 acres.

F. The subject site is zoned MX-M (Mixed use- Medium Intensity) and is not associated with a Master Development Plan.

G. The subject site is in an Area of Change in the Northwest Mesa Community Planning Area.

H. The subject site must adhere to regulations of the Coors Boulevard Character Protection Overlay (CPO-2) and View Protection Overlay (VPO-1).

I. Is there anything else you'd like to tell us about the request?

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 for October 15, 2026. Final staff reports will be available one week prior, on October 8th at:

https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

C. Staff will post agency comments to ABQ-Plan by the end of day on Wednesday, September 30, 2026. You shall be notified of any comments received by Staff after this date. These comments will be added to the case through ABQ-Plan.

3) Application

Staff received the following materials as part of your Development Review Application:

1. **Letter of Authorization from Property Owner** (signed 07/17/2026)
2. **Proof of Public Notification**: see point 4 below.

- Property Owners within 100 ft
- Neighborhood Association(s)
- Tribal

3. **Sign Posting Agreement**: see 4.E.1. below.
4. **Justification Letter**: see point 5 below.
5. **Zone Atlas Map**
6. **Traffic Scoping Form**: TIS not required.
7. **Existing Controlling Site Plan**
8. **Proposed Site Plan:** see point 6 below.
9. **Proof of submission for Archaeological Certificate**: see below.
10. **PRT staff notes** (PA-2026-00069)
11. **Sketch Plan Review - DFT** (PA-2026-00117)

4) Public Notification & Neighborhoods

Notification requirements for a Major Amendment are explained in IDO § 14-16-6-4(J) Public Notice.

A. According to the ONC, there are two registered neighborhood associations (NA) within 660 ft (Taylor Ranch NA and Westside Coalition of NAs), both of which were notified as required.

B. Per the submitted IDO Zone Atlas page (A-14-Z), property owners within a 100 ft buffer around the parcel were notified.

C. An offer of a Pre-submittal Tribal Meeting was required [pursuant to IDO §14-16-6-4(B)]; tribes were notified as required.

D. Since application, has there been any requests for a Post-Submittal Facilitated Meeting?

E. On-site signs must be posted on or before 9:00 am on **Wednesday, September 30, 2026** and should be left up until **Friday, December 4, 2026** (15 days before the deferral request Gand 15 days after the November 19 EPC hearing date).

1. A signed Sign Posting Agreement was included as required. Please add the current project number (PR-2026-00073) to this form and resubmit.
2. Staff encourage applicants to take a photo of the posted signs at the time they are posted to demonstrate that this step has been fulfilled. Please submit these photos via ABQ-Plan by **the end of day, Wednesday, September 30, 2026**.
3. Four signs shall be posted at the perimeter of the subject site, which is the entire area encompassed by the controlling Site Plan. For additional information regarding sign posting locations, please see:

   https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4. The sign description should include the PR # (PR-2024-010079 and a description of the request, e.g., "Request for a Major Amendment to demolish existing Building C and add a restaurant (coffee shop) with drive-through to the existing Site Plan".

5) Project Justification Letter Recommendations

The project letter is generally complete but response to EPC Review & Decision Criteria IDO § 6-6(I)(3)(a) requires more detail. In the following sections I have included revision recommendations and guidance questions below.

Per §14-16-6-4(E)(3), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence.

The following is a list of items that should be added to the Justification Letter. This shall be submitted as a new revision in ABQ-Plan:

A. Introduction:

1. Please update the description of the project to better clarify the extent of the amendment. The EPC is reviewing the entire controlling Site Plan for Montaño Plaza which will include the parcel with the proposed demolition and added restaurant (coffee shop) with drive through.
2. Please include a more defined description of the subject site and the internal lot to be modified (e.g., Site Plan/ lot area/ size, lot location).
3. Please add a more comprehensive history of the subject site (e.g., when/ why was the site plan established, what has happened at this location through time).
4. Please include the site zone district designation and any special designations (e.g., Centers, Corridors, Overlays, etc.).
    - Please describe proposed changes to Site Development Plan standards with reasoning.
5. Examples of past applicant justification letters can be found on the Planning Department's EPC Agendas, Cases, & Actions webpage. Anything prefaced by an "SP" is related to a Site Plan. Justification Letters are located in the Application Information section of the Attachments.

B. EPC Review & Decision Criteria

The Site Plan – EPC shall be approved if it meets all of the criteria presented in IDO § 6-6(I)(3)(a-h). Generally provided responses are clear with good detail. A revised Justification Letter is required based upon the points below:

1. Response to IDO § 6-6(I))(3)(a):

The Justification letter does not provide a sufficient response to this decision criterion for a major amendment.

a. Two (2) goals and two (2) policies from Chapter 5: Land Use, and five (5) policies from Chapter 7: Urban Design.

i. Goal 5.6 and associated Area of Change Policy 5.6.2 should minimally be included.

b. The task in a justification is to choose a variety of applicable goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) **each** applicable goal or policy separately. Typically, if a policy is included the overarching goal is also analyzed.

i. The reasoning included in the current Justification Letter is on the right track but needs more specificity with the response individualized for each. This is typically achieved by tailoring the response to match the wording of the Goal or Policy and tie it back to your request and reasoning.

- Being consistent with is shown by providing explanations using "because" statements.

- Justification responses should make supporting statements as to how the proposed request would be consistent with the presented goals/policies. Please verify that you have provided sound justification and clear language for each goal and/or policy presented.

ii. The Comprehensive Plan with associated goals and policies can be found here: https://www.cabq.gov/planning/plans-publications/abc-comprehensive-plan

2. Response to 6-6(I)(3)(b):

- Some of this information may be beneficial in the justification introduction.

3. Response to 6-6(I)(3)(e):

- Although visual and environmental impacts are mentioned, please address building height specifically since that is one of the amendments being proposed for the existing Site Plan.

6) Site Plan - EPC

A. General Notes:

1. There are several pages that have been included that are not required for the Site Plan - EPC review and do not need to be included in the next version. Please remove and update page sequencing:
   - General Notes, C0.1 Sheet 2 of 12
   - Demolition Plan, C1.0 Sheet 3 of 12
   - Fire 1 Plan, FIRE 1
   - Solid Waste Truck Turn Plan, TTP
2. Please remove the "Preliminary not for bidding stamp…". This is a submission to the EPC, a decision that will be final.

B. Front Sheet – Controlling Site Plan. Please update the following:

1. Note: DFT will ask that you add signature box.

2. The Parking Spaces table shall be updated.

C. Cover Sheet, C0.0 Sheet 1 of 12. Please update the following:

1. General
    a. City of Albuquerque Planning Department address is “600 Second St. NW”
    b. Add “Intersection” after “Located in the NE Corner of Coors Blvd NW and Montaño Rd NW” in page title
    c. Change “Major Amendment Site Plan” to “Site Plan – EPC, Major Amendment”
    d. The entire Site Plan area as the Site Area. The individual lot to be developed is the Subject Site. Please update throughout.
    e. Outside of Caution – Notice to Contractor, a side note indicates that there are Underground Utilities shown on this page per included site note? If so, please identify on sheet and in legend, or remove note.
    f. Note: As part of the final plan submission, you will add the EPC hearing date as part of Issue/Description on all plan pages.
2. Legal Description
    a. Add the legal description and acreage for entire Site Plan area (Site Area).
    b. Check wording/spelling of Subject Site Legal description.
3. Sheet Index Table
    a. Add Controlling Site plan and page #.
    b. Add Controlling Site Plan sheet and page # as front page.
4. Site Data Table
    a. Is the Parcel ID the UPC number? Please update.
    b. Add Site Use and Accessory Use: Restaurant with drive-through.
5. Vicinity Map:
    a. Add the boundaries of the Site Plan area.
    b. Add major road names (e.g., Coors, Montaño).
    c. Include a scale.
6. Site Map:
    a. Somehow mark the area to be modified. This should match what is shown on the Site Plan sheet (C2.0).
    b. Add legend for Site Map.

D. Site Plan, C2.0 Sheet 4 of 12. Please update the following:

1. Site Legend is used twice for Symbols and encircled numbers, which should be titled as Keyed Notes.
2. Outline the area to be developed. Is the existing parking part of this Amendment?

3. The proposed restaurant is identified with a gray shading, a symbol that indicates "proposed asphalt paving". If this is not the case, please update.
4. Not all existing light pole symbols are identified with keyed note 4 - "existing site light to remain". Will those unlabeled then be removed?
5. Keyed note 6 (median curb and gutter) near the private drive appears to be pointing to a wall.
6. Keyed note arrows 8 and 14 need better direction.
7. Please reposition "Existing Retaining Wall" arrow so that it is point at the wall and not the sidewalk boundary.
8. There seems to be the symbol for keyed note 15 without identification above (west) of the motorcycle parking.
9. Hatching should be added to the Legend and if represents the same thing, should be all the same pattern, i.e., keyed note 15.
10. There are 2 keyed notes numbered 22. Please update.
11. Difficult to distinguish between keyed note 21 and 35 on the Site Plan (railing/ramp).
12. Identify the small squares within the larger rectangle to the right of and against the exterior wall of proposed restaurant.
13. The proposed ADA Path symbol in the Site Legend doesn't match the symbol on the Site Plan. Please update.
14. Parking Count symbol should have # within box to represent a variety of numbers.
15. All symbols should be identified either in the legend or as a keyed note. For example, the hexagon shape is not defined.
16. Parking:
    - A minimum of 5 parking spaces is required; 11 spaces are provided.
    - A single (1) motorcycle space is required; 2 are provided.
    - A total of 2 bicycle parking spots are provided; 3 are required.
        i. See "Non-residential uses not listed" in Table 5-5-6: Minimum Bicycle Parking Requirements indicated that 3 spaces or 10% of required off-street parking spaces (n=5), whichever is greater, is required. Add note/configuaration to Detail page regarding available bicycle parking spaces.
        ii. The required bicycle parking spaces in Table 5-5-6 may be reduced by the Planning Director based on site-specific conditions [IDO § 14-16-5-5(E)(2)].
17. Vehicle Stacking and Drive-through: The Minimum Required Stacking Spaces per a Restaurant Establishment is 12. The Site Plan shows a stack accommodating 22, 20-ft long spaces.
18. Add bollard location and to legend.

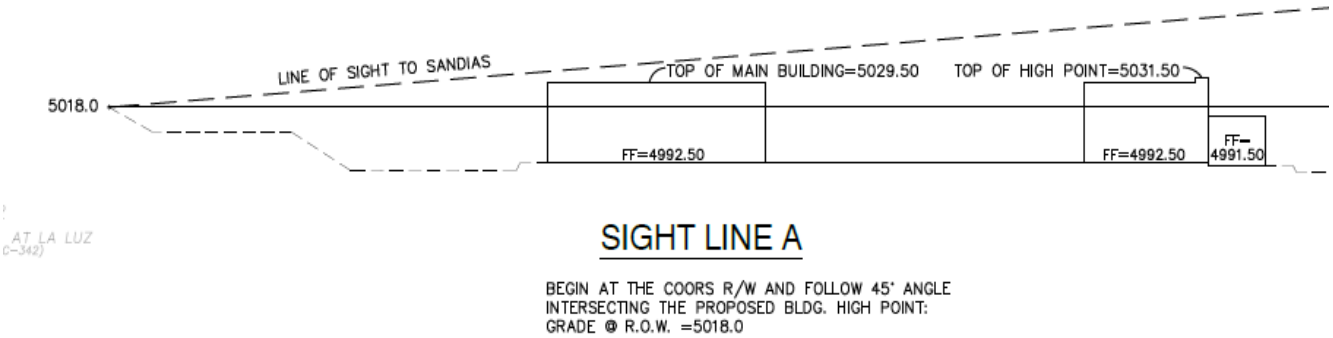
E. <u>Landscape Plan, L1.0 Sheet 11 of 12</u>. Please update the following:

1. A minimum of 10 species must be used in the landscaped area [IDO § 14-16-5-6(C)(4)(a)]. There are 9 difference species listed in the provided Plant Schedule. Please use the following references for species guides:
    a. Trees: Official Albuquerque Plant Palette and Sizing List
    b. Shrubs & Plants: Shrub List
2. Plant size and water use do not match the size or water use determinations typical to Albuquerque found in the Official Albuquerque Plant Palette and Sizing List and Shrub List. Please update, recalculate, and add to table.
    a. Street Trees: 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, except that 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. See IDO § 14-16-5-6(D)(1)(c). The tree species chosen are medium water use.
        - Tree varieties shall be selected for small "see through" type foliage texture and shall be planted singularly or in small groupings with concern for enhancing, not blocking, views to the east [IDO § 14-16-3-6(D)(7)(b)].
    b. Vegetative coverage is required for a minimum of 50 percent of the required setback area. See IDO § 14-16-3-4(C)(5)(c).
    c. Please show calculations/ fill out Table: See IDO § 14-16-5-6(C)(2)(c) for more information.
3. Why is there an outlined "Limit of disturbance" shown?
4. The parking and drive through area cross hatching is the same as the "existing landscape to remain". Please differentiate.
5. Street trees shall not be planted in utility easements or within 10 feet in any direction of the centerline of a sewer or water line. Several shown on the plan are closer than the 10 ft distance. See IDO § 14-16-5-6(C)(10).
    a. Put symbol of "Limit of Disturbance, Typ" in the legend.
    b. According to CPO-2 [IDO § 14-16-3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard], 1. Vegetative coverage is required for a minimum of 50 percent of the required setback area. Please revisit and show calculations in a table form.

F. Landscape Notes & Detail, L2.0 Sheet 12 of 12. Please update the following:
1. Finish Grading and Soil Preparation point 5. Remove references about bluegrass turf.
2. Review § IDO 14-16-5-6(C)(5) Soil Condition and Planting Beds and update Tree Planting section accordingly.
3. Add a note Under Irrigation Concept (Sheet L2.0) that Irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
4. Please remove 3-Landscape Boulder if none are to be added or add to Landscape Plan.

G. View Frame, C2.1. Please update the following:

1. Please also include a simple line drawing sight line cross section figure, e.g.,



2. Where is the parapet outline in the top figure? Please add outline for the parapet
3. Title the provided upper figure.

H. Site Details, C2.2. Please update the following:

1. Current Planning doesn't review Details 1, 2, 13, 14, 15. Please remove.

I. Building Elevations Color, A6.1. Please update the following:

1. Add elevation Face (e.g., north, south, east, west).
2. Each ground floor of a street-facing façade (facing Coors Blvd.) shall contain a minimum of 30 percent of its surfaces in transparent windows and/or doors [IDO § 14-16-5-11(E)(2)(b)]. Please add window and door dimensions.
3. Colors [see IDO § 14-16-3-6(D)(6)]:
    - Include the chosen colors (e.g., Dutch Bros blue) and associated light reflective values (LRVs) in an added color table. LRVs should be between 20 and 50 percent.
    - Allowable colors include the browns and greens existing within the Bosque.
4. Signs:
    - Add dimensional measurements. The maximum sign area shall not exceed 25% of the façade area, inclusive of door and window openings.
    - No white portion of an illuminated sign shall exceed the Maximum Luminance (Nits) of 108 for Lz1 during the hours of darkness. See luminance limits in Table 5-12-1.

J. Utility Plan, C3.0. Please update the following:

1. Are there existing electric lines (both overhead and underground)?
    - At least 2 of the existing power poles (per the Keyed note 9) do not have the symbol in the legend (e.g., near SW corner of property, near south central edge of property, far E corner). Is this an "Existing Pole Assembly to Remain"?

2. Please add proposed underground electric line to Site Legend with Descriptor (e.g., ---E---).
    - There is an unidentified symbol along this line (in the area of the added 4 parking spaces). Please label.
3. Identify all easement types and dimensions.
4. Identify the dot in the center of the dotted-lined rectangle (e.g., near the W corner of subject site area).

K. Grading & Drainage Plan, DR1. Please update the following:

1. Make sure the attached G&D Plan is the one approved by Hydrology. Please update.

L. Photometric Plan, PP1.0, Sheet 9 of 12/ Photometric Details, PP1.1, Sheet 10 of 12. Please update the following:

1. Please redo the calculations/provided tables. IDO Table 5-8-4 is not applicable as this is not a residential zone district. Use Table 5-8-5: Total Site Lumens Allowed – Non-residential Development.
2. Provided Luminaire Schedule Table:
    - Fixtures P4, P5, P5-2 indicate mounting on a 22’ tall pole with a 3-foot concrete base. yet the Area Light Detail shows a height of only 19 feet tall. Please explain. Luminaries are not allowed to be mounted higher than 20 feet [IDO § 14-16-3-4(c)(5)(d)].
    - Note: The total illumination from outdoor light sources and interior light escaping from windows shall not exceed light trespass limits in Table 5-8-3.
    - Include Backlight, Uplight, and Glare (BUG) rating in table.
    - Include Color Rendering Index (CRI) ratings in the table.
3. Outdoor lighting shall have a maximum CCT of 3000K, the presented Outdoor Cove lighting table outlines/ highlights an option with a 4000K CCT. Please update.

Project Memo 2

October 14, 2026

TO: Troy Kelts, Galloway
Jason Mann, Galloway
Paul Deppe, Armet Davis Newlove & Associates

FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
(505) 924-3310, cheyne@cabq.gov

RE: Site Plan – EPC, Major Amendment
SP-2026-00073, 6200 Coors Blvd NW (Montaño Plaza, Shops C)

I've completed another review of your request for a Major Amendment to the controlling Montaño Plaza Site Plan to: 1) demolish the existing Building C and 2) construct a new restaurant (coffee shop) with drive-through. Please provide the following:

⇒ Revised *Review & Decision Criteria Response to IDO § 6-6(I)(3)(a)*, *Site Plan* set, and *Signs* uploaded to ABQ-Plan.

⇒ Full-size, physical copy of the *Site Plan* set to Mesa del Sol, 2nd Floor.

by **noon, Wednesday, October 21, 2026**.

1) Introduction

A. The subject site is in an Area of Change in the Northwest Mesa Community Planning Area.

B. The subject site is within the Coors/ Montaño Village Activity Center.

C. The subject site must adhere to regulations of the Coors Boulevard Character Protection Overlay (CPO-2) and Coors Boulevard View Protection Overlay (VPO-1).

2) Public Notification & Neighborhoods

- Has there been any request for a meeting with Tribal or public entities?
- Posted signs:
  1. Signs will be left up until **Friday, December 4, 2026** (15 days before the deferral request and 15 days after the November 19 EPC hearing date).
  2. Four signs were posted Wednesday, September 30, 2026 at the perimeter of the area encompassed by the controlling Site Plan.

3) Project Justification Letter Recommendations

A. EPC Review & Decision Criteria Response to IDO § 6-6(I)(3)(a):

1. Response to EPC Review & Decision Criteria IDO § 6-6(I)(3)(a) requires a more comprehensive response, addressing with more specificity *how the Site Plan is consistent with the ABC Comp Plan, as amended* other than simply "The request is consistent with the following applicable goals and policies of the 2024 ABC Comprehensive Plan".
2. Examples of past applicant justification letters can be found on the Planning Department's EPC Agendas, Cases, & Actions webpage. Anything prefaced by an "SP" is related to a Site Plan. Justification Letters are located in the Application Information section of the Attachments.

4) Site Plan - EPC

A. General

1. The building footprints shall be updated with the added planter feature on all sheets.
2. Remove the tree symbol shown at the end of the existing wall south of the proposed restaurant from all pages.
3. You received approval for Building Permit by Transportation; however, please add the widths and vehicular curve radii dimensions per the Site Plan Checklist (Ingress/egress, drive and end aisle locations).

B. Front Sheet – Controlling Site Plan. Please update the following:

1. Please update the text describing the Major Amendments (4th & 5th detail):
   a. "- Reduce Shop C parking requirement by 6 spaces based on a proposed 1,025sf building."
   b. The wording is confusing. Please clarify/update: "- Net parking change of 23 less parking required."

C. Cover Sheet, C0.0 Sheet 1 of 10. Please update the following:

1. City of Albuquerque Planning Department contact Info:
   - Zip code: 87102
   - Email: planningepc@cabq.gov
2. Show the location of Transit facilities adjacent to subject site (including routes, bus shelters existing and proposed). See Site Plan Checklist.
3. Add LOC to "List of Abbreviations"
4. Sheet Index Table: The first 2 pages are indicated as C.0.0; no new number was added to the front page, which can be indicated as a n/a or some other notation in the table.
5. Site Data Table
   a. Update Parcel ID to UPC number.
   b. Update the number of bicycle parking spaces required (3) and provided (4?) in the table.

6. Vicinity Map: Add the boundaries of the Subject Site in addition to having the Site Plan area.
7. Note: As part of the final plan submission, the EPC hearing date will be added as part of Issue/Description on all plan pages (and Cover Sheet should match all other pages).

D. Site Plan, C2.0 Sheet 2 of 10. Please update the following:

1. Please retitle Site Schedule to Keyed Notes.
2. Could you talk about the LOC outline (Proposed limits of Construction). Why doesn't include the areas to be landscaped? What do you consider the project area?
3. There are at least two symbols being applied for lighting. One is in Legend, please add the missing symbol.
4. Please reposition the "Existing Retaining Wall" arrow on the right so that it points to the wall and not the sidewalk boundary.
5. Keyed note 6 BEGIN (median curb and gutter) arrow should point to the curb.
6. Please add and describe the arrows on the swale [Keyed Note 8] in Keyed Note and/or as an added Site Symbol.
7. Please identify the green dots as a Keyed Note or Site Symbol in the most eastern parking area or remove.
8. Please identify the light lined trapezoid in the northern corner of the subject site along the "Existing Easement Line".
9. Add Keyed Note 9 to the ROW where trees and shrubs will be added as part of the landscaping plan.
10. Will the walkways and parking lots have the same diagonal striping (i.e., Site Schedule 15 and 17)? If so, the symbol representation should be the same, otherwise identify all the variations of striping to the Site Legend, or why is this shown as different?
11. Add sidewalk widths, Existing and Proposed.
12. Show and dimension clear sight triangle at each site access point.
13. Add bollard location next to building (west side) and to Site Legend.
14. Please check whether the keyed notes that reference "(REFERENCE SITE DETAILS)" or "REFERENCE GRADING PLAN)" really do, e.g., Keyed Note 7, 8, 34, 35. Add or remove as needed.
15. Keyed Note 19 indicates that there is a Lot Sign R7-8. This sign is not found on Site Detail Sheet, C2.2. Please add.
16. Keyed Note 21 should use same terminology, e.g., Pedestrian Railing, as Site Detail reference.
17. Directional sign (N12) should be added to the Site Plan.
18. Label the patio area.
    a. Label the benches and/or add to site legend.
    b. Label all of Keyed 30 features or add the symbol to the Site Legend.

c. Clarify subject of Keyed Note 31.

d. Please identify the solid-lined rectangles or add symbol to Site Legend.

19. Site Schedule 36 in the western corner of the subject site within the LOC does not seem to be pointing to anything. Should this be indicating a symbol or is it just the area?

20. All symbols should be identified either in the legend or as a keyed note. For example, please add/ describe hexagon symbol to Site Legend similar to parking count symbol.

E. <u>View Frame, C2.1, Sheet 3 of 10.</u>

1. Please add outline for the parapet, e.g., , and/or the highest points (with labels) to the drawing.

2. Label Coors Blvd and Parapet 1 and 2 on the Plan View drawing.

3. The Sight Line should begin at the View Point at the edge of Coors. Please update the line as well as the label.

4. I have included a View Analysis-example as reference.

F. <u>Site Details, C2.2, Sheet 4 of 10.</u>

1. A total of 3 bicycle parking spots are required. Add a note to the Bicycle Rack Detail explaining how there will be a total of 4 provided with the proposed design.

2. Add note about the Detail numbering (i.e., why start at 3); add missing detail number (10?).

3. Site Schedule 19 indicates that there is a Lot Sign R7-8. This sign is not found. Update as needed.

G. <u>Landscape Plan, L1.0 Sheet 9 of 10. Please update the following:</u>

1. Plant size and water use do not match the size or water use determinations typical to Albuquerque found in the Official Albuquerque Plant Palette and Sizing List and Shrub List. Please update, recalculate, and add to table.

a. Shrubs:

i. Hughes Creeping Juniper is not on the shrub list. Please replace and update.

ii. Update Size and Water Use, which do not match what is on the shrub list for Desert Sage and Apache Plume.

iii. BOGB and CACL are shown on the landscape plan but their specifics need to be added to the Plan Schedule table.

b. Ornamental Grasses:

- Update Size and Water Use for both grasses proposed.

c. Indicate square footage of each planting bed and landscaped buffer area.

d. Add all provisions that show compliance to IDO Landscaping Regulations in the Landscape Requirements Table, similar to what is presented as Internal Landscape [5-6(C)(2)(a), e.g., IDO § 14-16-:

   i. 3-4(C)(5)(c)(1): Vegetative coverage is required for a minimum of 50 percent of the required setback area.

   ii. 5-6(C)(2)(c)(1-3)

   iii. 5-6(F)(2)(a): At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing more than 50 spaces, shall be landscaped.

   iv. Here are some past examples:

Example 1:

SITE LANDSCAPE CALCULATIONS:

1. TOTAL SITE AREA TO BE DEVELOPED/DISTURBED:
   238,209 SQ FT / 26,467 SQ YD / 5.47 ACRES
2. TOTAL AREA TO BE RE-SEEDED WITH TEMPORARY IRRIGATION:
   172,602 SQ FT (72.4% OF SITE AREA)
3. TOTAL AREA WITHIN PROPERTY TO BE LANDSCAPED W/PLANTINGS, MULCH, AND PERMANENT IRRIGATION:
   4,537 SQ FT (1.9% OF SITE AREA)
4. TOTAL AREA IN R.O.W. TO BE LANDSCAPED W/PLANTINGS AND MULCH AND PERMANENT IRRIGATION:
   2,615 SQ FT (1.0% OF SITE AREA)
5. TOTAL LANDSCAPE AREA:
   35,731 SQ FT (15% OF SITE AREA) REQUIRED
   179,754 SQ FT (75.5% OF SITE AREA) PROVIDED

TYPE 2 STREET FRONTAGE

UNDERSTORY COVERAGE FOR SCREENING	85% (1943/2512 SF REQUIRED 85% (1952/2512 SF) PROVIDED
UNDERSTORY COVERAGE FOR OTHER LANDSCAPE	60% (106,283/177,139 REQUIRED 100% (177,139/177,139 PROVIDED

Example 2:

LANDSCAPE LEGEND

TREES

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
14	2" CAL	Oklahoma Redbud *Cercis reniformis*	15'x12'	M	113.04	1582.56
5	6'-8'	Austrian Pine *Pinus nigra*	35'x25'	M	490.63	2453.15
1	2" CAL	Chinese Pistache *Pistacia chinensis*	60'x60'	M	2826	2826.00
17	Varies	Existing Trees to Remain	Varies	Varies	800	13600
37					TOTAL COVERAGE:	20461.71

H. Landscape Notes & Detail, L2.0 Sheet 10 of 10. Please update the following:

1. Review § IDO 14-16-5-6(C)(5) Soil Condition and Planting Beds and update Tree Planting section accordingly:
    a. Update Landscape Notes – Planting point 10. to include that shrubs and vegetation shall be located 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections, and trees 15 feet. See IDO § 14-16-5-6 for more information
    b. Update Keyed Note 8 to a 5 ft diameter minimum.
    c. Add Keyed note for 1. Tree Planting: "All vegetated material shall be planted in soil that is uncompacted to a minimum depth of 24 inches." See IDO § 14-16-5-6(C)(5)(a) for more information.
    d. Update text to include that "Organic mulch, such as arborist mulch or native mulch woodchips, is required as ground cover under trees, not including street trees, within a 5-foot radius. See IDO § 14-16-5-6(C)(5)(c) for more information.

I. Building Elevations Color, A6.1. Please update the following:

1. All Elevations:
    a. Add the width/dimensions of all components of the structure, i.e., parapet.
    b. The total trim, which includes the aggregate of several colors, should not constitute more than 10 percent of the façade's surface [IDO § 14-16-3-6(D)(6)(b)]. The percentage of cover of the trim and all materials should be added to Exterior Finish Schedule table.
    c. Color:
        i. Add the color codes (e.g., CMYK, RGB) to the Exterior Finish Schedule.
        ii. The exterior façade colors need to be updated. All of the exterior walls, including the parapet and the stone veneer, should be similar to all other buildings within the Montaño Plaza [see IDO § 14-16-3-4(C)(5)(e) and Site Plan Notes]. The included design appears too dark.
            - The lightest two colors ("cream" and "tan") used for the Dutch Bros at 3617 NM-528 NW with the cream color the dominant façade color and the tan as the parapet (Parapet 2).
            - A lighter stone color would be a better fit. [The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade; IDO § 14-16-3-4(C)(5)(e).]
2. West Elevation
    a. Replace XXXX with address numbers, i.e., 6200.
    b. Please add total window area and calculate percentage of window coverage regarding the total square footage of the façade; should be a minimum of 30

percent of the surfaces as transparent windows and/or doors [IDO § 14-16-5-11(E)(2)(b)].

c. Move the height indication for Parapet 1 to the left of the building. Is currently pointing to a note 2.

3. Trash Enclosure

a. The *3. Trash Enclosure Side Elevation* and *2. Trash Enclosure Front Elevation* doors should align with the lighter color(s) of the proposed structure.

b. Elevations should also contain North, South, etc.

J. Utility Plan, C3.0. Please update the following:

1. There are two symbols being used for existing power poles; include both in the legend
2. The Proposed Underground Electric Line (UE) is not represented on the Utility Plan. Please update.
   - There is an unidentified symbol along this EE line (in the area of the added 4 parking spaces just above the bend). Please label.
3. Is the gas line Existing or Proposed? The proposed Utility Plan does not show an existing line and the shown G line appears to be a proposed line. Please update.
4. Identify all easement dimensions.
5. The Keyed Note 12 description does not match the provided symbol ("Existing Light Pole") on the adjacent property south of the Private Road and proposed structure.
6. Add green dot (Keyed Note 15) to Site Legend.
7. Keyed Note 11 just north of the property boundary near Coors does not seem to be pointing to anything.
8. Are those 4 manholes around Keyed Note 7 (Existing transformer to Remain)? Please clarify.
9. Identify the symbol along the Proposed Sanitary Sewer (SS) line where the line bends just north/east of the property line.

K. Grading & Drainage Plan, DR1. Please update the following:

1. Provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
2. Identify the green dots north and east of the proposed structure in the Site Legend.

L. Photometric Plan, PP1.0, Sheet 8 of 10. Please update the following:

1. Provided Luminaire Schedule Table:

a. Indicate the total illumination from outdoor light sources and interior light escaping from windows. (These shall not exceed light trespass limits in Table 5-8-3).

b. Include Backlight, Uplight, and Glare (BUG) rating in table for all proposed lighting.

c. Include Color Rendering Index (CRI) ratings in the table.

d. Add measurement type shown on plan (e.g., lumens, foot candles).

e. Inconsistent total lumens for L4. Confirm and update Luminaire schedule vs Max total Outdoor Light Output Table vs Photometric details.

f. Illuminated Signs: Building Elevations Color page A6.1 indicates that the total lumens for the white portion of the illuminated signs shall not exceed LZ1 108 NITS. [See luminance limits in Table 5-12-1, IDO § 14-16-5-12(E)(5)(a)(2)].

M. Photometric Details, PP1.1, Sheet 9 of 10. Please update the following:

1. Type L7 shows a CCT of 4000K. Please update as outdoor lighting shall have a maximum CCT of 3000K [IDO § 14-16-5-8(E)(2)(a)].
2. Type L6: Verify calculation for total lumens and update.
3. Type L9: are lumens in tables consistent to photometric detail? Confirm and update.
4. Show detail for "P5". Please add to Plan/calculations or remove if not applicable.

N. Signs, pp 1-21.

1. Note: Several of the proposed signs will require a Sign Permit. Please review IDO § 14-16-5-12(D)(1) - Signs that Require a Sign Permit.
2. Freestanding (pilon) sign N14 is indicated as 25 ft tall.
   - This height is not allowed. The subject site is north of Western Trail/Namaste Road, and per IDO § 14-16-3-4(C)(5)(f)(2)(c), freestanding signs may "not exceed 9 feet in height above grade" in the subject site area.
3. Legends:
   - Add applicable legend to Aerial Photo / Site Plan or remove existing.
   - Add applicable legend to Site Plan, page 2 of 21.
   - Define "EQ".

Project Memo 3

October 26, 2026

TO: Troy Kelts, Galloway
Jason Mann, Galloway
Paul Deppe, Armet Davis Newlove & Associates

FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
(505) 924-3310, cheyne@cabq.gov

RE: Site Plan – EPC, Major Amendment
SP-2026-00073, 6200 Coors Blvd NW (Montaño Plaza, Shops C)

With this review of your request for a Major Amendment to the controlling Montaño Plaza Site Plan to: 1) demolish the existing Building C and 2) construct a new restaurant (coffee shop) with drive-through, please upload an amended version to include:

⇒ a complete electronic copy of the *Site Plan* set with the *signage* to ABQ-PLAN.

by **noon, Friday, October 30, 2026**.

If you have any questions, please reach out to me at the above contact details.

1) Site Plan – EPC

Anything in bold should be updated for this Friday, October 30. Anything left unbolded below can be added to Conditions of Approval.

A. Controlling Site Plan, Front Page.

1. Please expand the red cloud to include the landscaping along Coors Blvd.

B. Cover Sheet, C0.0 Sheet 1 of 10. Please update the following:

1. Vicinity Map: Update the labels to "Subject Site" and "Site Plan Area".

2. CABQ Planning Department email: planningepc@cabq.gov

C. Site Plan, C2.0 Sheet 2 of 10. Please update the following:

1. When the Keyed note indicates REFERENCE "ARCHITECTURE", which page is this referencing, "A6.1 Building Elevations Color"? Please update.

2. Keyed Note 38 is shown for 2 different symbols on the Site Plan image, please check numbering (maybe is 37?)

3. Keyed Note 35 in the western corner of the subject site just outside of the LOC is labeled as the pylon sign. Keyed Note 39 indicates a monument sign. Please identify

the correct location for the Cup Sign with the correct Keyed Note. Remove any extraneous information.

4. **Please add/ describe hexagon symbol to Site Legend similar to parking count symbol.**
5. **Add label for rectangular outline on east site of building right of door. (This is also shown prominently on A6.1 Building Elevations Color).**
6. Please reposition the "Existing Retaining Wall" Keyed Note 3 number on the top right (NW) so it is not obscured by the ROW markings.

D. <u>View Frame, C2.1, Sheet 3 of 10.</u>

1. **The previous version of the bottom figures including Sight Line A and Sight Line B are preferable.**
   a. Staff's original suggestion was to possibly also include a smaller, more simple line drawing at the top of the page in addition to the figure with all of the information. However, this is not a requirement of the IDO, but more for quick viewing.
2. **View Frame A & B images:**
   a. **This type of representation can be helpful for the reviewer; however, the provided images are low resolution, seem stretched, and do not provide a clear and seemingly accurate depiction of the subject site's topography. As such, staff recommends either removing or significantly revising the visual.**
      i. Both Frame images show a similar view; a single image should suffice as it is a device to enhance the understanding of the view plane.
      ii. The added gray and white shopping mall in the background is indistinct and would need better definition/clarity.
      iii. The titles to these figures are confusing because both the View Frame and Sight Line figures show a very similar cross-section view.

E. <u>Site Details, C2.2, Sheet 4 of 10.</u>

1. Add Detail numbering to bench and waste cabinet.

F. <u>Building Elevations Color, A6.1. Please update the following:</u>

1. All Elevations: Add the width of the parapet.
2. Include the associated light reflective values (LRVs) in the Exterior Finish Table. LRVs should be between 20 and 50 percent [see IDO § 14-16-3-6(D)(6)].
3. Add label for rectangular feature/object exterior to structure as seen in North and South Elevations.

G. <u>Utility Plan, C3.0. Please update the following:</u>

1. **Is there an existing gas line (as per the Site Legend) or gas line easement? If so, please add with easement dimensions.**

2. Please update the Keyed Note 7 to match Keyed Note 5 of the Site Plan page.

H. Grading & Drainage Plan, DR1. Please update the following:

1. The footprint of the proposed structure will need to be updated for submission to permitting.

I. Photometric Plan, PP1.0, Sheet 7 of 10. Please update the following:

1. Indicated Type L9 lumens do not match product sheet (PP1.1). Confirm and update.

J. Photometric Details, PP1.1, Sheet 8 of 10. Please update the following:

1. There is a light identified as "P5" in the SSSP Ordering Guide. Please add to Plan/calculations or remove from title if not applicable.

K. Signs, pp 1-21.

1. Legend(s):

- Add applicable legend to Aerial Photo / Site Plan or remove existing.
- Add applicable legend to Site Plan, page 2 of 21(legend from Aerial Photo / Site Plan seems more appropriate).
- Define "EQ", pages 5 & 6 of 22.

E) PUBLIC NOTICE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

September 3, 2026

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: Major Amendment Site Plan EPC Application – Mailed Public Notices Affidavit

To whom it may concern,

I, Troy Kelts, certify the following statements to be true and accurate to the extent of my knowledge.

A Major Amendment Site Plan EPC application will be made for the property located at 6200 Coors Blvd NW, Albuquerque, NM. A Pre-Application Review – Mailing List for Property Owners within 100 feet was submitted on ABQ Plan (PA-2026-00203. We received the buffer map and mailing list from Misa K. Bloom (Email: PLNBufferMaps@cabq.com). Galloway & Company has mailed the attached public notices with the United States Postal Service First Class Mail.

Troy Kelts
Principal
303-770-8884
TroyKelts@GallowayUS.com

Outlook

RE: Public Notice Inquiry for Property Owners

From PLNBufferMaps <plnbuffermaps@cabq.gov>
Date Mon 8/17/2026 3:31 PM
To Nicholas Merelli <NicholasMerelli@GallowayUS.com>
Cc Troy Kelts <TroyKelts@GallowayUS.com>; Jason Mann <JasonMann@GallowayUS.com>

4 attachments (1 MB)

6200 Coors Blvd NW_Zone Atlas_01.pdf; 6200 Coors Blvd NW_Buffer Map_01.pdf; 6200 Coors Blvd NW_Address Labels_01.docx; 6200 Coors Blvd NW_Address List_01.csv;

2026 August 17

Mr. Merelli:

Good afternoon. Attached is your updated buffer map with the corresponding mailing addresses attached for property in question.

If you have any questions, please don't hesitate to contact me. Thank you and have a wonderful day. Ahéhee'.

Respectfully submitted,

MISA K. BLOOM
(she / hers)
planner
urban design & development
o 505.924.3662
m 505.930.6601
e mbloom@cabq.gov
cabq.gov/planning

Confidentiality Notice: This e-mail and any documents attached hereto are intended for the confidential use of the named recipient(s) only and are intended, to the fullest extent permitted by law, to be privileged and confidential as an attorney-client communication and/or work product. If you are not an intended recipient, or an agent responsible for delivering this communication to an intended recipient, you have received this e-mail in error. If you have received this email in error, please (i) immediately notify me by replying to this e-mail; (ii) do not review, copy, save, forward, or print this e-mail or any of its attachments; and (iii) immediately delete and/or destroy this e-mail and its attachments and all copies thereof. Thank you for your cooperation.

From: Nicholas Merelli <NicholasMerelli@GallowayUS.com>
Sent: Monday, August 10, 2026 13:28
To: PLNBufferMaps <plnbuffermaps@cabq.gov>
Cc: Troy Kelts <TroyKelts@GallowayUS.com>; Jason Mann <JasonMann@GallowayUS.com>
Subject: Re: Public Notice Inquiry for Property Owners

Hello,

We received the below submittal rejection comment from the Environmental Planning Commission based on the buffer map provided.

1. ***Please resubmit a request for a buffer map and ONC Neighborhood Association list that reflects the boundary of the full subject site for Montano Plaza.***
2. ***Public notice to NAs and property owners within 100-feet needs to be resent to include the boundary of the full subject site for the Montano Plaza.***

Please provide corrected Buffer Map and Contacts for mailed notices to Property Owners and Neighborhood Associations for EPC Major Amendment Site Plan application incorporating the entire boundary of Montano Plaza. Please see attached controlling site plan for your convenience.

Thank you,

Nicholas Merelli EIT
CIVIL DESIGN ENGINEER

Galloway

5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111
O 303.770.8884
NicholasMerelli@GallowayUS.com

GallowayUS.com

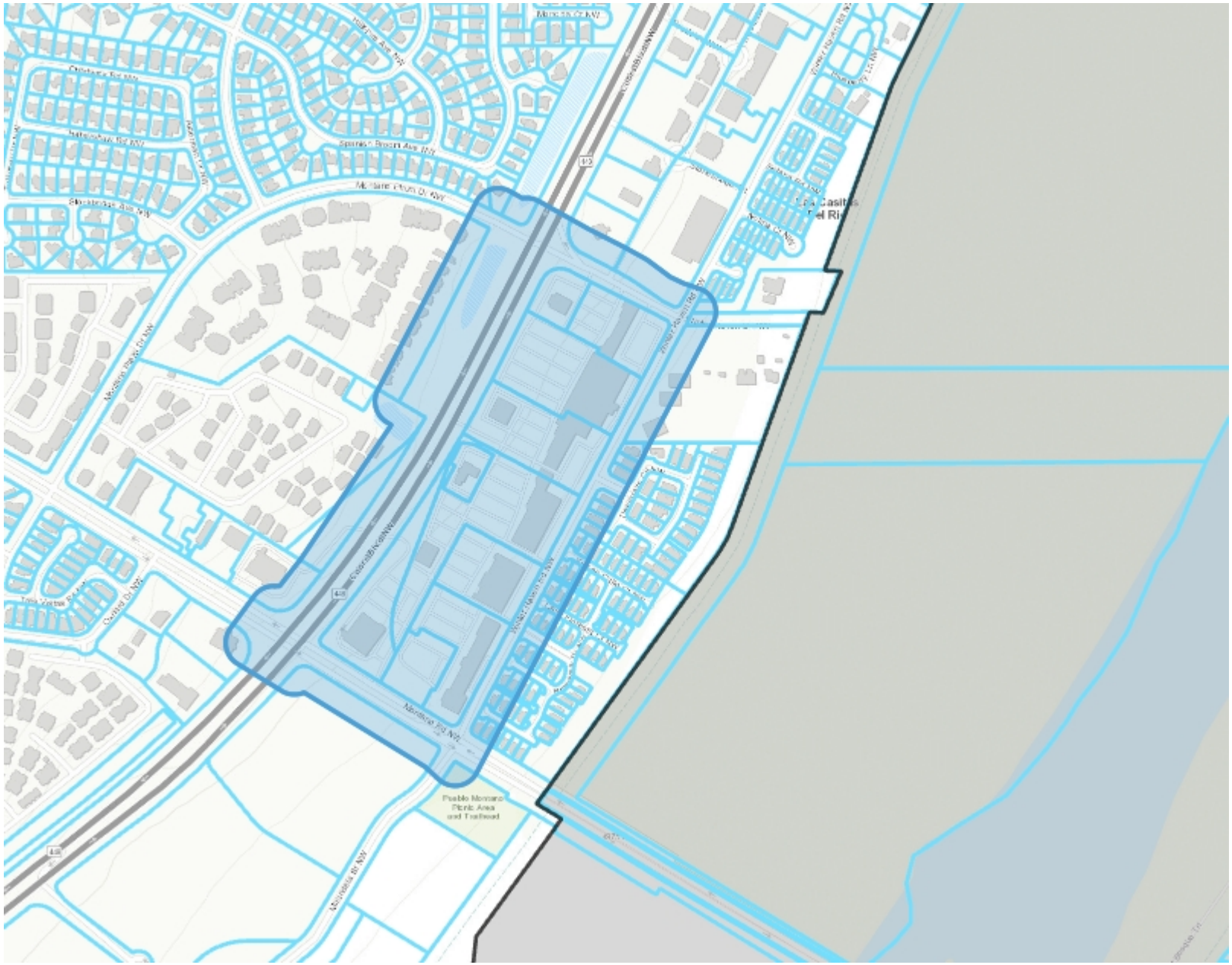
From: PLNBufferMaps <plnbuffermaps@cabq.gov>
Sent: Tuesday, June 2, 2026 4:53 PM
To: Nicholas Merelli <NicholasMerelli@GallowayUS.com>
Cc: Troy Kelts <TroyKelts@GallowayUS.com>
Subject: RE: Public Notice Inquiry for Property Owners

2026 June 02

Mr. Merelli:

Good afternoon. Attached is your Buffer Map along with all associated documents pertaining to the subject property.

6200 Coors Blvd NW



Legend

- City of Albuquerque Municipal
- Montaño Bridge
- Bernalillo County Assessor Pa
- Address Points (City Maintaine
- Outside City Limits

Notes

Buffer= 100 Feet
Right-of-Way: Coors Blvd NW; Montano Plaza Dr NW: Montano Rd. NW; Winter Haven Rd NW

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/17/2026

© City of Albuquerque

1: 7,212

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

ABEYTA ANDREW L TRUSTEE ABEYTA RVT
3619 YIPEE CALLE CT NW
ALBUQUERQUE NM 87120

ALBUQUERQUE CHRISTIANS CHILDRENS HOME
5700 WINTERHAVEN RD NW
ALBUQUERQUE NM 87120-2643

ARC DBPCFBR001 LLC ATTN: CVS PHARMACY #7242
1 CVS DR
WOONSOCKET RI 02895

BOOM MARY
3609 CALLE FLORESTA CT NW
ALBUQUERQUE NM 87120-2374

BOSQUE MONTANO HOMEOWNERS ASSOCIATION C/O HOAMCO
PO BOX 67590
ALBUQUERQUE NM 87193-7590

BOSQUE MONTANO HOMEOWNERS ASSOCIATION INC C/O HOAMCO
PO BOX 67590
ALBUQUERQUE NM 87193-7590

BRITO FRANCES
3612 YIPEE CALLE CT NW
ALBUQUERQUE NM 87120-2380

CALVARY ALBUQUERQUE INC
4001 OSUNA RD NE
ALBUQUERQUE NM 87109-4422

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

COORS & MONTANO LLC
15436 N FLORIDA AVE SUITE 200
TAMPA FL 33613-1226

CORDOVA ROBERT J
6191 DEERGRASS CIR NW
ALBUQUERQUE NM 87120-1245

CORDOVA ROGER S & DIETZ-CORDOVA MONA
3609 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120-2359

CRESPIN AMANDA R
3612 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120-2357

DALTON ROBIN
3612 GRAMA CT NW
ALBUQUERQUE NM 87120-5305

FISHBACK DAVID
6115 DEERGRASS CIR NW
ALBUQUERQUE NM 87120-1245

FOLEY WILLIAM T & STEINERT-FOLEY MARYANN TRUSTEES FOLEY RVLT
219 NEWCOMB ST
SONOMA CA 95476

FORD TSAI-MARIE & BARRAGAN GARY NATHAN
6105 DEERGRASS CIR NW
ALBUQUERQUE NM 87120-1245

GONZALES ERICA
6100 VIA CORTA DEL SUR NW
ALBUQUERQUE NM 87120-5014

GORDON HEATHER F
3608 CALLE MONTOSA CT NW
ALBUQUERQUE NM 87120

GOVEA MELISSA S
3616 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

HOLLER BENNIE F TRUSTEE HOLLER RVT
3619 CALLE FLORESTA CT NW
ALBUQUERQUE NM 87120

JOHNSON PROPERTIES LTD C/O SUNVISTA COMMERCIAL REAL ESTATE LLC
PO BOX 91090
ALBUQUERQUE NM 87199-1090

KAIBEL HOWARD L & LAURA A
3504 CALLE FLORESTA CT NW
ALBUQUERQUE NM 87120-2372

KILLEBREW AUDREY
3615 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120-2359

KRESKE CHARLES M & SANDRA M
6195 DEERGRASS CIR NW
ALBUQUERQUE NM 87120-1245

LAS CASITAS DEL RIO SUBDIVISION HOMEOWNERS ASSOCIATION INC
6121 INDIAN SCHOOL RD NE SUITE 275
ALBUQUERQUE NM 87110-4171

LAS MANANITAS ASSOCIATES LLC C/O TM EQUITIES INC
428 E WINCHESTER ST SUITE 100
SALT LAKE CITY UT 84107-8520

LEEMKUIL KARA
3608 CALLE FLORESTA CT NW
ALBUQUERQUE NM 87120-2375

LUDWIG MICHAEL & OLAGUEAN ISABELA DAVIS
3609 YIPEE CALLE CT NW
ALBUQUERQUE NM 87120-2381

MACFARLAND JESSIE BROWN & CASTILLO CHRISTINE
6250 WINTER HAVEN RD NW
ALBUQUERQUE NM 87120-2645

MAES ROBERT A
8735 SPRINGHILL DR NW
ALBUQUERQUE NM 87114-6223

MAESE SAMUEL A SR
3608 GRAMA CT NW
ALBUQUERQUE NM 87120-5305

MAEZ MATTHEW
3604 CALLE MONTOSA CT NW
ALBUQUERQUE NM 87120-2364

MARTINEZ GREGORY & MADDEN KENNETH
6199 DEERGRASS CIR NW
ALBUQUERQUE NM 87120-1245

NEW MEXICO BANK & TRUST
PO BOX 1048
ALBUQUERQUE NM 87103-1048

NEWBY CATHLEEN FERN & SANCHEZ LYNETTE
6723 BLACK VOLCANO RD NW
ALBUQUERQUE NM 87120-6253

PALMO IRENE KATE
6109 DEERGRASS CIR NW
ALBUQUERQUE NM 87120-1245

PATEL NISHANT
3612 CALLE MONTOSA CT NW
ALBUQUERQUE NM 87120

RED GROUP INVESTMENTS LLC
11228 BOB MITCHELL DR
EL PASO TX 79936-4623

RUFF MARSHALL C
3619 CALLE MONTOSA CT NW
ALBUQUERQUE NM 87120-2371

SANDOVAL PHILLIP J
PO BOX 27651
ALBUQUERQUE NM 87125

SICILY PLAZA LLC
6301 4TH ST NW SUITE 7
ALBUQUERQUE NM 87107-5860

SILVER LEAF VENTURES LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110

SNOW DOROTHY GERALDINE TRUSTEE SNOW TRUST
3609 CALLE MONTOSA CT NW
ALBUQUERQUE NM 87120-2371

SOMBRA DEL OSO APARTMENTS LLC
ATTN: CHUCK BOND
3021 CITRUS CIR SUITE 130
WALNUT CREEK CA 94598-2692

SPIRIT MASTER FUNDING X LLC C/O DEFINED FITNESS
5850 EUBANK BLVD NE SUITE B-20
ALBUQUERQUE NM 87111-6132

STUCKER JOHN R & SUSAN B
3616 YIPEE CALLE CT NW
ALBUQUERQUE NM 87120-2380

TABE MASHELLAMOENA
3716 AWAY PL NE
ALBUQUERQUE NM 87113-2651

TAYLOR JOEL P & NINA MAE ATTN: ALBERTSONS LLC
PO BOX 6890
BOISE ID 83726-0890

TAYLOR JOEL P & NINA MAE TRUST C/O SUNVISTA COMMERCIAL REAL ESTATE LLC
PO BOX 91090
ALBUQUERQUE NM 87199-1090

TAYLOR JOEL P ETUX ETAL C/O SUNVISTA COMMERCIAL REAL ESTATE LLC
PO BOX 91090
ALBUQUERQUE NM 87199-1090

TAYLOR JOEL P ETUX ETAL TRUST C/O SUNVISTA COMMERCIAL REAL ESTATE LLC
PO BOX 91090
ALBUQUERQUE NM 87199-1090

TAYLOR JOEL P ETUX ETAL TRUST C/O WELLS FARGO BNK NM
PO BOX 1180
CHINO HILLS CA 91709-0040

TURNER MARK & JULIE
100 SUN AVE NE SUITE 150
ALBUQUERQUE NM 87109-4675

WADE CHRISTOPHER & LISA M
908 VISTA FAISAN TRL NW
ALBUQUERQUE NM 87107-5462

WBALNM001 LLC
125 S WACKER DR SUITE 1220
CHICAGO IL 60606-4430

WHEELER LESLIE
3612 CALLE FLORESTA CT NW
ALBUQUERQUE NM 87120-2375

WOLVERINE LAND COMPANY LLC
8525 JEFFERSON ST NE
ALBUQUERQUE NM 87113-1603

WRIGHT MICHAEL S TR WRIGHT RVT
3608 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120-2357

ZENO EBONYE
3608 YIPEE CALLE CT NW
ALBUQUERQUE NM 87120-2380

[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*: 09/03/2026

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

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [x] Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a)

1. Subject Property Address* 6200 Coors Blvd NW, Albuquerque, NM

   Location Description Montano Plaza Shopping Center @ 6200 Coors RD NW
2. Property Owner* TAYLOR JOEL P & NINA MAE TRUST C/O SUNVISTA COMMERCIAL REAL ESTATE LLC
3. Agent/Applicant* *[if applicable]* Galloway & Company, LLC
4. Application Type(s)[2]* see IDO Table 6-1-1
   - [x] Site Plan – EPC
   - [ ] Subdivision _____ (Minor, 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[3]*:

   The proposed improvements include demolition of existing retail Building C and construction of proposed drive through coffee shop and associated infrastructure.
5. This application will be heard at a public meeting or hearing by*:
   - ( ) Development Hearing Officer (DHO)
   - ( ) Landmarks Commission (LC)
   - (•) Environmental Planning Commission (EPC)

[1] 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.
[2] 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.
[3] Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: 10/15/26, 8:40am

Location*[4]: Zoom Link: https://cabq.zoom.us/j/83932559165

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

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

Preferred project contact information:

Name: Troy Kelts

Email: TroyKelts@GallowayUS.com

Phone: 303-770-8884

☐ Website or project page: _____

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Other: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

1. Zone Atlas Page(s)*[5] E-12-Z
2. Project Materials, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☑ Other relevant illustrations

☐ Neighborhood meeting summary, if held

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*:

N/A

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

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

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 3.2512
2. IDO Zone District MX-M
3. Overlay Zone(s) *[if applicable]* Coors Blvd NW CPO-2 VPO-1 Select Select
4. Center or Corridor Area *[if applicable]* Coors Boulevard Major Transit Corridor
5. Current Land Use(s) *[vacant, if none]* Commercial

NOTE: Pursuant to IDO §14-16-6-4(K), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: https://www.cabq.gov/planning/abq-plan

Useful Links

Integrated Development Ordinance (IDO): https://ido.abq-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

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'inaasdzil 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 nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

EPC 1001770

MONTAÑO PLAZA

NORTHEAST CORNER - COORS ROAD AND MONTAÑO ROAD NW

ALBUQUERQUE, NEW MEXICO

JOHNSON DEVELOPMENT

C. Cloud	3/15/88
Joe Fitzgerald	5/5/87
Paul Wagner	3/14/91
Paul Wagner	3/14/91
Robert Armijo	5-5-87
Kristal Metro	5-5-87

SITE

TAYLOR RANCH

PRAIRIE RIDGE

TAYLOR RIDGE

MONTAÑO

COORS

N

MAP NO. E-12

NOT TO SCALE

WINTERHAVEN ROAD

WINTER HEAVEN ROAD N.W.
60' R/W

MONTANO PLAZA DRIVE

SEE SHEET 2 FOR PHASE II

See Site Development Plan and Landscaping Plan (SP

SHOPS "A"

SHOPS "B"

SHOPS "C"

SHOPS "D"

SHOPS "E"

SHOPS "F"

SHOPS "G"

SHOP "H"

SHOPS "I"

SHOPS "J"

SHOPS "K"

Walgreens
15,120 S.F.

BUS STOP

BUS SHELTER
(by others)

FUTURE RIGHT TURN/DECELERATION LANE

35' COORS CORRIDOR LANDSCAPE BUFFER

COORS BOULEVARD NE.
153' & 156 EXISTING R/W VARIES
86' PAVEMENT WIDTH
(31,700)

MONTANO ROAD NW.
106' R/W
(16,200)

[35] Major Amendment Site Plan (SP-2026-00073)

- Replaces one 5,800 SF building with one 1,025 SF proposed Dutch Brothers Coffee with drive through
- Amends height restrictions to allow 21' maximum building height and regulated by Coors VPO-1
-Reduce Shop C parking by 6 spaces (Existing= 17; Proposed = 11)
-Increase Landscaped Area by 3,572 SF (Existing = 2,135 SF; Proposed = 5,707 SF)

SITE PLAN

AUGUST 25, 1987 REVISION
REVISED 6/10/88 - JR

1"=60'

PROJECT NUMBER: 1001770

Application Number: 14 EPC-40007/14 DRB-70152

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

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	05-21-14 Date
ABCWUA	05/21/14 Date
Parks and Recreation Department	5-21-14 Date
City Engineer	5-21-14 Date
* Environmental Health Department-(conditional)	N/A Date
Solid Waste Management	N/A Date
DRB Chairperson, Planning Department	6-2-14 Date

NOTES: 34 [35]

1. SIGNS - NOT TO EXCEED 6' IN HEIGHT - 250 SF MAX
2. BUILDINGS IN "B&D" AREAS - SHOPS "A", "D", BLDG. AREA 3 & BLDG. AREA 4 - NOT TO EXCEED 30' HEIGHT. Height shall be regulated by the Coors Corridor Plan.
3. ~~ACQUISITION OF ALL BUILDINGS AND SITES NECESSARY TO INSURE COORDINATION WITH CORRIDOR PLAN.~~
4. ANY VISIBLE ROOFTOP EQUIPMENT TO BE SCREENED.
5. ALL BUILDINGS SHALL CONFORM TO SIMILAR ARCHITECTURAL DESIGN, WITH SAME EXTERIOR COLORS - OFF-WHITE TRIM, TEXTURED STUCCO & BROWN BRICK.

34 April, 2014 - Administrative Amendment; applies to pad sites "D" only.

- Replaces 2 buildings at NW corner with proposed Applebees restaurant.
- Amends height restrictions to allow elevator tower, rooftop patio, and screening of rooftop equipment.
- Allows minor variation in color and architectural style.

PHASE I

SHOPS "A"	(EXISTING)	13,230	SF
ALBERTSONS	"	44,000	"
REVCO	"	8,430	"
SHOPS "B"	"	11,130	"
[35] SHOPS "C"	"	1,025 ~~5,800~~	"
SHOPS "D"	(PROPOSED) (1)	4,990	"
SHOPS "D"	" (2)	5,020	"
TOTAL AREA		92,600	SF

(TOTAL AREA - PHASE I + PHASE II = 199,380 SF)

PHASE II

SHOPS "E"	4,241	SF
SHOPS "F"	12,271 ~~6,885~~	"
SHOPS "G"	9,651 ~~5,850~~	"
SHOP "H"	5,012	"
SHOPS "I, F, G & H"	23,991	SF
FURROWS "N"	48,600	SF
FURROWS "STORE"	24,000	"
SHOPS "J"	5,600	"
SHOPS "K"	4,588	"
TOTAL AREA	113,849 ~~106,780~~	SF

ADMINISTRATIVE AMENDMENT .0.0.00

1. ADDITION - SHOPS E & G - 7,007 SF
2. 6'-HIGH SAFETY FENCE
3. 6"-HIGH CONC. RETAINING WALL, W/ 5'-HIGH RAILING, & 6' PLANTING AREA FOR VINES
4. ADD LANDSCAPED PARKING ISLAND

PARKING SPACES

REQUIRED: 179,360 @ 1/200 = 897
34,000 @ 1/300 = 80
~~7,007 @ 1/200 =~~ ~~35~~ 982

CREDITS: 836 @ 1/2 (50%) = -418
505 @ 1/4 (25%) = -126 544

TOTAL REQUIRED: (982 - 544) = 438

SPACES SHOWN:
PHASE I = 450
PHASE II = 388 838

HANDICAP SPACES REQ'D = 20 ; SHOWN = 25

ADMINISTRATIVE AMENDMENT 6/25/87

1. SIGN AREA REDUCED BY 600 SF; LANDSCAPING, DRIVEWAYS, SIDEWALKS ADJUSTED ACCORDINGLY. PEDESTRIAN WALKWAY WIDENED
2. RANCH CENTRE ADDED, SEE ELEVATIONS
3. TRUCK ENTRANCE LANDSCAPED & WIDENED.
4. OVERHEAD DOOR ADDED; SEE ELEVATIONS
5. "D" WOOD FENCE CHANGED TO 12'
6. ~~CONCRETE~~ BUILDING RECONFIGURED; NORTH & SOUTH ELEVATIONS ALTERED; CHANGE ON BUILDING DEPTH

REVISIONS PER EPC COMMENTS OF 2-19-87

1. PARKING ADJUSTED TO ALLOW PEDESTRIAN LINK TO FURROWS
2. SHOPS "E" ADJUSTED TO ALLOW PEDESTRIAN PASSAGEWAY
3. PEDESTRIAN ACCESS TO WINTERHAVEN ROAD ADDED
4. STREET IMPROVEMENTS AND LANDSCAPING TO BE CONSTRUCTED AT INSTRUCTION OF TRAFFIC ENGINEER
5. END ISLANDS CHANGED TO 8' (TYP.)
6. 35' BUFFER @ INTERCHANGE R.O.W. SHOWN; 12' INTERIOR OR INSIDE CURB
7. 12' FENCE TO BE SOLID WOOD, OPAQUE - W/ SLUMP BLK. PILASTERS
8. DEDICATED R.O.W. FOR TURN @ MONTANO PLAZA DRIVE SHOWN; PROPOSED SIGN RELOCATED
9. PEDESTRIAN SURFACE PROVIDED BETWEEN BUILDINGS "D"
10. SIDEWALK @ COORS TO BE CONSTRUCTED @ TRAFFIC ENGINEER'S REQUEST
11. SHELTER AND BAY PROVIDED BY DEVELOPER
12. PARKING SPACES REVISED AS PER CONDITION 3 OF EPC FINDINGS OF 2/25/87
13. ADDITIONAL 5' OF R.O.W. DEDICATED ALONG COORS BLVD. PER TRAFFIC ENGINEER'S REQUEST

Sheet 1 of 3

MONTANO PLAZA, LLC

DUTCH BROTHERS COFFEE AT MONTANO PLAZA

LOCATED IN THE N.E. CORNER OF COORS BLVD N.W. AND MONTANO RD N.W.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
6200 COORS BOULEVARD N.W.

MAJOR AMENDMENT SITE PLAN

OWNER/DEVELOPER

MONTANO PLAZA, LLC
7620 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109
EMAIL: WES@MDGREALESTATE.COM
CONTACT: WES BUTERO, P.E.

APPLICANT

DUTCH BROS, LLC
1930 W RIO SALADO PKWY
TEMPE, AZ 85281
EMAIL: SARAH.RESNICK@DUTCHBROS.COM
CONTACT: SARAH RESNICK

CIVIL ENGINEER

GALLOWAY & COMPANY, LLC
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
TEL: 303-770-8884
CONTACT: TROY KELTS, P.E.

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, LLC
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
TEL: 303-770-8884
CONTACT: JON ROMERO

ARCHITECT

ARMET DAVIS NEWLOVE ARCHITECTS
1330 OLYMPIC BLVD
SANTA MONICA, CA 90404
TEL: 310-452-5533
CONTACT: NICOLE STITZEL

SURVEYOR

SURV-TEK, INC.
P.O. BOX 66885
ALBUQUERQUE, NEW MEXICO 87193
TEL: 505-897-3366
CONTACT: RUSS P. HUGGS, P.S.

AGENCIES

PLANNING

CITY OF ALBUQUERQUE PLANNING DEPARTMENT
PLAZA DEL SOL BUILDING
600 SECOND NW
ALBUQUERQUE, NM 87101
TEL: 505-924-3860
EMAIL: PLANNINGDEPARTMENT@CABQ.GOV

WATER & SANITARY

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
1441 MISSION AVE, NE
ALBUQUERQUE, NM 87113
TEL: 505-842-9287

STORM SEWER

DEPARTMENT OF MUNICIPAL DEVELOPMENT
ONE CIVIC PLAZA, ROOM 7057
ALBUQUERQUE, NM 87102
TEL: 505-768-3830

RIGHT-OF-WAY ACTIVITIES

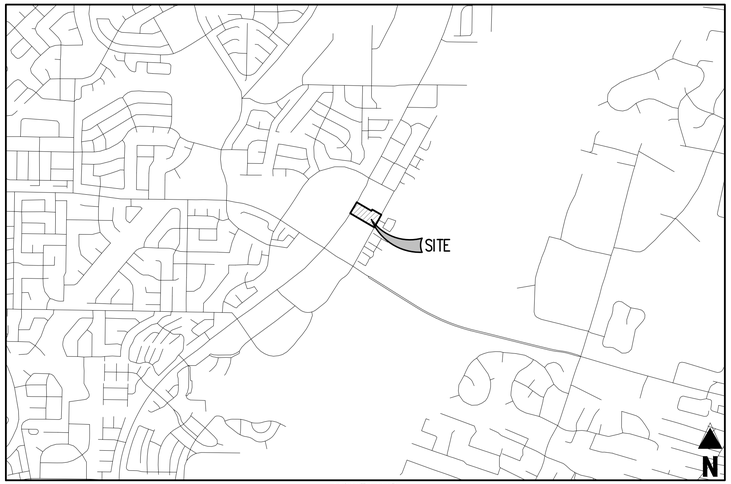
CONSTRUCTION SERVICES DIVISION
600 SECOND STREET NW, ROOM 800
ALBUQUERQUE, NM 87102
TEL: 505-924-3400

ELECTRIC

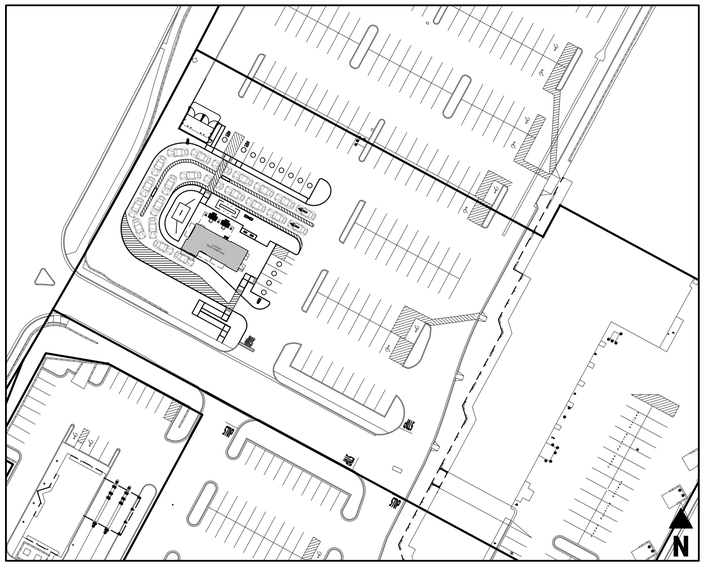
PNM
414 SILVER AVENUE SW
ALBUQUERQUE, NM 87102
TEL: 505-241-2700

FIRE PROTECTION

ALBUQUERQUE FIRE RESCUE
11500 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121
TEL: 505-244-3473



VICINITY MAP



SITE MAP

0 10 30 60
SCALE: 1"=60'

SHEET INDEX		
SHEET NUMBER		SHEET TITLE
1 OF 12	C0.0	COVER SHEET
2 OF 12	C0.1	GENERAL NOTES
3 OF 12	C1.0	DEMOLITION PLAN
4 OF 12	C2.0	SITE PLAN
5 OF 12	C2.1	VIEW FRAME
6 OF 12	C2.2	SITE DETAILS
7 OF 12	C3.0	UTILITY PLAN
8 OF 12	DR-1	CONCEPTUAL GRADING & DRAINAGE
9 OF 12	PP1.0	PHOTOMETRIC PLAN
10 OF 12	PP1.1	PHOTOMETRIC DETAILS
11 OF 12	L1.0	LANDSCAPE PLAN
12 OF 12	L2.0	LANDSCAPE NOTES & DETAILS
1 OF 2	A6.1	BUILDING ELEVATIONS
2 OF 2	A9.0	TRASH ENCLOSURE ELEVATIONS

SITE DATA TABLE		
PROJECT DESCRIPTION	PROJECT INCLUDES DEMOLITION OF EXISTING RETAIL BUILDING C, CONSTRUCTION OF PROPOSED QUICK SERVICE RESTAURANT AND ASSOCIATED INFRASTRUCTURE.	
ZONING	MX-M (MIXED-USE-MEDIUM INTENSITY)	
ZONE ATLAS PAGE	E-12-Z	
BUILDING ADDRESS	6200 COORS BLVD NW, BUILDING C ALBUQUERQUE, NEW MEXICO 87120	
PARCEL ID	101206228123840203	
PROPERTY AREA	3.251 AC (141,622 SF)	
DISTURBED AREA	0.71 (30,771 SF)	
BUILDING GROSS SQUARE FOOTAGE	1,025 SF	
OCCUPANCY	RESTAURANT	
PARKING DATA	**REQUIRED SPACES**	**PROVIDED SPACES**
STANDARD SPACES (5 SPACES PER 1,000 GSF)	6	11
ACCESSIBLE SPACES	1	2
MOTORCYLE	2	2
BICYCLE PARKING	2	2
BUILDING SETBACKS		
FRONT	35'	
SIDE	0'	
REAR	15'	

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
#, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE
REF – REFERENCE

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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BASIS OF BEARING

BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. CENTRAL ZONE – NAD83.

BENCHMARK

VERTICAL DATUM SHOWN HERON IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "13-E11" HAVING A PUBLISHED ELEVATION OF 5109.053 FEET (NAVD 88)

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MAJOR AMENDMENT SITE PLAN
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#	Date	Issue / Description	Init.
A	08/06/26	1ST EPC SUBMITTAL	TDK

Project No: DBC000077
Drawn By: NSM
Checked By: TDK
Date: 08/06/26

COVER SHEET

C0.0
Sheet 1 of 12

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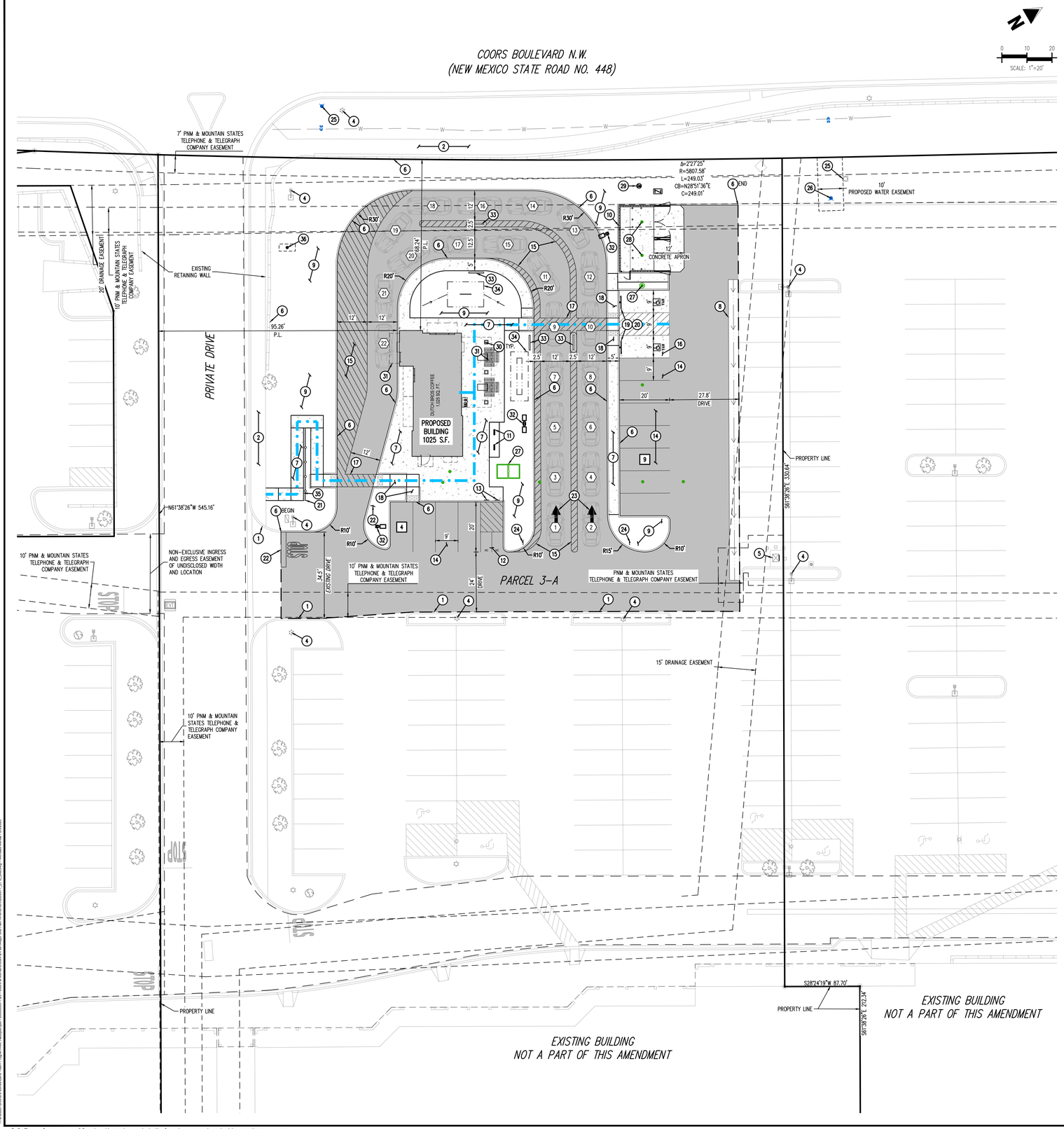
I:\DBC\Dutch Brothers Coffee\Land Team Project\04_Albuquerque - DBC000077\2.0 - Coors & Montano\CAD\Site\Major Site Plan Amendment\DBC077_EPC Cover.dwg, Nicholas Newell, 8/6/2026



SITE LEGEND

1. EXISTING CURB AND GUTTER TO REMAIN
2. EXISTING CONCRETE SIDEWALK TO REMAIN
3. EXISTING RETAINING WALL TO REMAIN
4. EXISTING SITE LIGHT TO REMAIN
5. EXISTING TRANSFORMER AND BOLLARD PROTECTION TO REMAIN
6. PROPOSED 6" MEDIAN CURB AND GUTTER (REFERENCE CITY OF ALBUQUERQUE DWG 2415A)
7. PROPOSED CONCRETE SIDEWALK (REFERENCE SITE DETAILS)
8. PROPOSED 4' CONCRETE SWALE (REFERENCE SITE DETAILS)
9. PROPOSED LANDSCAPE AREA (REFERENCE LANDSCAPE PLANS)
10. PROPOSED REFUSE/SOLID WASTE ENCLOSURE (REFERENCE SITE DETAILS)
11. PROPOSED BIKE RACKS (REFERENCE SITE DETAILS)
12. PROPOSED MOTORCYCLE PARKING WITH PAVEMENT MARKINGS
13. PROPOSED MOTORCYCLE PARKING SIGN (REFERENCE SITE DETAILS)
14. PROPOSED 4" WHITE PAVEMENT STRIPING
15. PROPOSED PAVEMENT STRIPING WITH 4" DIAGONAL STRIPES AT 2' O.C.
16. PROPOSED ACCESSIBLE PARKING STALL (REFERENCE GRADING PLAN)
17. PROPOSED PEDESTRIAN CROSSWALK WITH 4" DIAGONAL STRIPES AT 2' O.C.
18. PROPOSED ACCESSIBLE RAMP (REFERENCE GRADING PLAN)
19. PROPOSED PARKING LOT SIGN R7-8 (REFERENCE SITE DETAILS)
20. PROPOSED PARKING LOT SIGN R7-8A (REFERENCE SITE DETAILS)
21. PROPOSED HANDRAIL (REFERENCE SITE DETAILS)
22. PROPOSED "DO NOT ENTER" SIGN R5-1 (REFERENCE SITE DETAILS)
22. PROPOSED STOP BAR AND "STOP" PAVEMENT MARKING (REFERENCE SITE DETAILS)
23. PROPOSED DIRECTIONAL ARROW PAVEMENT MARKING (REFERENCE SITE DETAILS)
24. PROPOSED DIRECTIONAL SIGN (REFERENCE ARCHITECTURE)
25. EXISTING WATER METER (REFERENCE UTILITY PLAN)
26. PROPOSED FIRE HYDRANT (REFERENCE UTILITY PLAN)
27. PROPOSED GREASE INTERCEPTOR (REFERENCE UTILITY PLAN)
28. PROPOSED SANITARY GREASE DRAIN (REFERENCE UTILITY PLAN)
29. PROPOSED GAS METER (REFERENCE UTILITY PLAN)
30. PROPOSED BUILDING COLUMN (REFERENCE ARCHITECTURE)
31. PROPOSED BUILDING CANOPY (REFERENCE ARCHITECTURE)
32. PROPOSED SITE LIGHT (REFERENCE PHOTOMETRIC PLANS)
33. PROPOSED DRIVE THRU MENU BOARD (REFERENCE ARCHITECTURE)
34. PROPOSED LANDSCAPE DEPRESSION (REFERENCE GRADING PLAN)
35. PROPOSED TURN DOWN SLAB (REFERENCE SITE DETAILS)
36. PROPOSED FREESTANDING PYLON SIGN (REFERENCE ARCHITECTURE)

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ADA PATH
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING
- EXISTING WALL
- PARKING COUNT
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING STORM SEWER MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC VAULT BOX
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREE
- PROPOSED PUBLIC FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER

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A	08/06/26	1ST EPC SUBMITTAL	TDK

Project No:	DBC000077
Drawn By:	NSM
Checked By:	TDK
Date:	08/06/26

SITE PLAN

C2.0
Sheet 4 of 12

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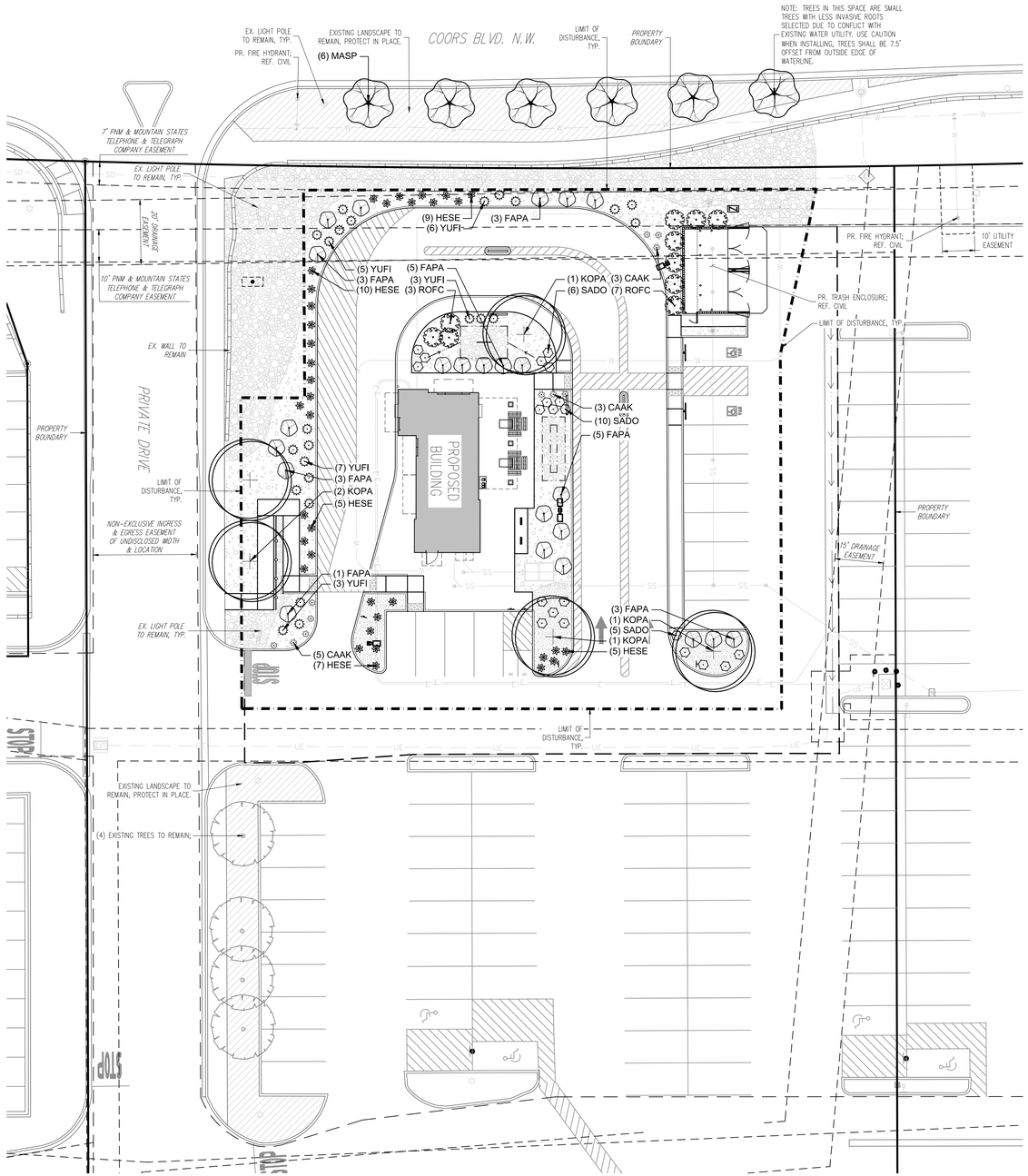
I:\DCDutch Brothers Coffee Land Projects\Mt. Albuquerque - DBC000077\25 - Zones & Maximums\DBC000077_EPC Site Dwg - Montano Mall.dwg, 8/6/2026



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	KOPA	5	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	B&B	2" CAL	30`X25`	LOW
ORNAMENTAL TREES								
	MASP	6	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20`X15`	LOW
EXISTING TREES								
	EXDT	4	EXISTING TREE	TO REMAIN				

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE
DECIDUOUS SHRUBS							
	FAPA	23	APACHE PLUME	FALLUGIA PARADOXA	#5 CONT.	5`X5`	VERY LOW
EVERGREEN SHRUBS							
	ROFC	10	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS	#5 CONT.	6`X6`	LOW
	SADO	21	DESERT SAGE	SALVIA DORRII	#5 CONT.	3`X3`	VERY LOW
	YUFI	24	ADAM'S NEEDLE	YUCCA FILAMENTOSA	#5 CONT.	3`X3`	VERY LOW
ORNAMENTAL GRASSES							
	CAAK	11	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW
	HESE	36	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5`X2.5`	VERY LOW

GROUNDCOVER SCHEDULE

SYMBOL	QTY	NAME
GROUND COVERS		
	4,138 SF	EXISTING LANDSCAPE TO REMAIN
MULCH		
	4,013 SF	1" GREY CRUSHED ROCK MULCH - MATCH EXISTING
	4,303 SF	3-6" GREY CRUSHED COBBLE - MATCH EXISTING
	793 SF	GREY CRUSHED FINES

LANDSCAPE REQUIREMENTS

CODE SECTION	LOCATION	FORMULA	TAKE-OFFS			REQUIRED			PROVIDED		
			LF	SF	QTY	TREES	SHRUBS	OTHER	TREES	SHRUBS	OTHER
INTERNAL LANDSCAPE											
5-6(C)(2)(a)	MIN. LANDSCAPE AREA	15% OF NET LOT AREA		9,053 SF				1,358 SF			1,358 SF
MOTOR VEHICLE LOT											
5-6(F)(1)(i)	INTERIOR	1 TREE / 10 SPACES			14 SPACES	2			5		

0 10 20
SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com
Galloway & Company, LLC

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

MAJOR AMENDMENT SITE PLAN
DUTCH BROTHERS COFFEE
MONTANO PLAZA
6200 COORS BOULEVARD N.W.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#	Date	Issue / Description	Init.
A	08/06/26	1ST EPC SUBMITTAL	TDK

Project No: DBC000077
Drawn By: JC
Checked By: KR
Date: 08/06/26

LANDSCAPE PLAN

L1.0
Sheet 11 of 12

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K:\DBC\Dutch Brothers Coffee\Land Team Projects\NM_Albuquerque - DBC000077 (El Cerro & Montano)\PLANS\Plan\DBC000077_PLS.dwg, Nicolas Mack, 8/5/2026

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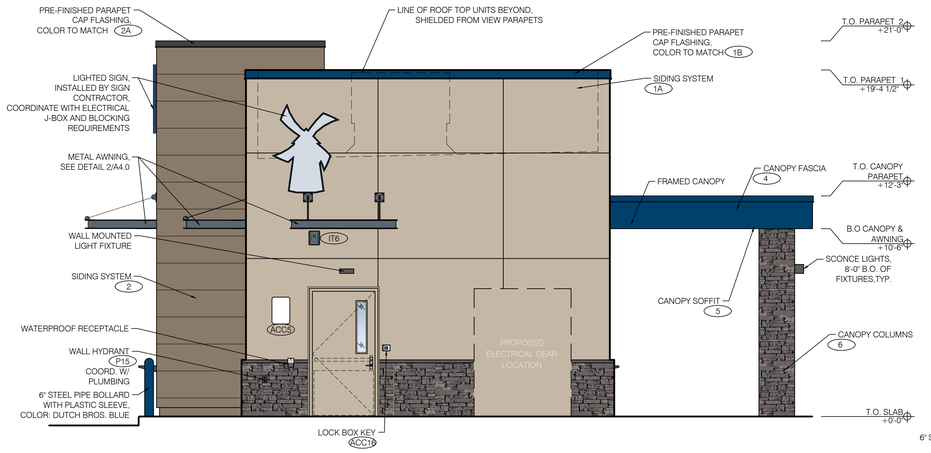
EXTERIOR FINISH SCHEDULE

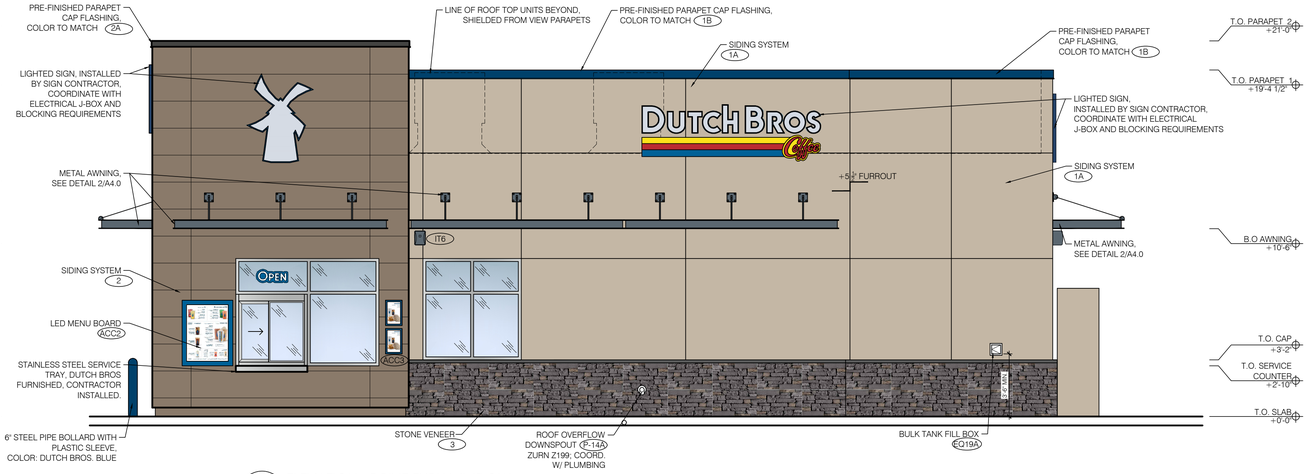
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	SW7506 LOGGIA	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	METAL FASCIA	WESTERN STATES METAL ROOFING	DB BLUE	
ZONE 2 (TOWER) (Z2)				
2	FIBER CEMENT SIDING	NICHIHA	SW7039 VIRTUAL TAUPE	ORIENTATION: HORIZONTAL
2A	METAL FASCIA	WESTERN STATES METAL ROOFING	SW7069 IRON ORE	
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB BLUE
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, $\frac{1}{8}$" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	

NOTE:
EXTERIOR DOORS TO BE PAINTED PER A6.1.



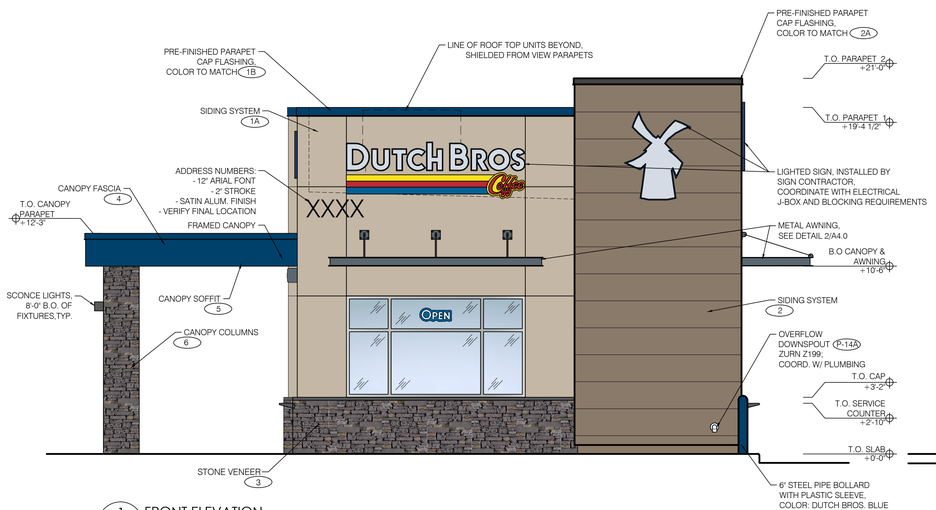
3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



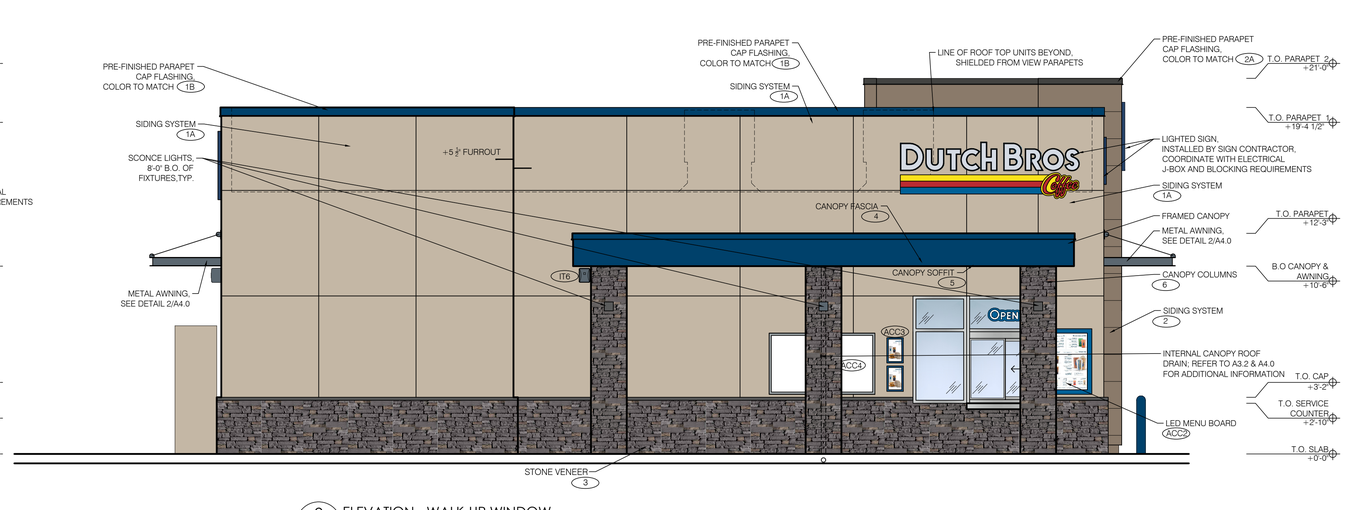
4 ELEVATION - DRIVE-THRU WINDOW

SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 ELEVATION - WALK-UP WINDOW

SCALE: 1/4" = 1'-0"

ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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STATE OF NEW MEXICO
PAUL DEPPE
NO. 6414
REGISTERED ARCHITECT

EXPIRES 12/31/2026

Project No: NM0109

Dutch Bros Coffee - New Freestanding Store
DB ANNIHILATOR - A2

6200 COORS BOULEVARD
ALBUQUERQUE, NM 87120

DATE: 02/16/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS COLOR

SHEET NUMBER:

A6.1

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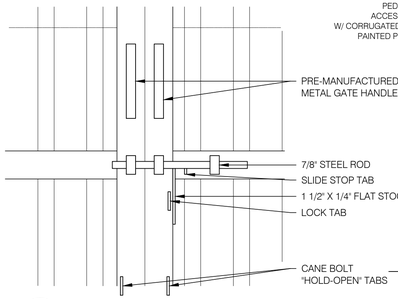
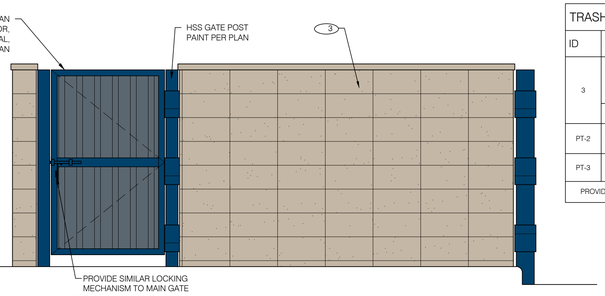


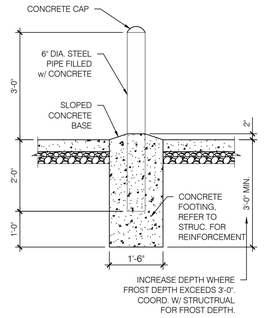
7 TRASH ENCLOSURE GATE LOCKING HANDLE

SCALE: 1-1/2" = 1'-0"



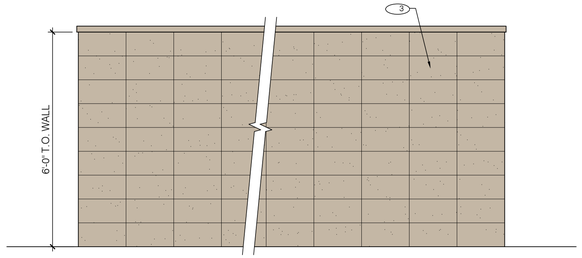
3 TRASH ENCLOSURE SIDE ELEVATION

SCALE: 1/2" = 1'-0"



8 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



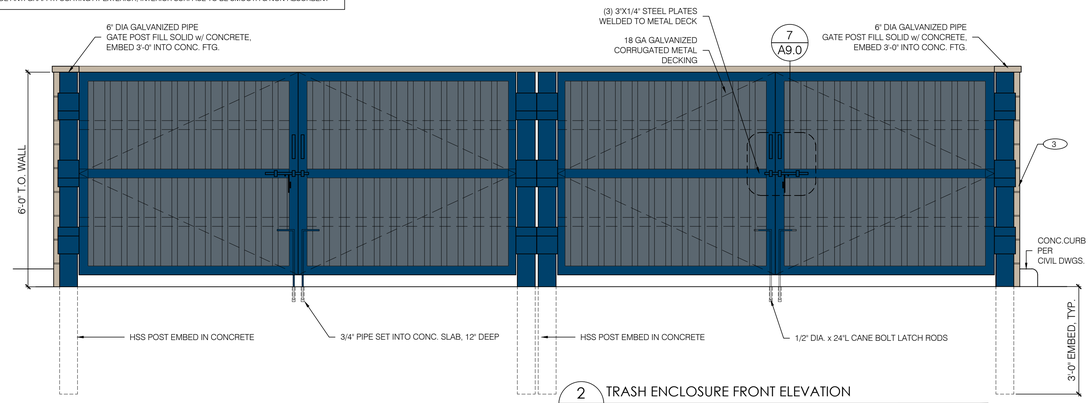
4 TRASH ENCLOSURE REAR ELEVATION

SCALE: 1/2" = 1'-0"

TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE 8X8X16	BASALITE	645	IF INTEGRAL COLOR BLOCK IS UNAVAILABLE, BLOCK TO BE PAINTED TO MATCH SW7506 LOGGIA
	CMU CAP	BASALITE	645	12X16X2
PT-2	PAINT	SHERWIN-WILLIAMS	8656-1125 - BLDG DB DARK GRAY	BLDG DB DARK GRAY, GATES BODY
PT-3	PAINT	SHERWIN-WILLIAMS	8656-12045 - BLDG DB BLUE	BLDG DB BLUE, GATE FRAMES & POSTS
PROVIDE ANTI GRAFFITI COATING AT EXTERIOR; INTERIOR SURFACE TO BE SMOOTH & NON-ABSORBENT				

TRASH ENCLOSURE GENERAL NOTES:

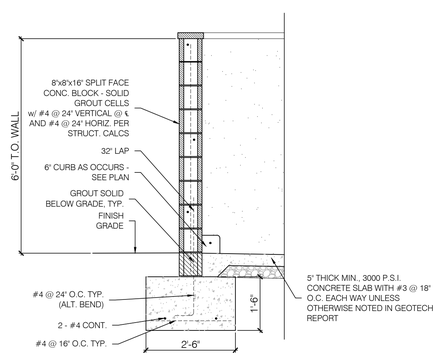
1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATE TO BE BUILT WITH 3"X 2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



2 TRASH ENCLOSURE FRONT ELEVATION

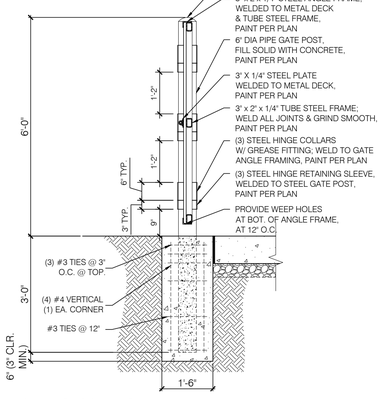
SCALE: 1/2" = 1'-0"





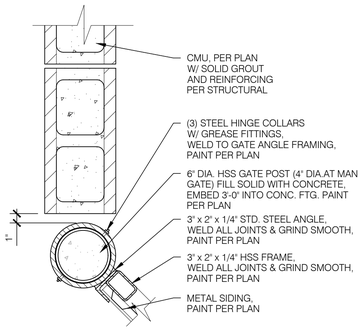
9 TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



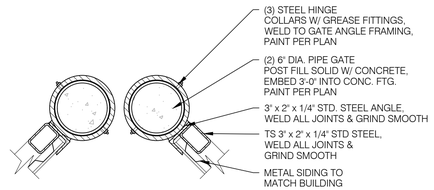
5 TRASH ENCLOSURE GATE JAMB DETAIL

SCALE: 1/2" = 1'-0"



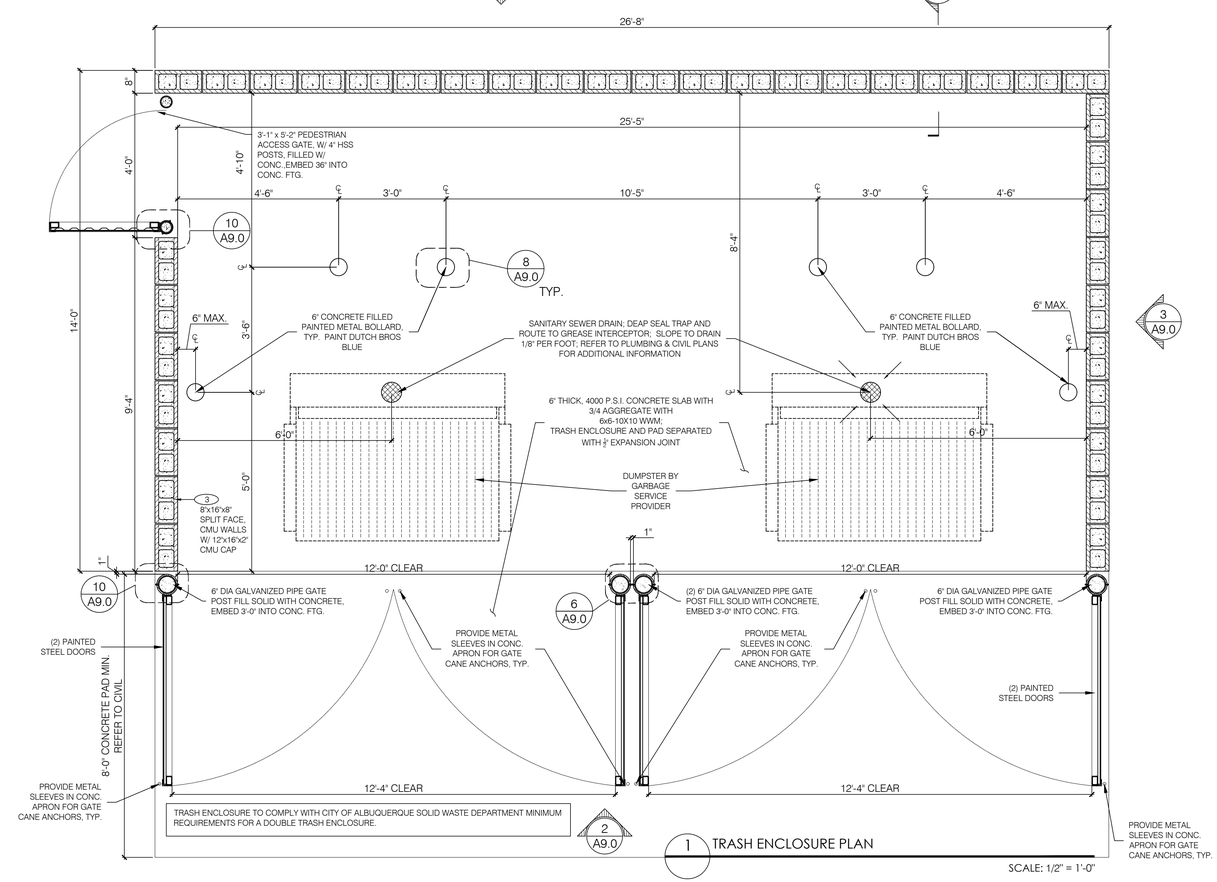
10 TRASH ENCLOSURE GATE JAMB DETAIL

SCALE: 1-1/2" = 1'-0"



6 TRASH ENCLOSURE GATE JAMB DETAIL

SCALE: 1-1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN

SCALE: 1/2" = 1'-0"

ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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STATE OF NEW MEXICO
PAUL DEPPE
NO. 6414
REGISTERED ARCHITECT

EXPIRES 12/31/2026

Project No: NM0109

Dutch Bros Coffee - New Freestanding Store
DB ANNIHILATOR - A2

6200 COORS BOULEVARD
ALBUQUERQUE, NM 87120

DATE: 02/16/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

TRASH ENCLOSURE PLAN/ ELEVATIONS

SHEET NUMBER:

A9.0

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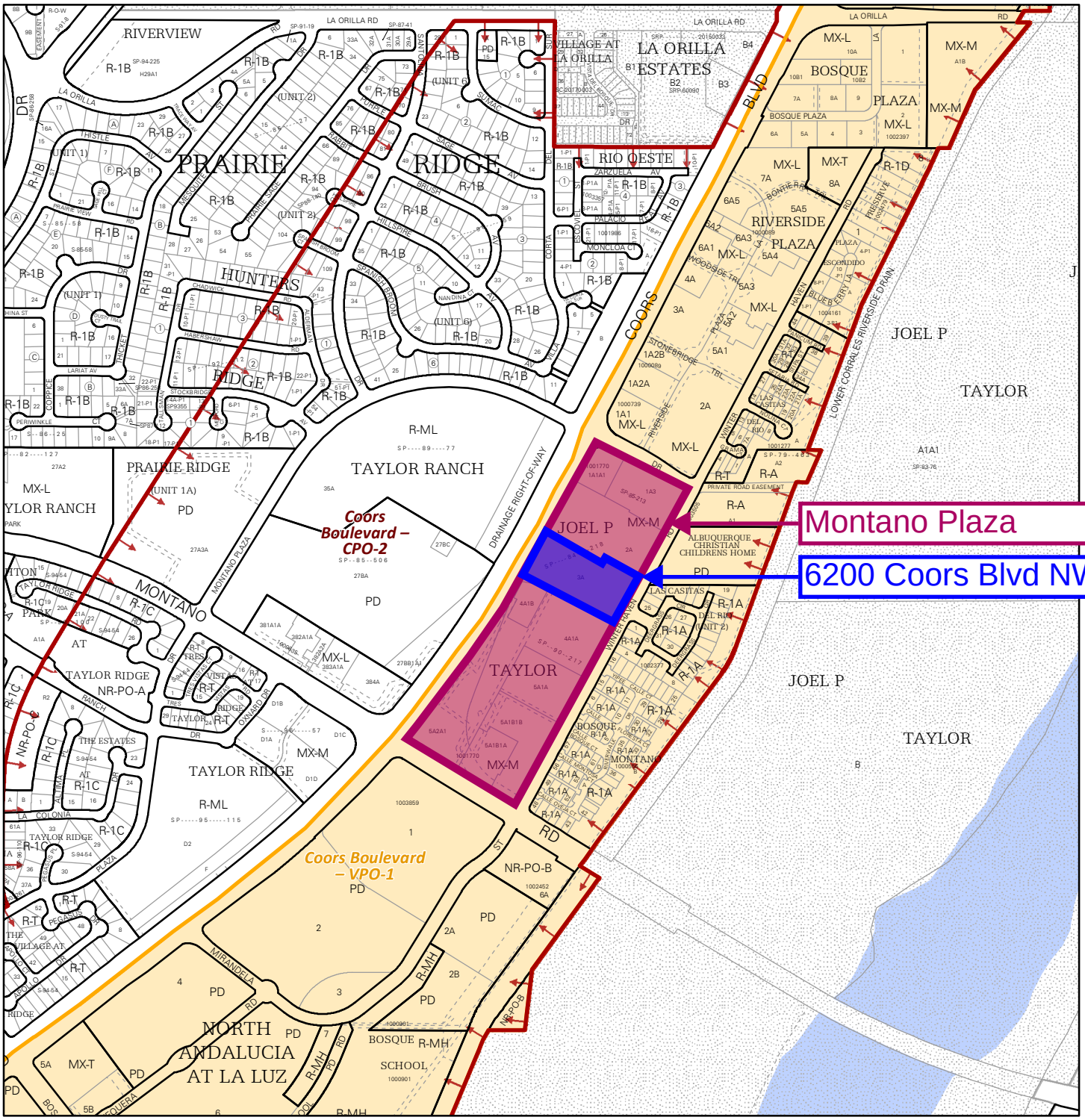


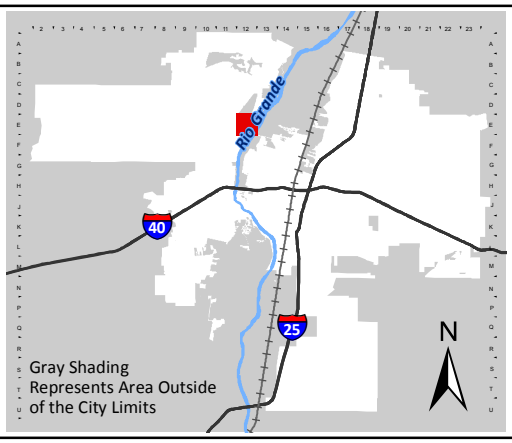
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:

E-12-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

Feet: 0 250 500 1,000

Galloway
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September 3, 2026

City of Albuquerque
Environmental Planning Commission
600 2nd St. NW
Albuquerque, NM 87102

RE: Major Amendment Site Plan EPC Submittal Justification Letter

Dear City of Albuquerque Environmental Planning Commission,

The proposed project located at 6200 Coors Blvd NW, Albuquerque, NM within the Montano Plaza development was recently submitted for pre-application review (PA#: PA-202600069). The proposed improvements include demolition of existing retail Building C, construction of proposed drive through coffee shop, and associated infrastructure.

The pre-application review indicated the decision type shall follow Major Amendment to a Site Plan EPC development process in accordance with IDO procedures 16-16-6-6(I) and 14-16-6-4(Y). Pre-application review comments requested Sketch Plan review with the Planning Department's Development Facilitation Team (DFT) due to the addition of a drive-thru adjacent to the Coors Blvd NW corridor and changes to the site's circulation and traffic patterns. DFT Hearing was held on April 29, 2026. (Project Number: PR-2024-010079; Application Number: PA-2026-00117). DFT directed to proceed to Environmental Planning Commission review for Major Amendment Site Plan. Transportation review indicated a Traffic Impact Study (TIS) is not required. Please see attached Major Amendment Site Plan, Building Elevations, Traffic Scoping Form, Approved Solid Waste Plan, Approved Conceptual Grading and Drainage letter, ALTA Survey, Zone Atlas Map, and Montano Plaza Site Plan, dated 2014 (Project Number: 1001770).

IDO 16-16-6-6(I)(3) Review and Decision Criteria:
Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

6-6(I)(3)(a) *The Site Plan is consistent with the ABC Comp Plan, as amended.*

Response: The request is consistent with the applicable goals and policies of the 2024 ABC Comprehensive Plan. The subject property is designated an Area of Change and is located within the Coors/Montaño Village Activity Center and along the Coors Boulevard Major Transit Corridor. Replacing the previously approved 5,800-square-foot Shop C with a 1,025-square-foot restaurant and drive-through reinvests in an existing commercial center, adds a neighborhood-serving use, and directs development to a designated Center and Corridor where growth and redevelopment are encouraged. This supports Goal 5.1, Centers and Corridors, and Policy 5.1.1, Desired Growth, which direct growth to Centers and Corridors to create a more sustainable development pattern. It also supports Goal 5.2, Complete Communities, and Policy 5.2.1, Land Uses, by adding a conveniently accessible commercial service within an established mixed-use center.

The Site Plan also advances the Comp Plan's urban-design policies. Internal pedestrian connections link the building, parking areas, and surrounding shopping center; landscaping, screening, and defined circulation improve pedestrian safety within this auto-oriented commercial setting; and the building's height, earth-tone palette, materials, equipment screening, and landscaping respond to the Coors Boulevard context and protected views. These features are consistent with Policy 7.2.1, Walkability; Policy 7.3.2, Community Character; Policy 7.3.4, Infill; Policy 7.4.3,

Off-street Parking Design; and Policy 7.5.1, Landscape Design. Accordingly, the amendment places compatible infill in a location identified for change while improving circulation, site design, and the visual character of the existing center. (ABC Comp Plan Goals 5.1 and 5.2; Policies 5.1.1, 5.2.1, 7.2.1, 7.3.2, 7.3.4, 7.4.3, and 7.5.1)

6-6(I)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.*

Response: The subject property is zoned MX-M, not NR-SU or PD; therefore, no NR-SU or PD terms or conditions apply. The property is, however, governed by the pre-IDO Montaño Plaza Site Development Plan approved under Project No. 1001770. The amendment retains the commercial function of the approved shopping center and has been designed to remain consistent with the controlling plan's applicable development standards. The proposed Site Plan amends the 16-foot maximum building height restriction to allow for 21-foot proposed building height while maintaining compliance with VPO-1 requirements; visible rooftop equipment will be screened; and the exterior design uses compatible earth-tone colors and materials, with contrasting accent colors limited as required by the applicable overlay standards. Proposed signage is also subject to the controlling plan and applicable IDO requirements. The requested Major Amendment changes the approved Shop C building footprint and site circulation but does not introduce a use that is inconsistent with the approved commercial center. (2014 Controlling Site Plan, Project No. 1001770; Pre-application Notes PA-2026-00069; IDO § 14-16-6-4(Y))

6-6(I)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property*.

Response: The proposed restaurant with drive-through facilities is an allowable use in the MX-M zone, subject to applicable use-specific standards. The Site Plan has been prepared to comply with the controlling 2014 Site Development Plan; the MX-M dimensional and development standards; the CPO-2 Coors Boulevard Character Protection Overlay; the VPO-1 Coors Boulevard View Protection Overlay; and applicable IDO requirements for access and connectivity, parking and loading, landscaping and screening, outdoor lighting, signage, and drive-through facilities. The plan maintains the required setback from Coors Boulevard, incorporates landscaping and screening along the corridor, provides defined pedestrian routes and accessible facilities, screens support areas and mechanical equipment, and orients drive-through operations within the site rather than toward the public street. Building colors, materials, massing, and height are designed to protect the Coors Boulevard viewshed and remain compatible with Montaño Plaza.

The project has also proceeded through the City's technical review process. The Development Facilitation Team reviewed the project on April 29, 2026. Transportation approved the Traffic Circulation Layout on July 2, 2026, and determined through scoping that a Traffic Impact Study is not required. Hydrology approved the Conceptual Grading and Drainage Plan for DFT action on April 29, 2026, and the Solid Waste plan is included with the EPC package. Final technical compliance will be confirmed through DFT final sign-off and the building-permit process. (IDO §§ 14-16-3-4(C), 14-16-3-6(D), 14-16-4-3(D)(9), 14-16-4-3(F)(5), and Parts 5 and 6; TRANS-2026-00161; HYDR-2026-00141)

6-6(I)(3)(d) *The City's existing infrastructure and public improvements, including but not limited to it's 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.*

Response: The project redevelops an existing pad within Montaño Plaza and uses the shopping center's established access, internal private drives, utility systems, parking network, and pedestrian facilities. No new driveway connection to Coors Boulevard or Montaño Road is proposed. The approved Traffic Circulation Layout demonstrates workable on-site circulation, accessible routes, parking, motorcycle and bicycle parking, and service access. Transportation approved the layout for building-permit purposes on July 2, 2026, and a Traffic Impact Study was not required.

The proposed grading and drainage improvements are integrated with the existing developed site. The City's Hydrology Section approved the Conceptual Grading and Drainage Plan for DFT action, confirming that the drainage approach may proceed through the City's development-review process. The project will connect to existing utility infrastructure serving Montaño Plaza, and any final utility or infrastructure requirements identified during technical review will be addressed before DFT final sign-off and construction. Based on the scale of the 1,025-square-foot infill project and the agency approvals obtained to date, existing infrastructure has adequate capacity, and the Site Plan avoids or mitigates additional burdens to the maximum extent practicable. (Approved TCL, TRANS-2026-00161, July 2, 2026; Approved Conceptual Grading and Drainage Plan, HYDR-2026-00141, April 29, 2026; DFT Sketch Plan Comments, April 29, 2026)

6-6(I)(3)(e) *The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.*

Response: The Site Plan contains project-specific measures addressing potential impacts from traffic, vehicle stacking, pedestrian conflicts, noise, light, drainage, waste service, and visual compatibility. The drive-through lanes and stacking area are contained within the site and separated from the principal pedestrian routes; directional controls and pavement markings organize internal circulation; and the approved Traffic Circulation Layout confirms the proposed circulation pattern. The order and service functions are oriented into the shopping center and away from Coors Boulevard to the maximum extent practicable. Existing perimeter access is retained, avoiding new curb cuts or direct traffic conflicts on the arterial corridors.

Potential visual and environmental impacts are reduced through the building's limited height and mass, earth-tone exterior palette, rooftop-equipment screening, corridor landscaping, parking-lot landscaping, screened support areas, and code-compliant fully shielded lighting. The project maintains the Coors Boulevard setback and responds to the CPO-2 and VPO-1 requirements intended to protect the corridor's character and significant views. Drainage will follow the approved conceptual grading and drainage approach, and solid-waste service has been evaluated through the City's review process. These measures integrate the new use into the existing commercial center and mitigate significant adverse effects to the maximum extent practicable. (IDO §§ 14-16-3-4(C), 14-16-3-6(D), 14-16-5-5(I), 14-16-5-6, and 14-16-5-8; approved TCL and conceptual grading/drainage documents)

6-6(I)(3)(f) *If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

Response: This criterion is not applicable. The materials reviewed do not identify the subject property as being within an approved Master Development Plan. The site is governed by the 2014 Montaño Plaza Site Development Plan, the MX-M zone district, and the CPO-2 and VPO-1 overlay zones. The proposed Site Plan amends the 16-foot maximum building height restriction to allow for 21-foot proposed building height while maintaining compliance with VPO-1 requirements; visible rooftop equipment will be screened; and the exterior design uses compatible earth-tone colors and materials, with contrasting accent colors limited as required by the applicable overlay standards. Proposed signage is also subject to the controlling plan and applicable IDO requirements. Compliance with those applicable approvals and regulations is addressed above. (Pre-application Notes PA-2026-00069; 2014 Controlling Site Plan, Project No. 1001770)

6-6(I)(3)(g) *If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.*

Response: This criterion is not applicable because the subject property is not located in the Railroad and Spur Small Area, and no cumulative impact analysis has been required. In addition, the proposed development is not expected to create material adverse impacts of the type addressed by this criterion. The project replaces an approved 5,800-square-foot retail building with a substantially smaller 1,025-square-foot restaurant building; a Traffic Impact Study was not required; parking and vehicle stacking are contained on site; lighting will comply with the IDO's shielding, color-temperature, and light-trespass standards; and the approved grading and drainage approach addresses stormwater management. The site does not include industrial operations or other sources of material vibration or water-quality impacts. (IDO §§ 14-16-5-2(E), 14-16-5-8, and 14-16-6-4(H); Transportation and Hydrology approvals included with the EPC package)

6-6(I)(3)(h) *If an outdoor or site lighting performance analysis is requested the proposed lighting design must prove it will not adversely affect the lighting requirements of 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.*

Response: No outdoor or site-lighting performance analysis has been requested in the pre-application or DFT comments provided; therefore, this criterion is not presently applicable. The photometric and lighting plans included with the Site Plan package are designed to comply with the applicable CPO-2 and IDO outdoor-lighting standards, including fully shielded or U0-rated luminaires, a maximum correlated color temperature of 3,000 Kelvin, controlled canopy lighting, a maximum 20-foot mounting height in parking and vehicular areas, and limitations on light trespass. If the City requests a performance analysis during EPC or subsequent technical review, the applicant will provide the analysis and make any adjustments necessary to demonstrate compliance. (IDO §§ 14-16-3-4(C)(5)(d) and 14-16-5-8; Pre-application Notes PA-2026-00069)

Sincerely,
GALLOWAY

Troy Kelts
Principal
303-770-8884
TroyKelts@GallowayUS.com

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Galloway & Company, LLC 5500 Greenwood Plaza Blvd. Suite 200 Greenwood Village, CO 80111	6	60	
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	ABEYTA ANDREW L TRUSTEE ABEYTA RVT 3619 YIPEE CALLE CT NW ALBUQUERQUE NM 87120			
2.	ALBUQUERQUE CHRISTIANS CHILDRENS HOME 5700 WINTERHAVEN RD NW ALBUQUERQUE NM 87120-2643	UNITED STATES POSTAL SERVICE® 0000	U.S. POSTAGE PAID GREENWOOD VILLAGE, CO 80112 SEP 03, 26 AMOUNT **$30.00** S2324H504477-07	
3.	ARC DBPCFBR001 LLC ATTN: CVS PHARMACY #7242 1 CVS DR WOONSOCKET RI 02895			
4.	BOOM MARY 3609 CALLE FLORESTA CT NW ALBUQUERQUE NM 87120-2374			
5.	BOSQUE MONTANO HOMEOWNERS ASSOCIATION C/O HOAMCO PO BOX 67590 ALBUQUERQUE NM 87193-7590	UNITED STATES POSTAL SERVICE® 0000	U.S. POSTAGE PAID GREENWOOD VILLAGE, CO 80112 SEP 03, 26 AMOUNT **$15.00** S2324H504477-07	
6.	BOSQUE MONTANO HOMEOWNERS ASSOCIATION INC C/O HOAMCO PO BOX 67590 ALBUQUERQUE NM 87193-7590			

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1.	BRITO FRANCES 3612 YIPEE CALLE CT NW ALBUQUERQUE NM 87120-2380			
2.	CALVARY ALBUQUERQUE INC 4001 OSUNA RD NE ALBUQUERQUE NM 87109-4422			
3.	CITY OF ALBUQUERQUE PO BOX 1293 ALBUQUERQUE NM 87103-1293			
4.	COORS & MONTANO LLC 15436 N FLORIDA AVE SUITE 200 TAMPA FL 33613-1226			
5.	CORDOVA ROBERT J 6191 DEERGRASS CIR NW ALBUQUERQUE NM 87120-1245			
6.	CORDOVA ROGER S & DIETZ-CORDOVA MONA 3609 CALLE OVEJA CT NW ALBUQUERQUE NM 87120-2359			

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1.	CRESPIN AMANDA R 3612 CALLE OVEJA CT NW ALBUQUERQUE NM 87120-2357			
2.	DALTON ROBIN 3612 GRAMA CT NW ALBUQUERQUE NM 87120-5305			
3.	FISHBACK DAVID 6115 DEERGRASS CIR NW ALBUQUERQUE NM 87120-1245			
4.	FOLEY WILLIAM T & STEINERT-FOLEY MARYANN TRUSTEES FOLEY RVLT 219 NEWCOMB ST SONOMA CA 95476			
5.	FORD TSAI-MARIE & BARRAGAN GARY NATHAN 6105 DEERGRASS CIR NW ALBUQUERQUE NM 87120-1245			
6.	GONZALES ERICA 6100 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120-5014			

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1.	GORDON HEATHER F 3608 CALLE MONTOSA CT NW ALBUQUERQUE NM 87120			
2.	GOVEA MELISSA S 3616 CALLE OVEJA CT NW ALBUQUERQUE NM 87120			
3.	HOLLER BENNIE F TRUSTEE HOLLER RVT 3619 CALLE FLORESTA CT NW ALBUQUERQUE NM 87120			
4.	JOHNSON PROPERTIES LTD C/O SUNVISTA COMMERCIAL REAL ESTATE LLC PO BOX 91090 ALBUQUERQUE NM 87199-1090			
5.	KAIBEL HOWARD L & LAURA A 3504 CALLE FLORESTA CT NW ALBUQUERQUE NM 87120-2372			
6.	KILLEBREW AUDREY 3615 CALLE OVEJA CT NW ALBUQUERQUE NM 87120-2359			

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1.	KRESKE CHARLES M & SANDRA M 6195 DEERGRASS CIR NW ALBUQUERQUE NM 87120-1245			
2.	LAS CASITAS DEL RIO SUBDIVISION HOMEOWNERS ASSOCIATION INC 6121 INDIAN SCHOOL RD NE SUITE 275 ALBUQUERQUE NM 87110-4171			
3.	LAS MANANITAS ASSOCIATES LLC C/O TM EQUITIES INC 428 E WINCHESTER ST SUITE 100 SALT LAKE CITY UT 84107-8520			
4.	LEEMKUIL KARA 3608 CALLE FLORESTA CT NW ALBUQUERQUE NM 87120-2375			
5.	LUDWIG MICHAEL & OLAGUEAN ISABELA DAVIS 3609 YIPEE CALLE CT NW ALBUQUERQUE NM 87120-2381			
6.	MACFARLAND JESSIE BROWN & CASTILLO CHRISTINE 6250 WINTER HAVEN RD NW ALBUQUERQUE NM 87120-2645			

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1.	MAES ROBERT A 8735 SPRINGHILL DR NW ALBUQUERQUE NM 87114-6223			
2.	MAESE SAMUEL A SR 3608 GRAMA CT NW ALBUQUERQUE NM 87120-5305			
3.	MAEZ MATTHEW 3604 CALLE MONTOSA CT NW ALBUQUERQUE NM 87120-2364			
4.	MARTINEZ GREGORY & MADDEN KENNETH 6199 DEERGRASS CIR NW ALBUQUERQUE NM 87120-1245			
5.	NEW MEXICO BANK & TRUST PO BOX 1048 ALBUQUERQUE NM 87103-1048			
6.	NEWBY CATHLEEN FERN & SANCHEZ LYNETTE 6723 BLACK VOLCANO RD NW ALBUQUERQUE NM 87120-6253			

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1.	PALMO IRENE KATE 6109 DEERGRASS CIR NW ALBUQUERQUE NM 87120-1245			
2.	PATEL NISHANT 3612 CALLE MONTOSA CT NW ALBUQUERQUE NM 87120			
3.	RED GROUP INVESTMENTS LLC 11228 BOB MITCHELL DR EL PASO TX 79936-4623			
4.	RUFF MARSHALL C 3619 CALLE MONTOSA CT NW ALBUQUERQUE NM 87120-2371			
5.	SANDOVAL PHILLIP J PO BOX 27651 ALBUQUERQUE NM 87125			
6.	SICILY PLAZA LLC 6301 4TH ST NW SUITE 7 ALBUQUERQUE NM 87107-5860			

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1.	SILVER LEAF VENTURES LLC 5319 MENAUL BLVD NE ALBUQUERQUE NM 87110			
2.	SNOW DOROTHY GERALDINE TRUSTEE SNOW TRUST 3609 CALLE MONTOSA CT NW ALBUQUERQUE NM 87120-2371			
3.	SOMBRA DEL OSO APARTMENTS LLC ATTN: CHUCK BOND 3021 CITRUS CIR SUITE 130 WALNUT CREEK CA 94598-2692			
4.	SPIRIT MASTER FUNDING X LLC C/O DEFINED FITNESS 5850 EUBANK BLVD NE SUITE B-20 ALBUQUERQUE NM 87111-6132			
5.	STUCKER JOHN R & SUSAN B 3616 YIPEE CALLE CT NW ALBUQUERQUE NM 87120-2380			
6.	TABE MASHELLAMOENA 3716 AWAY PL NE ALBUQUERQUE NM 87113-2651			

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	TAYLOR JOEL P & NINA MAE ATTN: ALBERTSONS LLC PO BOX 6890 BOISE ID 83726-0890			
2.	TAYLOR JOEL P & NINA MAE TRUST C/O SUNVISTA COMMERCIAL REAL ESTATE LLC PO BOX 91090 ALBUQUERQUE NM 87199-1090			
3.	TAYLOR JOEL P ETUX ETAL C/O SUNVISTA COMMERCIAL REAL ESTATE LLC PO BOX 91090 ALBUQUERQUE NM 87199-1090			
4.	TAYLOR JOEL P ETUX ETAL TRUST C/O SUNVISTA COMMERCIAL REAL ESTATE LLC PO BOX 91090 ALBUQUERQUE NM 87199-1090			
5.	TAYLOR JOEL P ETUX ETAL TRUST C/O WELLS FARGO BNK NM PO BOX 1180 CHINO HILLS CA 91709-0040			
6.	TURNER MARK & JULIE 100 SUN AVE NE SUITE 150 ALBUQUERQUE NM 87109-4675			

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1.	WADE CHRISTOPHER & LISA M 908 VISTA FAISAN TRL NW ALBUQUERQUE NM 87107-5462			
2.	WBALNM001 LLC 125 S WACKER DR SUITE 1220 CHICAGO IL 60606-4430			
3.	WHEELER LESLIE 3612 CALLE FLORESTA CT NW ALBUQUERQUE NM 87120-2375			
4.	WOLVERINE LAND COMPANY LLC 8525 JEFFERSON ST NE ALBUQUERQUE NM 87113-1603			
5.	WRIGHT MICHAEL S TR WRIGHT RVT 3608 CALLE OVEJA CT NW ALBUQUERQUE NM 87120-2357			
6.	ZENO EBONYE 3608 YIPEE CALLE CT NW ALBUQUERQUE NM 87120-2380			

Jason Mann

From: Jason Mann
Sent: Wednesday, September 2, 2026 9:29 PM
To: president@trna.org; aboard111@gmail.com
Cc: Troy Kelts; Nicholas Merelli
Subject: Public Notice - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: _Public Notice of a Proposed Project (Dutch Brothers).pdf; Attachment_DBC_Site Plan.pdf; Attachment_Neighborhood Association Representative Contact List.pdf; Attachment_Zone Atlas.pdf; DBC_EPC_Justification Letter.pdf

Hello,
This public notice of an application for a proposed project is provided as required by the Integrated Development Ordinance (IDO) §14-16-6-4(J) Public Notice. This notice is being provided to the Neighborhood Association Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

A Major Amendment Site Plan EPC application will be made for the property located at 6200 Coors Blvd NW, Albuquerque, NM. The proposed improvements include demolition of existing retail Building C, construction of proposed drive through coffee shop and associated infrastructure. Please see attached Public Notice, Justification Letter, Neighborhood Association Representative Contact List, Site Plan Drawings with Building Elevations, and Zone Atlas Map.
.

This application is an Environmental Planning Commission decision. This application will be heard at a public hearing on October 15, 2026, at 8:40am by the Environmental Planning Commission. The public hearing can be accessed with the following Zoom Link: https://cabq.zoom.us/j/83932559165 or by call in: (719) 359-4580, webinar ID: 839 3255 9165.

To contact City Staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

Best regards,

Galloway

Jason Mann PE, PMP, LEED AP he/him
SR CIVIL ENGINEER PROJECT MANAGER

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111
O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Wednesday, September 2, 2026 9:29 PM
To: aboard111@gmail.com; jane.baechle@gmail.com; wescona0@gmail.com
Cc: Troy Kelts; Nicholas Merelli
Subject: Public Notice - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: DBC_EPC_Justification Letter.pdf; _Public Notice of a Proposed Project (Dutch Brothers).pdf; Attachment_DBC_Site Plan.pdf; Attachment_Neighborhood Association Representative Contact List.pdf; Attachment_Zone Atlas.pdf

Hello,
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To contact City Staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

Best regards,

Jason Mann PE, PMP, LEED AP he/him
SR CIVIL ENGINEER PROJECT MANAGER

Galloway

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111
O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Outlook

RE: 6200 Coors Blvd NW_Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Thu 8/13/2026 8:51 AM
To Nicholas Merelli <NicholasMerelli@GallowayUS.com>

Good morning,

That is correct. I referenced the zone atlas map that was sent and did the standard 660 foot buffer.

Suzie

From: Nicholas Merelli <NicholasMerelli@GallowayUS.com>
Sent: Tuesday, August 11, 2026 3:10 PM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Cc: Troy Kelts <TroyKelts@GallowayUS.com>; Jason Mann <JasonMann@GallowayUS.com>
Subject: Re: 6200 Coors Blvd NW_Public Notice Inquiry Sheet Submission

Hello Suzanna,

We received the attached Neighborhood Association list with the updated inquiry.

The contacts are the same as the previous request. Can you please confirm the Neighborhood Association list provided covers a Major Amendment for the whole boundary of Montano Plaza?

Thank you,

Galloway

Nicholas Merelli EIT
CIVIL DESIGN ENGINEER

5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111
O 303.770.8884
NicholasMerelli@GallowayUS.com

GallowayUS.com

From: Nicholas Merelli <NicholasMerelli@GallowayUS.com>
Sent: Monday, August 10, 2026 2:19 PM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Cc: Troy Kelts <TroyKelts@GallowayUS.com>; Jason Mann <JasonMann@GallowayUS.com>
Subject: Re: 6200 Coors Blvd NW_Public Notice Inquiry Sheet Submission

Hello Suzanna,

Thank you for your response. We have re-submitted the request at the provided link. Please ensure the inquiry reflects the entire boundary of Montano Plaza.

Best regards,

Galloway

Nicholas Merelli EIT
CIVIL DESIGN ENGINEER

5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111
O 303.770.8884
NicholasMerelli@GallowayUS.com

GallowayUS.com

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Monday, August 10, 2026 2:06 PM
To: Nicholas Merelli <NicholasMerelli@GallowayUS.com>
Subject: RE: 6200 Coors Blvd NW_Public Notice Inquiry Sheet Submission

Good afternoon,

I am happy to provide the neighborhood association contact information. Can you please submit a request using the link below?

https://www.cabq.gov/office-of-neighborhood-coordination/notice-inquiry-sheet

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

Website: www.cabq.gov/neighborhoods

From: Nicholas Merelli <NicholasMerelli@GallowayUS.com>
Sent: Monday, August 10, 2026 1:36 PM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>; ISD WebMaster <webmaster@cabq.gov>; Troy Kelts <TroyKelts@GallowayUS.com>; Jason Mann <JasonMann@GallowayUS.com>
Subject: Re: 6200 Coors Blvd NW_Public Notice Inquiry Sheet Submission

Hello Suzanna,

We received the below submittal rejection comment from the Environmental Planning Commission based on the contacts provided.

1. ***Please resubmit a request for a buffer map and ONC Neighborhood Association list that reflects the boundary of the full subject site for Montano Plaza.***
2. ***Public notice to NAs and property owners within 100-feet needs to be resent to include the boundary of the full subject site for the Montano Plaza.***

Please provide corrected Neighborhood Associations contact information for EPC Major Amendment Site Plan application incorporating the entire boundary of Montano Plaza. Please see attached controlling site plan for your convenience.

Thank you,

Galloway

Nicholas MerelliEIT

CIVIL DESIGN ENGINEER

5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111

O 303.770.8884

NicholasMerelli@GallowayUS.com

GallowayUS.com

From: Flores, Suzanna A.
Sent: Wednesday, May 13, 2026 4:34 PM
To: Nicholas Merelli
Subject: FW: 6200 Coors Blvd NW_Public Notice Inquiry Sheet Submission

---

From: Flores, Suzanna A.
Sent: Thursday, April 30, 2026 8:53 AM
To: 'TroyKelts@GallowayUS.com'
Subject: 6200 Coors Blvd NW_Public Notice Inquiry Sheet Submission

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.

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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip
Taylor Ranch NA	president@trna.org	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	8712C
Taylor Ranch NA	president@trna.org	Nikkie	Baum	president@trna.org	6114 Buenos Aires Pl NW	Albuquerque	NM	8712C
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	8712C
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	8712C

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, 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, 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 you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice
- 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 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

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, April 29, 2026 2:36 PM
To: Office of Neighborhood Coordination <TroyKelts@GallowayUS.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Applicant Information

Contact Name

Troy Kelts

Telephone Number

303-770-8884

Email Address

TroyKelts@GallowayUS.com

Company Name

Galloway & Company

Company Address

5500 Greenwood Plaza Blvd, Suite 200

City

Greenwood Village

State

CO

ZIP

80111

Subject Site Information

Legal description of the subject site for this project:

Parcel 3-A of the Summary Replat of Plat of Lands of Joel P. Taylor, within Section 25, T11N, R2E, N.M.P.M.

Physical address of subject site:

6200 Coors Blvd NW, Building C

Subject site cross streets:

Coors Blvd NW & Montano Plaza Dr NW

Other subject site identifiers:

UPC: 101206228123840203

This site is located on the following zone atlas page:

E-12-Z

Link for map

Captcha

Jason Mann

Subject: FW: Tribal Meeting Request - other
Attachments: NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf

From: Troy Kelts <TroyKelts@GallowayUS.com>
Sent: Wednesday, August 12, 2026 7:26 AM
To: Jason Mann <JasonMann@GallowayUS.com>; Nicholas Merelli <NicholasMerelli@GallowayUS.com>
Subject: FW: Tribal Meeting Request - other

Galloway

Troy Kelts PE
SR. CIVIL ENGINEER PROJECT MANAGER
PRINCIPAL

5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111
O 303.770.8884
TroyKelts@GallowayUS.com

GallowayUS.com

From: PlanningEPC <PlanningEPC@cabq.gov>
Sent: Tuesday, August 11, 2026 5:50 PM
To: Troy Kelts <TroyKelts@GallowayUS.com>
Cc: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Soriano, Daniel <dsoriano@cabq.gov>
Subject: Re: Tribal Meeting Request - other

Hello Troy,
The property located at 6200 Coors Blvd NW **is within** 660 feet of Major Public Open Space, and the offer of a Pre-submittal Tribal Meeting is **required** pursuant to IDO §14-16-6-4(B). Please review this section of the IDO (Integrated Development Ordinance) carefully, as it provides instructions for you. This process can take up to 60 days, so applicants are encouraged to begin as soon as possible.
Attached is the NM Tribes & Leaders List for 2026. If an email address is not listed for a Tribal representative, you will need to send the correspondence via Certified Mail, return receipt requested.

Please Cc Terry Sloan and Brandi Ahmie, the City's Tribal Liaisons, on your email in case anyone has questions of them.

- terrysloan@cabq.gov
- bahmie@cabq.gov.

Here is a link to the required form you will need to send, at a minimum (which is also on the Planning webpage above) to all the contacts on the list above.

If any Tribal representative responds and requests a meeting, email PlanningEPC@cabq.gov and devhelp@cabq.gov to let us know that the meeting offer has been accepted.

Once you are ready to submit your application, please note that the City will not accept an application as complete without:

- A PDF of this email from Planning staff confirming the requirement for a Pre-Submittal Tribal Meeting.
- A PDF of the completed Tribal Meeting Request Form and any other attachments you sent.
- A PDF of the contact list the form was sent to.
- If a meeting was accepted/requested by a tribal representative:
    - A PDF of the correspondence with the tribal representative.
    - A PDF of the email to Planning staff alerting us to the meeting request.
    - A PDF of the Facilitated Meeting Report.

Please also note that the Integrated Development Ordinance requires the City to refer applications for subject properties within specific geographies to all Tribal representatives in New Mexico for comments. In these geographies, Tribal representatives have 30 days to submit comments, which will result in deferring the case to the following EPC hearing. To see Tribal engagement deadlines, affected applications and the triggering geographies, visit our Schedule for the EPC webpage.

Please reach out to us with any questions you may have.

Thank you,

Nichole Maher
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845
e nmaher@cabq.gov
cabq.gov/planning

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

Tribal Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: 09/03/26

This is a request for a Tribal Meeting for a proposed project on a property within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land. (See attached map.) This request is provided as required by Integrated Development Ordinance (IDO) **IDO §14-16-6-4(B)**[1] to Tribal Representatives on the attached list* from the City's tribal liaison Office of Native American Affairs.[2]

If you would like to request a Pre-submittal tribal meeting regarding this proposed project, please respond to this request within 30 days.[3]

☐ Yes
☐ No

If yes, list email address: _____

The applicant may specify a Tribal Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

_____

Project Information:

1. Subject Property Address* 6200 Coors Blvd NW, Albuquerque, NM
   Location Description Montano Plaza Parcel 3-A Shop C
2. Property Owner* TAYLOR JOEL P & NINA MAE TRUST C/O SUNVISTA COMMERCIAL REAL ESTATE LLC
3. Agent/Applicant* *[if applicable]* Galloway & Company, LLC
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Archaeological Certificate
   - ☐ Master Development Plan
   - ☑ Site Plan – EPC
   - ☐ Subdivision of Land
     - ◯ Minor
     - ◯ Major
   - ☐ Zoning Map Amendment – EPC
   - ☐ Zoning Map Amendment – Council

[1] See IDO Table 6-1-1 for notice requirements.

[2] Pursuant to IDO §14-16-6-4(B)(2), email is sufficient if on file with the Office of Native American Affairs. If no email address is on file for a particular tribal representative, notice must be provided via certified mail to the mailing address on file for that representative.

[3] If no request is received within this time-frame, the application may be submitted to the City.

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

Summary of project/request[4]*:
A major amendment to the controlling EPC site plan
to allow a restaurant with drive-through

5. This type of application will be decided by*: ○ City Staff
   OR at a public hearing by:
   ○ Development Hearing Officer (DHO) ◉ Environmental Planning Commission (EPC)
   ○ City Council
6. Where more information about the project can be found*[5]:
   Preferred project contact name: Troy Kelts
   Email: TroyKelts@GallowayUS.com
   Phone: 303-770-8884
   Website or project page: _____
   Attachments: Major Amendment Site Plan, NM Tribes & Leaders List, Zone Atlas Map

Additional Project Information:

1. Zone Atlas Page(s)*[6] E-12-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
   Explanation:
   _____
   _____
   _____

[4] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

[5] Address (mailing or email), phone number, or website to be provided by the applicant.

[6] Available online here: *https://www.cabq.gov/planning/agis-maps/maps-for-the-public*

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

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 3.2512
2. IDO Zone District MX-M
3. Overlay Zone(s) *[if applicable]* Coors Blvd NW CPO-2 VPO-1 Select Select
4. Center or Corridor Area *[if applicable]* Coors Boulevard Major Transit Corridor
5. Current Land Use(s) [*vacant, if none*] Commercial

Useful Links:

Integrated Development Ordinance (IDO): https://ido.abq-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

City of Albuquerque Contacts:

Planning Department Webpage
Email: devhelp@cabq.gov
Phone: 505-924-3860

Office of Native American Affairs
Brandi Ahmie, Tribal Liaison
Email: bahmie@cabq.gov
Phone: 505-768-4547

[7] Available here: https://tinyurl.com/idozoningmap

New Mexico Tribes & Leaders List
2026

There are twenty-three Tribes in the State of New Mexico, including Pueblo Ysleta Del Sur in El Paso, Texas, an APCG member. U.S. Department of Interior Tribal Entities as recognized directory: Tribal Leaders Directory

NM Pueblos directory: Tribal Directory - NM Indian Affairs Department

NAVAJO NATION

Navajo Nation
President Buu Nygren
P.O. Box 7440
Window Rock, AZ 86515
Email: presidentnygren@navajo-nsn.gov
President.BuuNygren@navajo-nsn.gov
Direct: **(928) 871-7915**
Phone: **(928) 871-7000**
Fax: (928) 871-4025
Vice President Richelle Montoya
President's Senior Executive Assistant Tsinnaajinii Ranger
Email: Tkranger@navajo-nsn.gov

Navajo Nation Heritage & Historic Preservation Dept.
Richard Begay
Phone: **(928) 871-7198**
Email: R.begay@navajo-nsn.gov

Navajo Nation Council
Crystalyne Curley, Office of the Speaker
P.O. Box 3390
Window Rock, AZ 86515
Phone: **(928) 871-7160**
Fax: (928) 871-7255

To'Hajiilee' Navajo Chapter

President, Ronnie Hurley
P.O. Box 3398
To'Hajiilee, NM 87026
Physical address: 117 Tribal Rd N7071
Email: Primary - tohajiilee@navajochapters.org
Phone: **(505) 908-2732** or **(505) 908-2730**
Vice President, Nora J. Morris
Email: nmorris@naataanii.org
Secretary/Treasurer, Jordan Etcitty

New Mexico Tribes & Leaders List
2026

PUEBLOS

Pueblo of Acoma
Governor Charles P. Riley
P.O. Box 309
Acoma, NM 87034
Email: Governor@poamail.org
Phone: (505) 552-6604
Fax: (505) 552-7204
1st Lt. Gov. Davy D. Mallie
2nd Lt. Gov. Augustine Seymmour, Jr.
Tribal Secretary, Steven Concho
Executive Assistant Alishia Lorenzo
Email: Alorenzo@poamail.org
Executive Assistant Tony Chino
Email: TBChino@poamail.org
Tribal Historic Preservation Office
Phone: (505) 552-5124

Pueblo of Cochiti
Governor Phillip Quintana
P.O. Box 70
Cochiti Pueblo, NM 87072
Email: Governor@cochiti.org
Phone: (505) 584-9652
Fax: (505) 465-1135
Lt. Gov. Paul Herrera, Sr.
Executive Secretary Karen Herrera-Ward
Email: Tribal_Secretary@cochiti.org
Tribal Historic Preservation Office
Officer Dr. Gregorio Gonzales
Email: gregorio.gonzales@cochiti.org
Phone: (505) 601-5345

Pueblo of Isleta
Governor Eugene Jiron
P.O. Box 1270
Isleta Pueblo, NM 87022
Phone: (505) 869-3111
Fax: (505) 869-7596
Email: Eugene.Jiron@Isletapueblo.com
1st Lt. Gov. Charles Jojola
Email: Charles.Jojola@isletapueblo.com
2nd Lt. Gov. M. Rodney Jones

Email: Rodney.Jones@Isletapueblo.com
Executive Secretary Jessica Jiron
Email: Jessica.Jiron@Isletapueblo.com
Department of Cultural & Historic Preservation
Phone: **(505) 869-9767**
Director Daryl Lucero
Email: Daryl.Lucero@Isletapueblo.com
Historic Preservation Officer Dr. Henry Walt
Email: Henry.Walt@Isletapueblo.com

Pueblo of Jemez

Governor John Galvan
P.O. Box 100
Jemez Pueblo, NM 87024
Email: John.L.Galvan@jemezpueblo.org
Executive Assistant Lynn Toledo
Email: Ltoledo@jemezpueblo.org
Vincent Toya, Tribal Administrator
Vince.A.Toya@jemezpueblo.org
Paul Clarke, Assistant Tribal Administrator
Paul.Clarke@jemezpueblo.org
Executive Assistant, Jaime Loretto
Email: Jaime.Loretto@jemezpueblo.org
Phone: **(575) 834-7359**
Fax: (575) 834-7331
1st Lt. Gov. Matthew Gachupin
Email: Matthew.Gachupin@jemezpueblo.org
2nd Lt. Gov. TJ Loretto
Email: TJ.Loretto@jemezpueblo.org
Tribal Historic Preservation Office
Christopher Toya
Email: Ctoya@jemezpueblo.org

Pueblo of Laguna

Governor Harry A. Antonio, Jr.
P.O. Box 194
Laguna, NM 87026
Email: Governor@pol-nsn.gov
Phone: **(505) 552-6654**
Executive Assistant Antonette Silva-Jose
Phone: (505) 552-5760
Email: asilva-jose@pol-nsn.gov
Fax: (505) 552-6941
1st Lt. Gov. Ronald Sarracino, Sr.
Email: rsarracino@pol-nsn.gov

2nd Lt. Gov. Wilfred Herrera, Jr.
Email: wherrerajr@pol-nsn.gov
Government Affairs Office
Director Tammi Lambert
Email: Tlambert@pol-nsn.gov
GAO Email: gao@pol-nsn.gov
Tribal Historic Preservation Office
Director Rick Smith
Email: rsmith@pol-nsn.gov

Pueblo of Nambe

Governor Nathaniel S. Porter
15A NP102 West
Santa Fe, NM 87506
Email: Governor@Nambepueblo.org
Governor's Office: **(505) 455-2036**
Phone: **(505) 455-2036**
Executive Assistant Anni Martinez
Email: Dmartinez@Nambepueblo.org
Fax: (505) 455-2038
Lt. Gov. Currently none.

Ohkay Owingeh

Governor Benny J. Lujan.
P.O. Box 1099
San Juan Pueblo, NM 87566
Email: governor@ohkay.org
Executive Assistant Lisa Lopez
Email: executiveassistant@ohkay.org
Phone: **(505) 852-4400**
Fax: (505) 852-4820
1st Lt. Gov. Mathew Martinez
2nd Lt. Gov. Frank Aguino

Pueblo of Picuris

Governor Craig Quanchello
P.O. Box 127
Penasco, NM 87553
Email: governor@picurispueblo.org
Tribal Secretary Rachel Pyne
Email: tribalsecretary@picurispueblo.org
Phone: **(575) 587-2519**
Fax: (575) 587-1071
Lt. Gov. Gary Pyne

New Mexico Tribes & Leaders List 2026

Pueblo of Pojoaque

Governor Jenelle Roybal
Pueblo of Pojoaque
78 Cities of Gold Road
Santa Fe, NM 87506
Email: JCroybal@pojoaque.org
Executive Assistant Lois Edwards
Email: Ledwards@pojoaque.org
Governor's Office: **(505) 455-5052**
Phone: **(505) 455-4500**
Fax: (505) 455-0174
Lt. Gov. Jamie Viarrial
Email: javiarrial@pojoaque.org
Tribal Secretary, Annette Hooper
Email: ahooper@pojoaque.org

Tribal Historic Preservation Office

Officer Fermine Lopez
Email: Flopez@pojoaque.org

Pueblo of San Felipe

Governor Mark Calabaza
127 Hagen Rd.
San Felipe Pueblo, NM 87001
Email: Gov.Mcalabaza@SFpueblo.com
Executive Assistant Janine Drywater
Email: jdrywater@sfpueblo.com
Phone: **(505) 867-3381**
Fax: (505) 867-3383
Lt. Gov. Thadius Garcia

Tribal Historic Preservation Office

Officer Rick Ortiz
Email: ROrtiz@sfpueblo.com
Dept. of Natural Resources
Director Pinu'u Stout
Email: pstout@sfpueblo.com

Pueblo of San Ildefonso

Governor Christopher A. Moquino
02 Tunyo Po
Santa Fe, NM 87506
Email: Governor@SanIpueblo.org
Executive Assistant, Kitty Montoya
Phone: **(505) 455-4101**
Email: governorsassistant@SanIpueblo.org

Tribal Phone: **(505) 455-2273**
Fax: (505) 455-7351
Lt. Gov. Raymond Martinez
Tribal Historic Preservation Office
Bruce Bernstein
THPO@SanIpueblo.org

Pueblo of Sandia
Governor Stuart Paisano
481 Sandia Loop
Bernalillo, NM 87004
Tribal Administration Manager, Shannon Montoya
Email: snmontoya@sandiapueblo.nsn.us
Phone: **(505) 867-3317**
Fax: (505) 867-9235
Lt. Gov. Alex Lugan

Pueblo of Santa Ana
Governor Myron Armijo
2 Dove Road
Santa Ana Pueblo, NM 87004
Email: myron.armijo@santaana-nsn.gov
Phone: **(505) 771-6700**
Executive Assistant Joe Pena
Fax: (505) 771-6783
Lt. Gov. Kevin Montoya
Email: Ltgov@Santaana-nsn.gov
Tribal Historic Preservation Office
Officer Monica L. Murrell
Phone: (505) 220-8073
Email: monica.murrell@santaana-nsn.gov

Pueblo of Santa Clara
Governor James Naranjo
P.O. Box 580
Espanola, NM 87532
Email: Governor@Santaclarapueblo.org
Executive Secretary Jessica Naranjo
Email: Govsecretary@Santaclarapueblo.org
Phone: **(505) 753-7330 (505) 367-4720**
Fax: (505) 753-8988
Lt. Gov. Jesse Gutierrez

New Mexico Tribes & Leaders List 2026

Pueblo of Santo Domingo

Governor Raymond Aguilar Jr
P.O. Box 99
Santo Domingo Pueblo, NM 87052
Email: Governor@Kewa-nsn.us
Executive Assistant Beverly Garcia
Email: beverly.garcia@kewa-nsn.us
Phone: **(505) 465-2214** / **2215**
Fax: (505) 465-2688
Lt. Gov. Ivan Garcia
Email: Lt.governor@kewa-nsn.us

Tribal Historic Preservation Office

Joseph C. Garcia
Email: Joseph.Garcia@Kewa-nsn.us

Pueblo of Taos

Governor Michael E. Martinez
P.O. Box 1846
Taos, NM 87571
Email: Governor@taospueblo.com
Executive Secretary, Tina Romero
Email: Tromero@taospueblo.com
Phone: **(575) 758-9593**
Fax: (575) 758-4604
Lt. Gov. Delbert Chisholm
Tribal Secretary, Cameron L. Martinez, Sr.

Pueblo of Tesuque

Governor Mark Mitchell
20 TP828
Santa Fe, NM 87506
Email: mamitchell@pueblooftesuque.org
Executive Secretary, Audra Platero
Email: audrap@pueblooftesuque.org
Phone: **(505) 983-2667**
Fax: (505) 820-7783
Lt. Gov. Floyd Samuel

Historic Preservation Office

Director Larry Samuel
Email: Lsamuel@pueblooftesuque.org

Pueblo of Zia

Governor Boyd Toribio
135 Capitol Square Dr.
Zia Pueblo, NM 87053

Email: Governor@Ziapueblo.org
Executive Secretary Ursula Toribio
Email: Ursula.Toribio@Ziapueblo.org
Phone: **(505) 867-3304**
Fax: (505) 867-3308
Lt. Gov. Ulysses Reid
Email: Ltgovernor@Ziapueblo.org
Tribal Historic Preservation Office
Ulysses Reid
Email: Ulysses.Reid@Ziapueblo.org

Pueblo of Zuni
Governor Arden Kucate
P.O. Box 339
Zuni, NM 87327
Email: Arden.Kucate@ashiwi.org
Executive Secretary Bernadine Nastacio
Email: Bernadine.Nastacio@ashiwi.org
Phone: **(505) 782-7000**
Fax: (505) 782-7202
Lt. Gov. Cordelia Hooee
Tribal Historic Preservation Office
Kurt Dongoske
Phone: (928) 587-1901
Email: kdongoske@gmail.com

Ysleta Del Sur (APCG Member)
Governor E. Michael Silvas
119 S. Old Pueblo Road, P.O. Box 17579
El Paso, TX 79907
Email: Michael.Silvas@ydsp-nsn.gov
Lt. Gov. Adam Torres
Email: Adam.Torres@ydsp-nsn.gov
Executive Assistant Lory Granillo
Email: Lgranillo@ydsp-nsn.gov
Phone: **(915) 859-8053**
Fax: (915) 859-4252
Tribal Historic Preservation Office
Omar Villanueva
Email: Ovillanueva@ydsp-nsn.gov

New Mexico Tribes & Leaders List 2026

PUEBLO ORGANIZATIONS

All Pueblo Council of Governors
Chairman Joey Sanchez
Vice-Chairman Mark Mitchell
Secretary Cordelia Hooee
2401 12th Street, NW
Albuquerque, NM 87104
Executive Director, Jordyn Atencio
Email: JAtencio@indianpueblo.org
Phone: **(505) 212-7041**
Fax: (505) 883-7682
Executive Assistant Juanita Gachupin
Email: Jgachupin@indianpueblo.org

19 Pueblos District
District Manager, Alicia Montoya
2401 12th Street NW, Suite 201 B
Albuquerque, NM 87104
Email if needed: districtmgr@19pueblosdistrict.org
Email: Administration@19PueblosDistrict.org
Office: **(505) 724-3558**
Phone if needed: Alicia Montoya: (505) 212-7028
Executive Assistant Kyle Chicharello

APACHE TRIBES

Jicarilla Apache Nation
President Adrian Notsinneh
P.O. Box 507
Dulce, NM 87528
Email: Adrian.notsinneh@janadmin.com
Phone: **(575) 759-3242**
Fax: (575) 759-3005
Vice President Jimmy Garcia
Email: jimmy.garcia@jan-nsn.com
Secretary of the Tribe Bridget Lester
Tribal Historic Preservation Office
Acting Officer Lisa Velarde
Phone: (575) 759-0062
Mobile: (505) 210-1314
Email: Lvelarde@jan-nsn.com

New Mexico Tribes & Leaders List 2026

Mescalero Apache Tribe
President Thora Walsh Padilla
P.O. Box 227
Mescalero, NM 88340
Email: Tpadilla@mescaleroapachetribe.com
Phone: **(575) 464-4494**
Fax: (575) 464-9191
Vice President Duane Duffy
Executive Assistant Tazalynn Cochise
Email: Tcochise@mescaleroapachetribe.com
Tribal Historic Preservation Office
Holly Houghten
Phone: (575) 464-3005
Email: Holly@Mathpo.org

Fort Sill Apache Tribe
Chairwoman Jennifer M. Heminokeky
43187 U.S. Hwy 281
Apache, OK 73006
Chairwoman's Email: Jennifer.Heminokeky@fortsillapache-nsn.gov
Tribe Email: fsat@fortsillapache-nsn.gov
Phone: **(580) 588-2298**
Fax: (580) 588-3133
Vice-Chairman Bryan Jones
Cultural Office
Naomi Hartford
Email: Naomi.Hartford@fortsillapache-nsn.gov

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:21 AM
To: Dmartinez@Nambepueblo.org; Governor@Nambepueblo.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

Hello,
This is a request for a Tribal Meeting for a proposed project on a property within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land. (See attached map.) This request is provided as required by Integrated Development Ordinance (IDO) IDO §14-16-6-4(B) 1 to Tribal Representatives on the attached list* from the City's tribal liaison Office of Native American Affairs.

A Major Amendment Site Plan EPC application will be made for the property located at 6200 Coors Blvd NW, Albuquerque, NM. The proposed improvements include demolition of existing retail Building C, construction of proposed drive through coffee shop and associated infrastructure. Please see attached Tribal Meeting Request Form, Justification Letter, NM Tribes & Leaders Contact List, Site Plan Drawings with Building Elevations, and Zone Atlas Map.

If you would like to request a Pre-submittal tribal meeting regarding this proposed project, please respond to this request within 30 days.

Thank you,

Jason Mann PE, PMP, LEED AP he/him
SR CIVIL ENGINEER PROJECT MANAGER

Galloway

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111
O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:21 AM
To: Ctoya@jemezpueblo.org; TJ.Loretto@jemezpueblo.org; Paul.Clarke@jemezpueblo.org; John.L.Galvan@jemezpueblo.org; Matthew.Gachupin@jemezpueblo.org; Jaime.Loretto@jemezpueblo.org; Vince.A.Toya@jemezpueblo.org; Ltoledo@jemezpueblo.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

Hello,
This is a request for a Tribal Meeting for a proposed project on a property within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land. (See attached map.) This request is provided as required by Integrated Development Ordinance (IDO) IDO §14-16-6-4(B) 1 to Tribal Representatives on the attached list* from the City's tribal liaison Office of Native American Affairs.

A Major Amendment Site Plan EPC application will be made for the property located at 6200 Coors Blvd NW, Albuquerque, NM. The proposed improvements include demolition of existing retail Building C, construction of proposed drive through coffee shop and associated infrastructure. Please see attached Tribal Meeting Request Form, Justification Letter, NM Tribes & Leaders Contact List, Site Plan Drawings with Building Elevations, and Zone Atlas Map.

If you would like to request a Pre-submittal tribal meeting regarding this proposed project, please respond to this request within 30 days.

Thank you,

Jason Mann PE, PMP, LEED AP he/him
SR CIVIL ENGINEER PROJECT MANAGER

Galloway

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111
O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:21 AM
To: Lsamuel@pueblooftesuque.org; audrap@pueblooftesuque.org; mamitchell@pueblooftesuque.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

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Thank you,

Jason Mann PE, PMP, LEED AP he/him
SR CIVIL ENGINEER PROJECT MANAGER

Galloway

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111
O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:21 AM
To: Govsecretary@Santaclarapueblo.org; Governor@Santaclarapueblo.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

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Thank you,

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:20 AM
To: monica.murrell@santaana-nsn.gov; Ltgov@Santaana-nsn.gov; myron.armijo@santaana-nsn.gov
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

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JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:20 AM
To: tribalsecretary@picurispueblo.org; governor@picurispueblo.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:20 AM
To: Governor@cochiti.org; Tribal_Secretary@cochiti.org; gregorio.gonzales@cochiti.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:19 AM
To: tohajiilee@navajochapters.org; nmorris@naataanii.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:19 AM
To: mrico@navajo-nsn.gov; mary.nez@navajo-nsn.gov
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:19 AM
To: Joseph.Garcia@Kewa-nsn.us; Lt.governor@kewa-nsn.us; beverly.garcia@kewa-nsn.us; Governor@Kewa-nsn.us
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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From: Jason Mann
Sent: Thursday, September 3, 2026 11:19 AM
To: snmontoya@sandiapueblo.nsn.us
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:19 AM
To: Governor@SanIpueblo.org; governorsassistant@SanIpueblo.org; THPO@SanIpueblo.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
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Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:19 AM
To: jdrywater@sfpueblo.com; ROrtiz@sfpueblo.com; pstout@sfpueblo.com; Gov.Mcalabaza@SFpueblo.com
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
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JasonMann@GallowayUS.com

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Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:18 AM
To: Flopez@pojoaque.org; ahooper@pojoaque.org; javiarrial@pojoaque.org; Ledwards@pojoaque.org; JCroybal@pojoaque.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:18 AM
To: executiveassistant@ohkay.org; governor@ohkay.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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From: Jason Mann
Sent: Thursday, September 3, 2026 11:18 AM
To: rsmith@pol-nsn.gov; gao@pol-nsn.gov; Tlambert@pol-nsn.gov; wherrerajr@pol-nsn.gov; rsarracino@pol-nsn.gov; asilva-jose@pol-nsn.gov; Governor@pol-nsn.gov
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
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To: R.begay@navajo-nsn.gov
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
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Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:17 AM
To: presidentnygren@navajo-nsn.gov; President.BuuNygren@navajo-nsn.gov; Tkranger@navajo-nsn.gov
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:17 AM
To: Administration@19PueblosDistrict.org; districtmgr@19pueblosdistrict.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

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If you would like to request a Pre-submittal tribal meeting regarding this proposed project, please respond to this request within 30 days.

Thank you,

Galloway

Jason Mann PE, PMP, LEED AP he/him
SR CIVIL ENGINEER PROJECT MANAGER

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111
O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:17 AM
To: Ovillanueva@ydsp-nsn.gov; Lgranillo@ydsp-nsn.gov; Adam.Torres@ydsp-nsn.gov; Michael.Silvas@ydsp-nsn.gov
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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Thank you,

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:17 AM
To: Ulysses.Reid@Ziapueblo.org; Ltgovernor@Ziapueblo.org; Ursula.Toribio@Ziapueblo.org; Governor@Ziapueblo.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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SR CIVIL ENGINEER PROJECT MANAGER

Galloway

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111
O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:16 AM
To: Governor@taospueblo.com; Tromero@taospueblo.com
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

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5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, CO 80111
O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:16 AM
To: kdongoske@gmail.com; Bernadine.Nastacio@ashiwi.org; Arden.Kucate@ashiwi.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

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O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:15 AM
To: Jgachupin@indianpueblo.org; JAtencio@indianpueblo.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

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O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:15 AM
To: Lvelarde@jan-nsn.com; jimmy.garcia@jan-nsn.com; Adrian.notsinneh@janadmin.com
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
Attachments: Zone Atlas.png; Attachment_DBC_Site Plan.pdf; DBC_EPC_Justification Letter.pdf; NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf; Zone Atlas.pdf; TribalMeetingRequest_Form.pdf

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JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:15 AM
To: Naomi.Hartford@fortsillapache-nsn.gov; fsat@fortsillapache-nsn.gov; Jennifer.Heminokeky@fortsillapache-nsn.gov
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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From: Jason Mann
Sent: Thursday, September 3, 2026 11:15 AM
To: Tcochise@mescaleroapachetribe.com; Tpadilla@mescaleroapachetribe.com; Holly@Mathpo.org
Cc: terrysloan@cabq.gov; bahmie@cabq.gov; Troy Kelts; Nicholas Merelli
Subject: Tribal Meeting Request - Major Amendment Site Plan EPC - 6200 Coors Blvd NW
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O 303.770.8884
JasonMann@GallowayUS.com

GallowayUS.com

Jason Mann

From: Jason Mann
Sent: Thursday, September 3, 2026 11:14 AM
To: 'Henry.Walt@Isletapueblo.com'; 'Daryl.Lucero@Isletapueblo.com'; 'Jessica.Jiron@Isletapueblo.com'; 'Rodney.Jones@Isletapueblo.com'; 'Charles.Jojola@isletapueblo.com'; 'Eugene.Jiron@Isletapueblo.com'
Cc: 'terrysloan@cabq.gov'; 'bahmie@cabq.gov'; Troy Kelts; Nicholas Merelli
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SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1**.

1. LOCATION

   A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
   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 help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: Project #: PR-2024-010079, Site Plan #: SP-2026-00073
6200 Coors Blvd NW C, Albuquerque, NM

Applicant/Agent Signature _____ **Date:** 9/29/2026


MONTANO PLAZA DR
(LOOKING SOUTH)


6200 Coors Blvd NW,
Bldg C
1
2
3
4
MONTANO PLAZA DR
WINTER HAVEN RD
COORS BLVD
MONTANO RD
Canal


COORS BLVD
(LOOKING EAST)


WINTERS HAVEN RD
(LOOKING WEST)


MONTANO RD
(LOOKING NORTH)

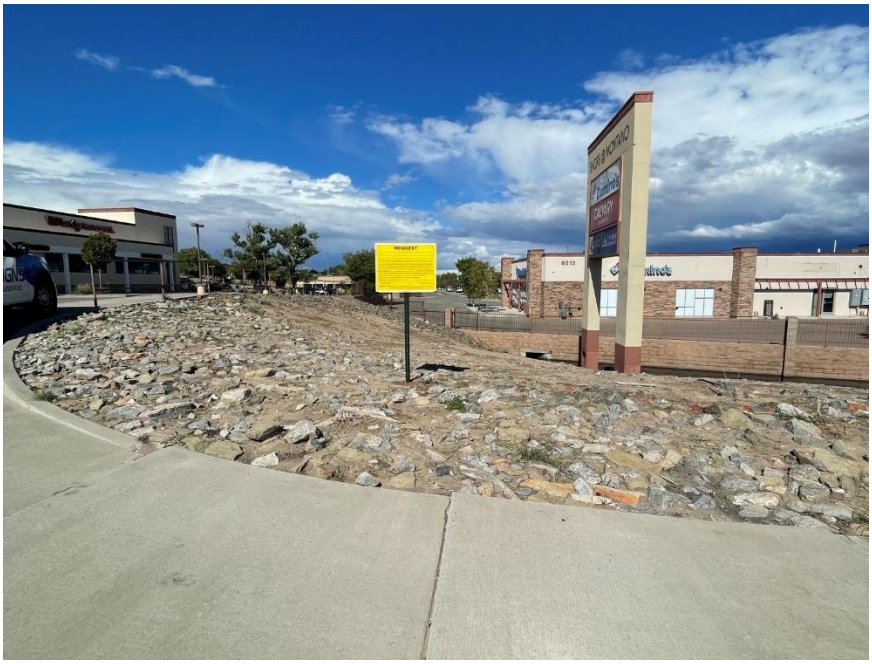
Photos of posted signs – Montaño Plaza (6200 Coors Blvd NW, C), 09/30/26
PR-2024-010079 SP-2026-00073





Photos of posted signs – Montaño Plaza (6200 Coors Blvd NW, C), 09/30/26
PR-2024-010079 SP-2026-00073





PR-2024-010079 SP-2026-00073, 6200 Coors Blvd. NW (Dutch Bros)
Photos of posted signs – Montaño Plaza (6200 Coors Blvd NW, C), 11/04/26





PR-2024-010079 SP-2026-00073, 6200 Coors Blvd. NW (Dutch Bros)
Photos of posted signs – Montaño Plaza (6200 Coors Blvd NW, C), 11/04/26





NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, October 15, 2026** at **8:40 a.m.**, using Zoom (online).

Attend by Zoom
https://cabq.zoom.us/j/83932559165

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: https://cabq.zoom.us/u/alDEsva2b

Please contact City Planning staff via the information below for any of the following:
- To request details about the cases below.
- At least 72 hours prior to the hearing:
  - For individuals with disabilities to request special assistance to participate at the public hearing.
  - To request interpretation into other languages at the hearing.

Contact Information
- Email: PlanningEPC@cabq.gov
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, September 30, 2026.**
- Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
- Online portal: https://cabq.gov/epc-public-comment

Project # PR-2024-011037
Case # SP-2026-00078
Site Plan - EPC, Major Amendment
DNCA LLC, agent for City of Albuquerque and Albuquerque Museum, requests a Site Plan EPC, Major Amendment for all or a portion of Tract 233 A1 Map 38 Section 18 T10N R3E, located at 2000 Mountain Rd NW, bounded by Old town Rd., 19th St NW, and San Felipe St NW, approximately 9 acres. (J-13)
Staff Planner: Jude Miller

Project # PR-2026-000174
Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)
Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision, Unit 26 (A replat of block 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano Cliffs Subdivision) located at 99999 Valiente Rd NW, between Kimmick Rd NW and Calle Nortena NW, approximately 8 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # ZMA-2026-00015
Zoning Map Amendment (Zone Change)
WAC Investments, LLC, Agent for Ginger Jackson, requests a Zoning Map Amendment (Zone Change) from MX-M to NR-LM for all or a portion of Lot 2, Block 1, Monkbridge Addition, located at 115 Candelaria Rd NW, between 2nd St NW and Commercial St NE, approximately 0.5 acres. (G-14)
Staff Planner: Dustin Kiska

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan - EPC, Major Amendment
Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 23, Volcano Cliffs Subdivision, Unit 6 and Tract 11-C, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision, containing 0.9458 acres, located at 99999 Gila Rd NW (Vista Vieja Ave.), between Quivira Dr. NW and Via Montecito St. NW, approximately 8 acres in total. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # VA-2026-00057
Variance - EPC
Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Variance - EPC, for all or a portion of Tract 23, Volcano Cliffs Subdivision, Unit 6 and Tract 11-C, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision, containing located at 99999 Gila Rd NW (Vista Vieja Ave.), between Quivira Dr. NW and Via Montecito St. NW, approximately 8 acres in total. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan - EPC, Major Amendment
Galloway agent for Montano Plaza, LLC requests a Site Plan EPC, Major Amendment to all or a portion of Parcel 1-A-1-A-1 Plat of Parcel 1-A-1-A-1 Lands of Joel P. Taylor (Being a Replat of Parcels 1-A-1-A & 1-A-2-A Lands of Joel P. Taylor); Parcel 1-A-3 Replat Showing Parcels 1-A-1, 1-A-2 & 1-A-3 Plat of Lands of Joel P. Taylor; **Parcel 2-A & 3A Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated Within Section 25 T11N R2E**; Parcel 4-A-1-A & 4-A-1-B Plat of Parcels 4A1A & 4A1B Lands of Joel P. Taylor; Parcel 5-A1-A Plat of Parcels 5-A1-A & 5-A1-B Lands of Joel P. Taylor; Tracts 5-A1-B-1-A & 5-A1-B-1-B Correction Plat of Lands of Joel P. Taylor Tracts 5-A1-B-1-A & 5-A1-B-1-B; Tract 5-A2-A-1 Lands of Joel P. Taylor Tracts 5-A1-B-1 & 5-A2-A-1., located at 6200 Coors Blvd NW C, between Montaño Plaza Dr NW and Montaño Rd NW, approximately 25 acres. (E-12)
Staff Planner: Catherine Heyne

Environmental Planning Commission (EPC)

Journal: September 29, 2026

F) FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE

AMENDMENT to Land Use Facilitation Meeting Report

Project #: EPC Site Plan PR-2024-010079 **Dutch Bros Coffee**
Property Description/Address: Montano Plaza Shopping Center @ 6200 Coors Blvd NW
Meeting Date/Time: Monday 2 November 2026/5:30-7:30 PM
Date Submitted: 10 Nov 2026
Original Submission: 3 Nov 2026
Submitted By: Laura Hudman
Facilitators: Laura Hudman, Philip Crump

*Corrections/changes/additions are shown in **BOLD**.*

NOTE: Throughout **t**he Report where **"Galloway US"** appears, should read as: **"Galloway & Company LLC."**

Background/Meeting Summary:

An overview of a proposed commercial development (located at 6200 Coors Blvd., NW) within the Montano Plaza Shopping Center was presented to neighborhood associations by Galloway US and ADN Architects representatives. The project entails demolishing an existing, functionally obsolete 6,000 sq. ft. commercial building (currently vacant for over 5 years) and constructing a new 1,000 sq. ft. Dutch Bros Coffee drive-thru establishment. The new layout features a two-lane drive-thru capacity of up to 22 queued vehicles, as well as: a walk-up ordering window, a covered outdoor patio, associated parking, bike racks, and **new** ADA-compliant pedestrian **Right of Way. Landscaping will be included to also meet City requirements.**

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: EPC Site Plan PR-2024-010079 **Dutch Bros Coffee**
Property Description/Address: Montano Plaza Shopping Center @ 6200 Coors Blvd NW
Date Submitted: 3 Nov 2026
Submitted By: Laura Hudman
Meeting Date/Time: Monday 2 November 2026/5:30-7:30 PM
Meeting Location: Via Google Meet
Facilitators: Laura Hudman, Philip Crump
Applicant/Agent: Montano Plaza LLC/Galloway US
Neighborhood Associations/Interested Parties: West Side Coalition of Neighborhood Associations (WSCONA), La Luz, Taylor Ranch NA (TRNA), Andalucia

Background/Meeting Summary:

An overview of a proposed commercial development (located at 6200 Coors Blvd., NW) within the Montano Plaza Shopping Center was presented to neighborhood associations by Galloway US and ADN Architects representatives. The project entails demolishing an existing, functionally obsolete 6,000 sq. ft. commercial building (currently vacant for over 5 years) and constructing a new 1,000 sq. ft. Dutch Bros Coffee drive-thru establishment. The new layout features a two-lane drive-thru capacity of up to 22 queued vehicles, as well as: a walk-up ordering window, a covered outdoor patio, associated parking, bike racks, and improved ADA-compliant pedestrian pathways.

Neighborhood representatives and attendees expressed significant concerns regarding: Potential traffic congestion at the shopping center entrance, with the ongoing possibility of traffic spillover at times onto Coors Blvd.; pedestrian and bicycle safety was also noted when traversing drive aisles between Dutch Bros and nearby businesses, like Albertsons; building height and compliance with the Coors Boulevard View Preservation Overlay Zone (VPO-1).

Outcome:
Areas of Agreement: Attendees appreciated the advance distribution of questions and structured responses prepared by the Galloway US/Dutch Bros team, as well as reactivating the vacant site is beneficial to the shopping center, provided traffic and view corridor concerns are resolved. The applicant plans to implement a robust, localized Traffic Management Plan (TMP) with staff/signage during peak hours and grand opening events.

Neighborhood Areas of Concern: Traffic Congestion: Queue overflow during peak times could cause spillover onto Coors Blvd, residents referenced traffic issues at other local drive-thru locations. Pedestrian Safety: Neighbors requested further enhanced pedestrian crossings and direct sidewalk/crosswalk connections between the Albertsons breezeway/parking areas. Building View Corridor & Height: interpretation of the VPO-1 view frame and line-of-sight calculations for the requested 21 ft. maximum tower height area of structure.

Meeting Specifics:

1) The Project details

a) Site Area & Building Footprint: Demolition of existing 6,000 sq. ft. structure; new construction of a 1,000 sq. ft. building.
b) Drive-Thru & Parking: Dual-lane wrap-around drive-thru with standard capacity for 22 queued vehicles (nearly double the City's 12-car minimum requirement).
c) Perimeter parking will be added on the south and east side (including 2 required motorcycle spots and bicycle racks).
d) Pedestrian Infrastructure: ADA-accessible pedestrian ramp will be constructed from the main entry access drive.

e) Landscaping & Amenities: Covered outdoor walk-up patio, updated perimeter landscaping, and relocated trash enclosure to the northeast corner.

2) The Application details

a) Site Plan Amendment: Currently the Requesting Amendment #35 for the EPC and the controlling Montano Plaza site plan.
b) Height Variance/Amendment: Requesting approval for a maximum height of 21 ft. (from finished floor) for a small portion of the structure for an architectural tower with parapet, which applicant asserts complies with the Coors Blvd. View Corridor overlay allowance.
c) Lease Structure: Dutch Bros will lease the pad site from the shopping center owner, Montano Plaza , LLC.

3) Issue #1 – Traffic and Circulation

a) Traffic Impact: City Traffic Engineering reviewed and approved the Traffic Control/Circulation Layout (TCL). Trip generation counts determined that net traffic changes did not meet thresholds requiring a full Traffic Impact Study (TIS).
b) Drive-Thru Stacking for 22 cars. High-volume/event traffic will be managed via a tailored Traffic Management Plan (TMP) utilizing staff and third-party traffic flaggers, mobile order busters, directional sandwich boards, and rerouting queues behind the building/trash enclosure area.
c) Entrance Proximity Concerns: Attendees noted potential conflicts with cars entering from Coors Blvd. Applicant noted the layout offers significantly greater queue capacity than other local/regional locations to minimize Coors Blvd blockages.

4) Issue #2 – Pedestrian Safety & Accessibility

a) Neighborhood Concerns: Residents from nearby HOAs expressed concern over safety when walking or biking across busy drive aisles between Albertsons and Dutch Bros.
    i) A breezeway passing adjacent to Albertson's lines up with the sidewalk at the southern edge of the parking lot.
b) Mitigation Proposed: Applicant noted the ADA ramp connection linking the bus stop from Coors frontage down into the site and agreed to explore additional stop signs or yield pedestrian warning signage at drive-thru exit points.

5) Other topics

a) View Corridor (VPO-1) & Building Height:
    i) Applicant demonstrated 3D modeling and view frame calculations asserting that the top tower (21 ft.} and main parapet (19.4 ft.) do not impermissibly obstruct mountain ridge lines from Coors Blvd. given 10.4 ft. elevation drop from road grade.
    ii) Resident/Engineer Pat Gallagher and René Horvath raised concerns regarding view frame definition/placement, finish floor grade discrepancies between drainage plans, and strict IDO height rules (20 ft. cap).
b) Rooftop Equipment: All mechanical units will be fully screened behind parapet walls.
c) Employment: Operations are estimated at 5–10 staff per shift, with total personnel possibly exceeding 50 employees across all shifts.

Next Steps:

a) Formal Submissions: The applicant will finalize plans for the Environmental Planning Commission (EPC) hearing packet.
b) EPC Hearing: Scheduled for Thursday, November 19, 2026.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Action Items:

a) Applicant/Agent Team: Finalize the operational Traffic Management Plan (TMP) with Dutch Bros prior to site opening.
b) Residents/Neighborhood Associations: Submit formal written technical comments or alternative view-corridor calculations to the EPC staff planner by the public comment deadline.

EPC Application Hearing Details:

EPC Hearing scheduled for (3rd Thursday--19 November 2026)

1. Hearing Time:
    a. All meetings are held via Zoom: https://cabq.zoom.us/j/83932559165
    b. The Commission will begin hearing applications at 8:30 a.m.
    c. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
    a. Comments from facilitated meetings will go into a report which goes to the City Planner.
    b. City Planner includes facilitator report in recommendations.
    c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
    a. Written comments must be received by 9 AM on Tuesday 17 November 2026 and may be sent to: Principal Planner Megan Jones mdjones@cabq.gov OR,
    EPC Chair, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees* (and additional Interested Parties):

*Troy Kelts	Galloway USA
Nicholas Merelli	Galloway USA
*Jason Mann	Galloway USA
*Tim Suan	Dutch Bros Coffee
*CheyLee Stewart	Dutch Bros Coffee
Jessie Scarbrough	Dutch Bros Coffee
Eric Thompson	Dutch Bros Coffee
*Paul Deppe	ADN Architects
*Jane Baechle	West Side Coalition
*René Horvath	West Side Coalition, TRNA
*Nicole Baum	Taylor Ranch NA
*Nita Day	Taylor Ranch NA
*Bryan Dombrowski	Taylor Ranch NA
*Pat Gallagher	La Luz
*Ann Prinz	Andalucia
*Sen Harold Pope Jr.	
*Diana Shea	
Megan Jones	EPC Principal Planner
Nichole Maher	EPC Sr Admin Asst
Catherine Heyne	EPC Staff Planner
*Terry Sloan Tyson	CABQ Intergovernmental Tribal Liaison
Hummell Krista	CABQ ADR Coordinator
Baca	ADR Paralegal
*Philip Crump	Facilitator
*Laura Hudman	Facilitator

G) PUBLIC COMMENT

From:	s s
To:	PlanningEPC
Cc:	John Stucker; Kellie Brito; Ebonye Zeno; Farah French; Geneva Duran; Andy Abeyta; FRANCES BRITO
Subject:	SP-2026-00073 Dutch brothers proposal coors NW near Bosque Montano neighborhood
Date:	Thursday, October 15, 2026 9:28:16 AM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Report Suspicious

I am asking for a Traffic Impact Study for Winterhaven adjacent communities including ours. If you haven't done a traffic study, we already have significant traffic increase from people, avoiding the Coors Montano intersection , heading west/east on Montano, north/south to Coors. Is the traffic impact enough to warrant more signage, traffic light or speed reduction measures like street humps? Also, how is the increased traffic going to affect the drainage issues on Winterhaven and the flooding which occurs during heavy rain ? and the impact on wildlife in the Bosque? How does the increase in traffic impact Winterhaven communities access to emergency/fire services? Wear/tear on the actual street?

Thank you
Susan Stucker
3616 Yipee Calle Ct NW
Albuquerque, new mexico 87120 phone 505-328-4494 email susanstucker53@gmail.com

Sent from my iPhone

To: Catherine Heyne and Megan Jones
From: Julie Radoslovich, President, Pat Hurley Neighborhood Association
Date: November 11, 2026
Re: Project #EPC Site Plan PR-2024-010079 — Dutch Bros. Coffee, Montaño Plaza Shopping Center, 6200 Coors Blvd. NW

After a morning swim at West Mesa Aquatic Center, I drive east on Fortuna Road and often see cars making U-turns in the middle of the street to get into the drive-through line at Dutch Bros. Coffee. Based on what I see at the Dutch Bros. at Fortuna and Old Coors, I am concerned about the potential for similar traffic congestion at the entrance to Montaño Plaza Shopping Center, including the possibility of traffic spilling onto Coors.

I also cycle in the area, and as a cyclist, I know how dangerous it can be when cars line up on the street. When this happens—as it does near Golden Pride on Central near Old Coors and at Dutch Bros. locations—cyclists are forced to navigate around stopped and turning vehicles. Our safety is compromised.

As the Planning Commission continues to consider drive-through establishments, I wonder how much consideration is given to the impact on surrounding neighborhoods. When Starbucks and Dutch Bros., both drive-through coffee shops, were built along Coors south of I-40, a neighbor asked at a public meeting, “When will we get a coffee shop where we can actually sit down and enjoy each other’s company?”

That question has stayed with me. I once tried to have a coffee meeting at the Dutch Bros. at Fortuna and Old Coors. Although there was outdoor seating, I could not hear my colleague over the traffic noise from Coors. That was the last time I visited Dutch Bros.

I understand that companies can build what makes the greatest economic sense for them. But I also wonder whether a company like Dutch Bros. considers the impact that drive-through establishments can have on surrounding neighborhoods, including traffic, noise, and the safety of people walking and cycling.

Perhaps this location is simply not feasible for a drive-through.

Date: November 11, 2026

To: EPC Commissioners
From: Rene' Horvath, Land Use Director for TRNA and WSCONA
Re: Project #: EPC Site Plan PR-2024-010079 **Dutch Bros Coffee Drive Thru**
Property Description/Address: Montano Plaza Shopping Center @ 6200 Coors Blvd NW

Dear EPC Commissioners,

Dutch Bros is seeking an amendment to the current Montano Plaza shopping center site plan to allow a drive thru coffee shop in the Albertson's parking lot. This means demolishing the existing small 16 ft. high building located in the parking lot in order to build the drive through coffee shop. A facilitated meeting was held on Nov. 2, 2026, to discuss their proposal. Members from various neighborhoods in the area attended the meeting, and asked a lot of questions related to traffic queuing and how it would affect the Albertson's parking lot, and also to make sure the Coors VPO-1 view regulations were adhered to. Because the proposed site is adjacent to the Coors entrance that leads into the Albertsons parking lot, there is a lot of concern regarding the lineup of cars using the drive up window that could block traffic entering and exiting the shopping center.

Community members, including myself, have observed drive up restaurants, with cars that have lined up blocking the entrance into the shopping center or had vehicles sticking out into the street. This includes coffee drive thrus on the west side such as Dutch Bros at Coors & Fortuna and Starbucks at Golf Course & Paseo, which are two examples. No one wants that to happen here at Albertson's.

The other issue is making sure the View regulations are adhere to. The existing building, which will be demolished, is 16 ft. high and has done a wonderful job in preserving views along Coors Blvd. This is what was approved on the existing site plan. Several Neighbors have indicated that they would like the building height to remain 16 ft. max. The IDO VPO-1 overlay limits buildings near Coors Blvd. to 20 ft. Several members have said they would support the 20 ft. height limit, but no higher.

While members do enjoy having a coffee shop, it is extremely important that the lineup of vehicles to get to the drive up window does not interfere with those entering and exiting the Albertsons parking lot nor impact the Albertsons parking lot.

If this gets approved, we would like to see a condition of approval to assure the vehicle queuing will not be a problem and the view regulations will be adhered to.

Thank you,
Rene' Horvath
Land Use Director for TRNA and WSCONA

H) CONTROLLING SITE PLAN

EPC 1001770

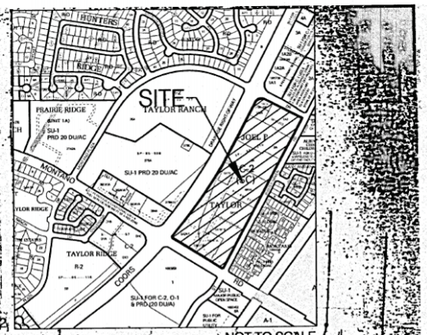
MONTAÑO PLAZA

NORTHEAST CORNER - COORS ROAD AND MONTAÑO ROAD NW

ALBUQUERQUE, NEW MEXICO

JOHNSON DEVELOPMENT

C. A. Cloud	2/15/88
Bruce Baltzgerald	5/5/87
Parks & Recreation	3/4/87
Planning	3/4/87
Traffic Engineer	5-5-87
Water & Sanitation	5-5-87



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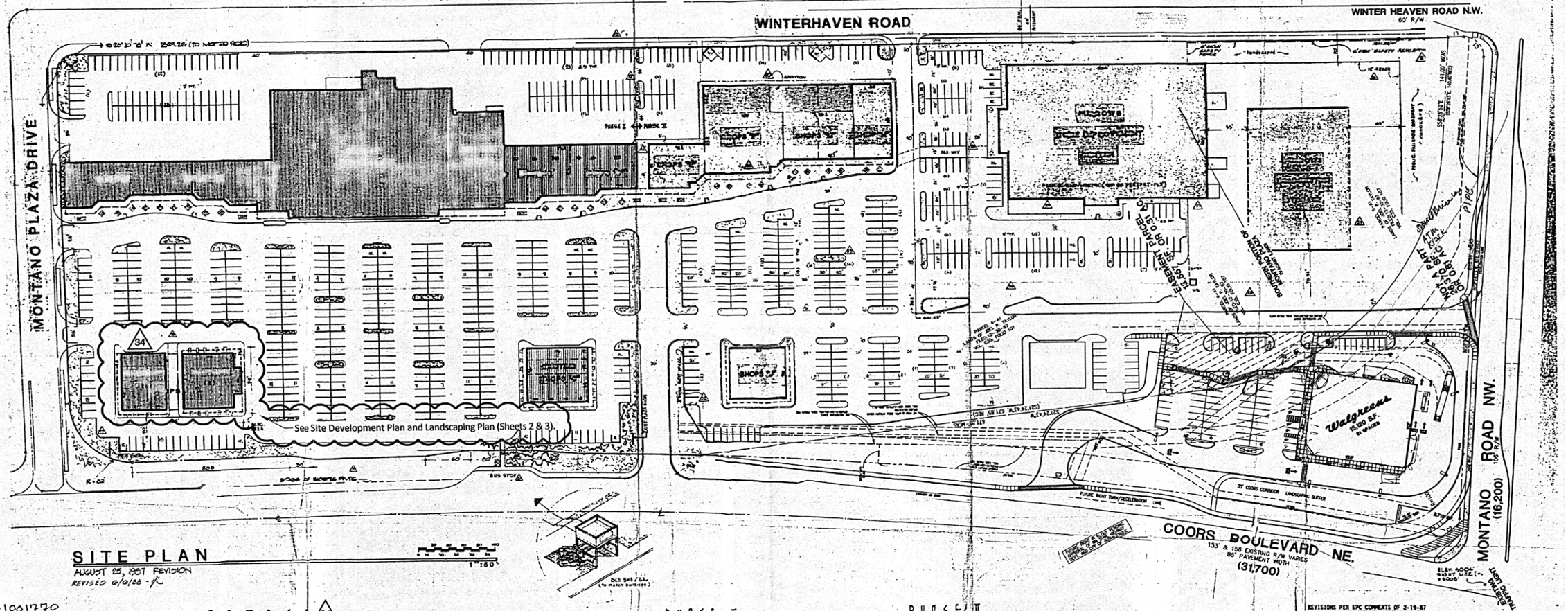
MAP NO. E-12



SITE PLAN

AUGUST 25, 1987 REVISION
REVISED 6/10/88 - JR

1"=80'

PROJECT NUMBER: 1001770

Application Number: 14 EPC-40007/14 DRB-70152

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date 05-21-14
ABCWUA	Date 05/21/14
Parks and Recreation Department	Date 5-21-14
City Engineer	Date 5-21-14
* Environmental Health Department-(conditional)	Date 6-2-14
N/A Solid Waste Management	Date 6-2-14
DRB Chairperson, Planning Department	Date 6-2-14

NOTES

34

1. SIGNS - NOT TO EXCEED 6' IN HEIGHT - 250 SF MAX
2. BUILDINGS IN "B" AREAS - SHOPS "A", "D", BLDG. AREA 3 & BLDG. AREA 4 - NOT TO EXCEED 30' HEIGHT. Height shall be regulated by the Coors Corridor Plan.
3. ROOFTOPS OF ALL BUILDINGS SHALL BE SLOPED SIDE LINE TO ENCLOSE EQUIPMENT SCREENING. (CANALE ST.)
4. ANY VISIBLE ROOFTOP EQUIPMENT TO BE SCREENED.
5. ALL BUILDINGS SHALL CONFORM TO SIMILAR ARCHITECTURAL DESIGN, WITH SAME EXTERIOR COLORS - OFF-WHITE TRIM, BROWN STUCCO & MEDIUM BROWN BRICK.

34 April, 2014 - Administrative Amendment; applies to pad sites "D" only.

- Replaces 2 buildings at NW corner with proposed Applebees restaurant.
- Amends height restrictions to allow elevator tower, rooftop patio, and screening of rooftop equipment.
- Allows minor variation in color and architectural style.

PHASE I

SHOPS "A"	(EXISTING)	13,230	SF
ALBERTSONS	"	44,000	"
REVCO	"	8,430	"
SHOPS "B"	"	11,130	"
SHOPS "C"	"	5,800	"
SHOPS "D"	(PROPOSED) (1)	4,990	"
SHOPS "D"	" (2)	5,020	"
TOTAL AREA		92,600	SF

(TOTAL AREA - PHASE I + PHASE II = 199,380 SF)

PHASE II

SHOPS "E"		4,241	SF
SHOPS "F"	12,271	~~8,885~~	"
SHOPS "G"	9,651	~~5,850~~	"
SHOP "H"		5,012	"
SHOPS "E, F, G & H"		23,991	SF
FURROWS "I"		48,600	SF
FURROWS STORE "J"		24,000	"
SHOPS "J"		5,600	"
SHOPS "K"		4,588	"
TOTAL AREA		113,849 — 106,780	SF

ADMINISTRATIVE AMENDMENT 6/0/80

- ADDITION - SHOPS "E & G" - 7,091 SF
- 6'-8" HIGH SAFETY FENCE
- 6'-8" HIGH CONC. RETAINING WALL, W/ 3'-6" TUBE RAILING, & 6" PLANTING AREA ADJ. TO WALL
- ADD LANDSCAPED PARKING ISLAND

PARKING SPACES

REQUIRED: 179,360 @ 1/200 = 897
54,300 @ 1/300 = 181
~~1,000~~ 1,004 @ 1/200 = ~~5~~ 5 992

CREDITS: 836 L.S. (40%) = -334
305 STREET (30%) = -122 } 1,145
TOTAL REQUIRED: (992 - 145) = 844

SPACES SHOWN:
PHASE I = 460
PHASE II = 386 } 846

HANDICAP SPACES REQ'D = 20 ; SHOWN = 25

ADMINISTRATIVE AMENDMENT 6/25/87

- SIGN EXCH REVISED BY 6003 B; LANDSCAPING, PEDESTRIAN WALKWAY WIDENED
- CANOPY CENTER ADDED, SEE ELEVATIONS
- TRUCK ENTRANCE LANDSCAPED & WIDENED
- OVERHEAD DOOR ADDED; SEE ELEVATIONS
- "D" WOOD FENCE CHANGED TO 12'
- CERTIFICATE BUILDING RECONFIGURED; NORTH & SOUTH ELEVATIONS ALTERED; CANOPIES ON BUILDING DELETED

REVISIONS PER EPC COMMENTS OF 2-19-87

1. PARKING ADJUSTED TO ALLOW PEDESTRIAN LINK TO FURROWS
2. SHOPS "E" ADJUSTED TO ALLOW PEDESTRIAN PASSAGEWAY
3. PEDESTRIAN ACCESS TO WINTERHAVEN ROAD ADDED
4. STREET IMPROVEMENTS AND LANDSCAPING TO BE CONSTRUCTED AT INSTRUCTION OF TRAFFIC ENGINEER
5. END ISLANDS CHANGED TO 8' (TYP.)
6. 35' BUFFER @ INTERCHANGE R.O.W. SHOWN; 10' INTERIOR OR INSIDE CURB
7. 12' FENCE TO BE SOLID WOOD, OPAQUE - W/ STUCCO BLK. PILASTERS
8. RECUTTED R.O.W. FOR TURN @ MONTANO PLAZA DRIVE SHOWN; PROPOSED SIGN RELOCATED
9. PEDESTRIAN SURFACE PROVIDED BETWEEN BUILDINGS "D"
10. SIDEWALK @ COORS TO BE CONSTRUCTED @ TRAFFIC ENGINEER'S REQUEST
11. SHELTER AND BAY PROVIDED BY DEVELOPER
12. PARKING SPACES REVISED AS PER CONDITION 3 OF EPC FINDINGS OF 3/26/87
13. ADDITIONAL 8' OF R.O.W. DEDICATED FOR BUS BAY PER TRANSIT ENGINEER'S REQUEST.

I) PROPOSED SITE PLAN – MAJOR AMENDMENT

EPC 1001770

MONTANO PLAZA

NORTHEAST CORNER - COORS ROAD AND MONTANO ROAD NW

ALBUQUERQUE, NEW MEXICO

JOHNSON DEVELOPMENT

35

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

SITE

TAYLOR RANCH

MAP NO. E-12

NOT TO SCALE

WINTERHAVEN ROAD

WINTER HEAVEN ROAD N.W.
60' R/W

MONTANO PLAZA DRIVE

34

See Site Development Plan and Landscaping Plan (SP

35

SHOPS "B"

SHOPS "C"

SHOPS "D"

SHOPS "E"

SHOPS "F"

SHOPS "G"

SHOP "H"

SHOPS "J"

SHOPS "K"

Walgreens
15,120 S.F.

FUTURE RIGHT TURN/DECELERATION LANE

35' COORS CORRIDOR LANDSCAPING BUFFER

COORS BOULEVARD NE.
153' & 156 EXISTING R/W VARIES
86' PAVEMENT WIDTH
(31,700)

MONTANO ROAD NW.
106' R/W
(16,200)

SITE PLAN

AUGUST 25, 1987 REVISION
REVISED 6/10/88 - JR

1"=80'

[35] Major Amendment Site Plan (SP-2026-00073)

- Replaces one 5,800 SF building with one 1,025 SF proposed Dutch Brothers Coffee with drive through
- Amends height restrictions to allow 21' maximum building height and regulated by Coors VPO-1
- Reduce Shop C parking by 4 spaces (Existing= 17; Proposed = 13; 6 Required)
- Increase Landscaped Area by 3,572 SF (Existing = 2,135 SF; Proposed = 5,707 SF)

PROJECT NUMBER: 1001770

Application Number: 14 EPC-40007/14 DRB-70152

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date 05-21-14
ABCWUA	Date 05/21/14
Parks and Recreation Department	Date 5-21-14
City Engineer	Date 5-21-14
* Environmental Health Department-(conditional)	Date 6-2-14
Solid Waste Management	Date 6-2-14
DRB Chairperson, Planning Department	Date 6-2-14

NOTES:

34 35

1. SIGNS - NOT TO EXCEED 6' IN HEIGHT - 240 SF MAX
2. BUILDINGS IN "B&D" AREAS - SHOPS "B", "D", BLDG. AREA 3 & BLDG. AREA 4 - NOT TO EXCEED 30' HEIGHT. Height shall be regulated by the Coors Corridor Plan.
3. ~~REVIEWED BY ALL SURROUNDING SITE USE TO INSURE GOOD RELATIONSHIP.~~ (CANCELLED BY)
4. ANY VISIBLE ROOFTOP EQUIPMENT TO BE SCREENED.
5. ALL BUILDINGS SHALL CONFORM TO SIMILAR ARCHITECTURAL DESIGN, WITH SAME EXTERIOR COLORS - ~~OFF-WHITE TRIM~~ WITH ROUGH STUCCO & MEDITERRANEAN EAVES.

34 April, 2014 - Administrative Amendment; applies to pad sites "D" only.

- Replaces 2 buildings at NW corner with proposed Applebees restaurant.
- Amends height restrictions to allow elevator tower, rooftop patio, and screening of rooftop equipment.
- Allows minor variation in color and architectural style.

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REVCO	"	8,480	"
SHOPS "B"	"	11,130	"
35 SHOPS "C"	"	1,025 ~~5,800~~	"
SHOPS "D"	(PROPOSED) (1)	4,990	"
SHOPS "D"	" (2)	5,020	"
TOTAL AREA		92,600	SF

(TOTAL AREA - PHASE I + PHASE II = 199,380 SF)

PHASE II

SHOPS "E"	4,241	SF
SHOPS "F"	12,271 ~~6,000~~	"
SHOPS "G"	9,651 ~~5,650~~	"
SHOP "H"	5,012	"
SHOPS "E, F, G & H"	23,991	SF
FURROWS "N"	48,600	SF
FURROWS "S"	24,000	"
SHOPS "J"	5,600	"
SHOPS "K"	4,588	"
TOTAL AREA	113,849 ~~106,780~~	SF

ADMINISTRATIVE AMENDMENT .0|0|00

- ADDITION - SHOPS "E & G" - POST OFFICE
- 6'-HIGH SAFETY FENCE
- 6" STEM CONC. RETAINING WALL, W/6'-0" FIRE RAILING, & 6" PLANTING AREA (SEE NOTE)
- 100 LANDSCAPED PARKING ISLAND

175,380 - 4775 = 170,605 sf

170,605 sf / 200 = 854

35

PARKING SPACES

REQUIRED: 175,380 SF/200 =	~~877~~	854
34,000 SF/300 =	80	
4 FOR ~~4~~/200 =	~~200~~ 992	969
CREDITS: BUS LANE (400') =	-150	
BUS STOP (40') =	-40	185
TOTAL REQUIRED (992 - 185) =	~~844~~	821
SPACES SHOWN: PHASE I =	460	
PHASE II =	~~385~~ 380	~~845~~ 839

HANDICAP SPACES REQ'D = 20 ; SHOWN = 25

ADMINISTRATIVE AMENDMENT 4/25/87

- SHOPS "E" & "G" REVISED BY 6000 SF; LANDSCAPING, SIDEWALK, DRIVEWAY ADJUSTED ACCORDINGLY; PEDESTRIAN WALKWAY WIDENED
- CANOPY CENTER PIERS, SEE ELEVATIONS
- TRUCK DELIVERY LANDSCAPED & WIDENED
- OVERHEAD DOOR, MOVED; SEE ELEVATIONS
- "D" WOOD FENCE CHANGED TO "E"
- CONCRETE BUILDING WALKWAY, NORTH & SOUTH ELEVATIONS ADJUSTED; SHOWN ON BUILDING DEPTH

35

REVISIONS PER EPC COMMENTS OF 2-19-87

- PARKING ADJUSTED TO ALLOW PEDESTRIAN LINK TO FURROWS
- SHOPS "E" ADJUSTED TO ALLOW PEDESTRIAN PASSAGEWAY
- PEDESTRIAN ACCESS TO WINTERHAVEN ROAD ADDED
- STREET IMPROVEMENTS AND LANDSCAPING TO BE CONSTRUCTED AT INSTRUCTION OF TRAFFIC ENGINEER
- END ISLANDS CHANGED TO 8' (TYP.)
- 35' BUFFER @ INTERCHANGE R.O.W. SHOWN; 12' INTERIOR OR INSIDE CRLT
- 12' FENCE TO BE SOLID WOOD, OPAQUE - PAINTED BLK. PILASTERS
- REQUIRED R.O.W. FOR TURN @ MONTANO PLAZA DRIVE SHOWN; PROPOSED SIGN RELOCATED
- PEDESTRIAN SURFACE PROVIDED BETWEEN BUILDINGS "D"
- SIDEWALK @ COORS TO BE CONSTRUCTED @ TRAFFIC ENGINEER'S REQUEST
- SHELTER AND BAY PROVIDED BY DEVELOPER
- PARKING SPACES REVISED AS PER CONDITION 3 OF EPC FINDINGS OF 2/26/87
- ADDITIONAL 5' OF "ROW" DEDICATED FOR BUS BAY PER TRANSIT ENGINEER'S REQUEST.

Sheet 1 of 3

MONTANO PLAZA, LLC

DUTCH BROTHERS COFFEE AT MONTANO PLAZA

LOCATED IN THE N.E. CORNER OF COORS BLVD N.W. AND MONTANO RD N.W. INTERSECTION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
6200 COORS BOULEVARD N.W.

SITE PLAN - EPC, MAJOR AMENDMENT

OWNER/DEVELOPER

MONTANO PLAZA, LLC
7620 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109
EMAIL: WES@MDGREALESTATE.COM
CONTACT: WES BUTERO, P.E.

APPLICANT

DUTCH BROS, LLC
1930 W RIO SALADO PKWY
TEMPE, AZ 85281
EMAIL: SARAH.RESNICK@DUTCHBROS.COM
CONTACT: SARAH RESNICK

CIVIL ENGINEER

GALLOWAY & COMPANY, LLC
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
TEL: 303-770-8884
CONTACT: TROY KELTS, P.E.

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, LLC
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
TEL: 303-770-8884
CONTACT: JON ROMERO

ARCHITECT

ARMET DAVIS NEWLOVE ARCHITECTS
1330 OLYMPIC BLVD
SANTA MONICA, CA 90404
TEL: 310-452-5533
CONTACT: NICOLE STITZEL

SURVEYOR

SURV-TEK, INC.
P.O. BOX 66885
ALBUQUERQUE, NEW MEXICO 87193
TEL: 505-897-3366
CONTACT: RUSS P. HUGGS, P.S.

AGENCIES

PLANNING

CITY OF ALBUQUERQUE PLANNING DEPARTMENT
PLAZA DEL SOL BUILDING
600 SECOND ST. NW
ALBUQUERQUE, NM 87102
TEL: 505-924-3860
EMAIL: PLANNINGPC@CABQ.GOV

WATER & SANITARY

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
1441 MISSION AVE. NE
ALBUQUERQUE, NM 87113
TEL: 505-842-9287

STORM SEWER

DEPARTMENT OF MUNICIPAL DEVELOPMENT
ONE CIVIC PLAZA, ROOM 7057
ALBUQUERQUE, NM 87102
TEL: 505-768-3830

RIGHT-OF-WAY ACTIVITIES

CONSTRUCTION SERVICES DIVISION
600 SECOND STREET NW, ROOM 800
ALBUQUERQUE, NM 87102
TEL: 505-924-3400

ELECTRIC

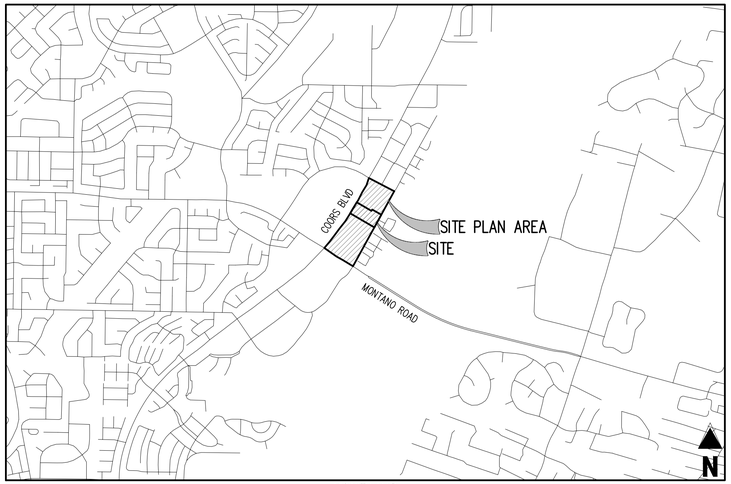
PNM
414 SILVER AVENUE SW
ALBUQUERQUE, NM 87102
TEL: 505-241-2700

FIRE PROTECTION

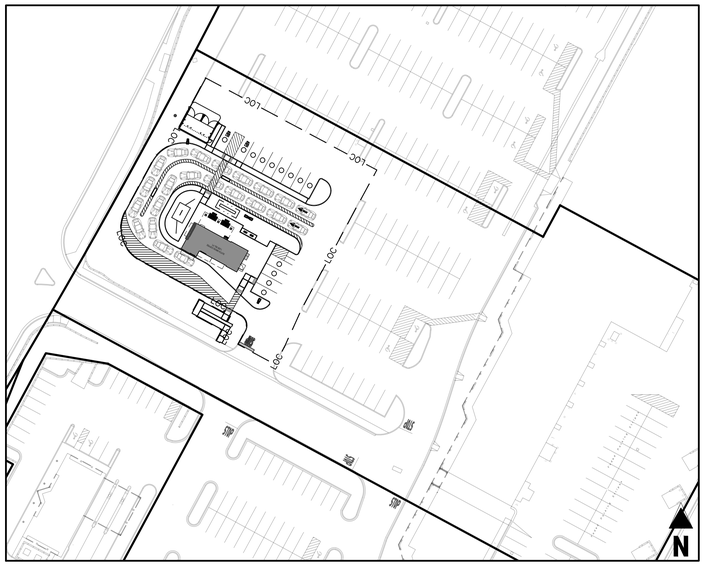
ALBUQUERQUE FIRE RESCUE
11500 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121
TEL: 505-244-3473

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
Φ, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE
REF – REFERENCE
LOC – LIMITS OF CONSTRUCTION



VICINITY MAP
0 100 250 500
SCALE: 1"=500'



SITE MAP
0 10 30 60
SCALE: 1"=60'

SHEET INDEX		
SHEET NUMBER		Sheet Title
0 OF 10	N/A	CONTROLLING SITE PLAN
1 OF 10	C0.0	COVER SHEET
2 OF 10	C2.0	SITE PLAN
3 OF 10	C2.1	VIEW FRAME
4 OF 10	C2.2	SITE DETAILS
5 OF 10	C3.0	UTILITY PLAN
6 OF 10	DR-1	CONCEPTUAL GRADING & DRAINAGE
7 OF 10	PP1.0	PHOTOMETRIC PLAN
8 OF 10	PP1.1	PHOTOMETRIC DETAILS
9 OF 10	L1.0	LANDSCAPE PLAN
10 OF 10	L2.0	LANDSCAPE NOTES & DETAILS
1 OF 2	A6.1	BUILDING ELEVATIONS
2 OF 2	A9.0	TRASH ENCLOSURE ELEVATIONS

SITE DATA TABLE		
PROJECT DESCRIPTION	PROJECT INCLUDES DEMOLITION OF EXISTING RETAIL BUILDING C, CONSTRUCTION OF PROPOSED QUICK SERVICE RESTAURANT AND ASSOCIATED INFRASTRUCTURE.	
SITE USE & ACCESSORY USE	RESTAURANT AND DRIVE-THROUGH	
ZONING	MX-M (MIXED-USE-MEDIUM INTENSITY)	
ZONE ATLAS PAGE	E-12-Z	
BUILDING ADDRESS	6200 COORS BLVD NW, BUILDING C ALBUQUERQUE, NEW MEXICO 87120	
UPC NUMBER	101206228123840203	
PROPERTY AREA	3.251 AC (141,622 SF)	
DISTURBED AREA	0.71 (30,771 SF)	
BUILDING GROSS SQUARE FOOTAGE	1,025 SF	
OCCUPANCY	RESTAURANT	
PARKING DATA	**REQUIRED SPACES**	**PROVIDED SPACES**
STANDARD SPACES (5 SPACES PER 1,000 GSF)	6	11
ACCESSIBLE SPACES	1	2
MOTORCYLE	2	2
BICYCLE PARKING	3	4
BUILDING SETBACKS		
FRONT	35'	
SIDE	0'	
REAR	15'	

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

OVERALL LEGAL DESCRIPTION

ALL OR A PORTION OF PARCEL 1-A1-A-1 PLAT OF PARCEL 1-A-1-A-1 LANDS OF JOEL P. TAYLOR (BEING A REPLAT OF PARCELS 1-A-1-A & 1-A-2-A LANDS OF JOEL P. TAYLOR); PARCEL 1-A3 REPLAT SHOWING PARCELS 1-A-1; PARCELS 1-A-2 & 1-A-3 PLAT OF LANDS OF JOEL P. TAYLOR; PARCELS 2A & 3A OF THE SUMMARY REPLAT SHOWING PARCELS 1-A, 2-A, 3-A, 4-A & 5-A OF THE LANDS OF JOEL P. TAYLOR SITUATED WITHIN SECTION 25 T11N R2E; PARCELS 4-A-1-A & 4-A-1-B PLAT OF PARCELS 4-A-1-A & 4-A-1-B LANDS OF JOEL P. TAYLOR; PARCEL 5-A-1-A PLAT OF PARCELS 5-A-1-A & 5-A-1-B LANDS OF JOEL P. TAYLOR, TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B CORRECTION PLAT OF LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B, TRACT 5-A2-A-1 LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1 & 5-A-2-A-1, CONTAINING APPROXIMATELY 24.4 ACRES.

LEGAL DESCRIPTION

ALL OR A PORTION OF PARCEL 1-A1-A-1 PLAT OF PARCEL 1-A-1-A-1 LANDS OF JOEL P. TAYLOR (BEING A REPLAT OF PARCELS 1-A-1-A & 1-A-2-A LANDS OF JOEL P. TAYLOR); PARCEL 1-A3 REPLAT SHOWING PARCELS 1-A-1; PARCELS 1-A-2 & 1-A-3 PLAT OF LANDS OF JOEL P. TAYLOR; PARCELS 2A & 3A OF THE SUMMARY REPLAT SHOWING PARCELS 1-A, 2-A, 3-A, 4-A & 5-A OF THE LANDS OF JOEL P. TAYLOR SITUATED WITHIN SECTION 25 T11N R2E; PARCELS 4-A-1-A & 4-A-1-B PLAT OF PARCELS 4-A-1-A & 4-A-1-B LANDS OF JOEL P. TAYLOR; PARCEL 5-A-1-A PLAT OF PARCELS 5-A-1-A & 5-A-1-B LANDS OF JOEL P. TAYLOR, TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B CORRECTION PLAT OF LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B, TRACT 5-A2-A-1 LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1 & 5-A-2-A-1, CONTAINING APPROXIMATELY 24.4 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N91°39'13"W PER GPS COORDINATE OBSERVATIONS

LATITUDE: 35°09'09.2100"
LONGITUDE: -106°41'20.0026"
CONVERGENCE ANGLE: -00°14'58.1906"

BENCHMARK

ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET AND CHECK AGAINST NGS MONUMENT NM 448 NB. CONTOURS SHOWN ARE IN ONE FOOT INTERVALS.

DESIGNATION: NM 448 NB
PID: FO1371
PUBLISHED ELEVATION: 5021.6'
DESCRIPTION: NMSHC SURVEY CONTROL BRASS DISC SET IN A CONCRETE POST FLUSH WITH THE GROUND AND IS STAMPED "STA NM448-NB"

SITE BENCHMARK #1
SET MAG-NAIL
NORTHING: 1510976.86
EASTING: 1510790.59
ELEVATION: 4996.95'

SITE BENCHMARK #2
SET MAG-NAIL
NORTHING: 1511072.78
EASTING: 1510900.96
ELEVATION: 4996.07'

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

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5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Galloway & Company, LLC

MAJOR AMENDMENT SITE PLAN
DUTCH BROTHERS COFFEE
MONTANO PLAZA
6200 COORS BOULEVARD N.W.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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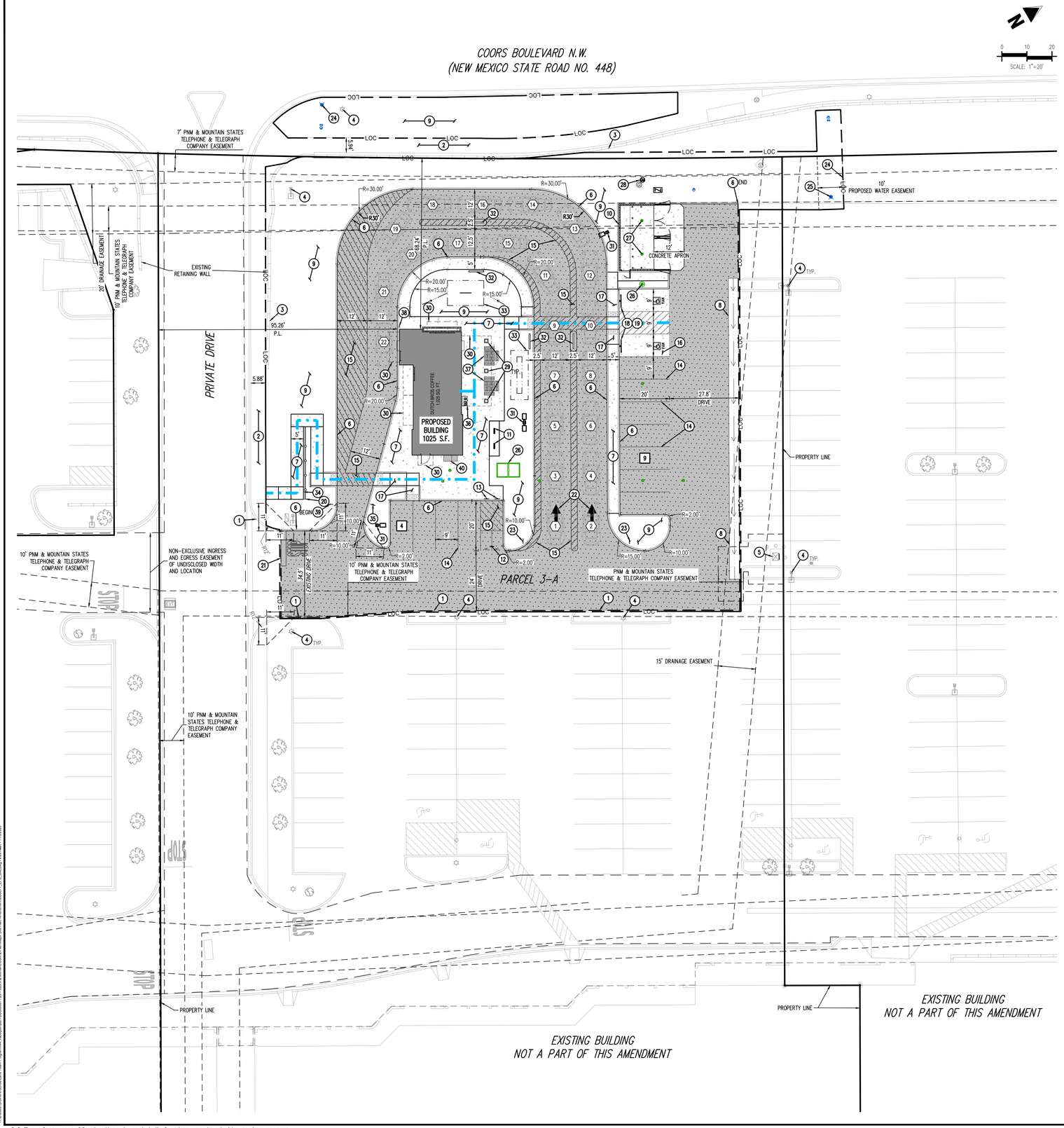
D	10/21/2026	4TH EPC SUBMITTAL	JMM
E	10/30/2026	5TH EPC SUBMITTAL	JMM

Project No: DBC000077
Drawn By: NSM
Checked By: TDK
Date: 08/06/26

COVER SHEET

C0.0
Sheet 1 of 10

I:\DBC\05 Brothers Coffee\Land Team Project\MA_Mastermaster - DBC000077\2.0 - Civil\3 Master\CAD\1 EPC\Montano Site Plan Amendment\DBC077_EPC Cover.dwg, View Alias: 1, 10/30/26



KEYED NOTES

1. EXISTING CURB AND GUTTER TO REMAIN
2. EXISTING CONCRETE SIDEWALK TO REMAIN
3. EXISTING RETAINING WALL TO REMAIN
4. EXISTING SITE LIGHT TO REMAIN
5. EXISTING TRANSFORMER AND BOLLARD PROTECTION TO REMAIN
6. PROPOSED 6" MEDIAN CURB AND GUTTER (REFERENCE CITY OF ALBUQUERQUE DWG 2415A)
7. PROPOSED CONCRETE SIDEWALK
8. PROPOSED 4' CONCRETE SWALE
9. PROPOSED LANDSCAPE AREA (REFERENCE LANDSCAPE PLANS)
10. PROPOSED REFUSE/SOLID WASTE ENCLOSURE (REFERENCE SITE DETAILS)
11. PROPOSED BIKE RACKS (REFERENCE SITE DETAILS)
12. PROPOSED MOTORCYCLE PARKING WITH PAVEMENT MARKINGS
13. PROPOSED MOTORCYCLE PARKING SIGN (REFERENCE SITE DETAILS)
14. PROPOSED 4" WHITE PAVEMENT STRIPING
15. PROPOSED STRIPING WITH 4" DIAGONAL STRIPES AT 2' O.C.
16. PROPOSED ACCESSIBLE PARKING STALL
17. PROPOSED ACCESSIBLE RAMP
18. PROPOSED PARKING LOT SIGN R7-8 (REFERENCE SITE DETAILS)
19. PROPOSED PARKING LOT SIGN R7-8AP (REFERENCE SITE DETAILS)
20. PROPOSED PEDESTRIAN RAILING (REFERENCE SITE DETAILS)
21. PROPOSED STOP BAR AND "STOP" PAVEMENT MARKING (REFERENCE SITE DETAILS)
22. PROPOSED DIRECTIONAL ARROW PAVEMENT MARKING (REFERENCE SITE DETAILS)
23. PROPOSED DIRECTIONAL SIGN (REFERENCE SIGN & MENUS PKG, SHEET 18 OF 21)
24. EXISTING WATER METER (REFERENCE UTILITY PLAN)
25. PROPOSED FIRE HYDRANT (REFERENCE UTILITY PLAN)
26. PROPOSED GREASE INTERCEPTOR (REFERENCE UTILITY PLAN)
27. PROPOSED SANITARY GREASE DRAIN (REFERENCE UTILITY PLAN)
28. PROPOSED GAS METER (REFERENCE UTILITY PLAN)
29. PROPOSED BUILDING COLUMN (REFERENCE ARCHITECTURE SHEET A6.1)
30. PROPOSED BUILDING CANOPY (REFERENCE ARCHITECTURE SHEET A6.1)
31. PROPOSED SITE LIGHT (REFERENCE PHOTOMETRIC PLANS)
32. PROPOSED DRIVE THRU MENU BOARD (REFERENCE ARCHITECTURE SHEET A6.1)
33. PROPOSED LANDSCAPE DEPRESSION
34. PROPOSED TURN DOWN SLAB
35. PROPOSED "DO NOT ENTER" SIGN R5-1 (REFERENCE SITE DETAILS)
36. PROPOSED WASTE CABINET (REFERENCE SITE DETAILS)
37. PROPOSED PICNIC TABLE (REFERENCE SITE DETAILS)
38. PROPOSED BOLLARD
39. PROPOSED DIRECTIONAL SIGN
40. PROPOSED ELECTRICAL EQUIPMENT

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ADA PATH
- LOC — PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT-HEAVY DUTY
- PROPOSED BUILDING
- EXISTING WALL
- PROPOSED DIRECTIONAL FLOW OF CONCRETE SWALE
- PROPOSED SIGHT TRIANGLE
- PARKING COUNT
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING STORM SEWER MANHOLE
- EXISTING LIGHT POLE
- EVLT — EXISTING ELECTRIC VAULT BOX
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREE
- PROPOSED PUBLIC FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- PROPOSED LIGHT
- EXISTING LIGHT
- PROPOSED SANITARY SEWER CLEAN OUT
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING ADA PARKING SIGN
- PROPOSED WATER GATE VALVE
- PROPOSED WATER TEE
- X — PROPOSED VEHICLE COUNT
- EXISTING GAS METER TO BE REMOVED

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DESIGNATION: NM 448 NB
PID: FO1371
PUBLISHED ELEVATION: 5021.6'
DESCRIPTION: NMSHC SURVEY CONTROL BRASS DISC SET IN A CONCRETE POST FLUSH WITH THE GROUND AND IS STAMPED "STA NM448-NB"

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SET MAG-NAIL
NORTHING: 1510976.86
EASTING: 1510790.59
ELEVATION: 4996.95'

SITE BENCHMARK #2
SET MAG-NAIL
NORTHING: 1511072.78
EASTING: 1510900.96
ELEVATION: 4996.07'

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E	10/30/2026	5TH EPC SUBMITTAL	JMM

Project No: DBC000077
Drawn By: NSM
Checked By: TDK
Date: 08/06/26

SITE PLAN

C2.0
Sheet 2 of 10

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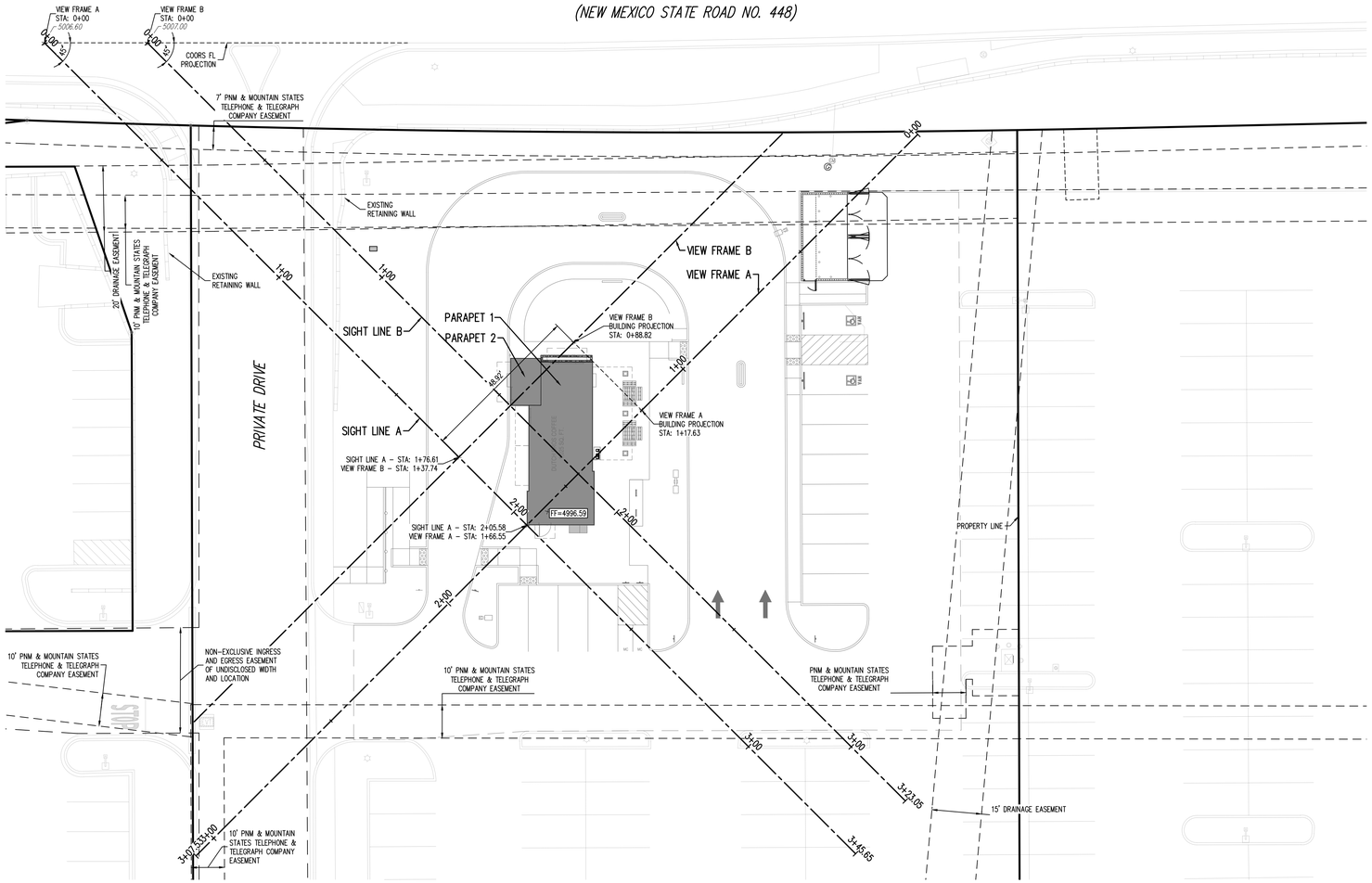
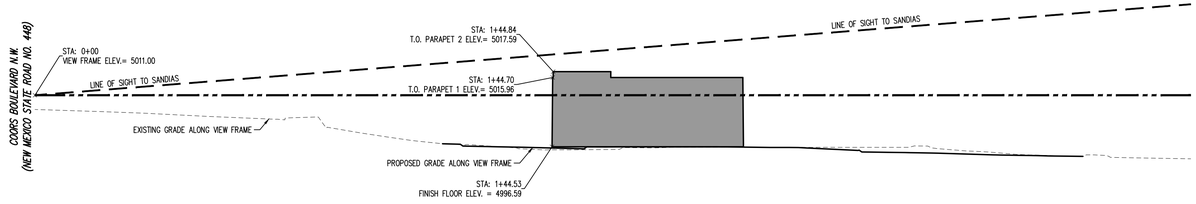
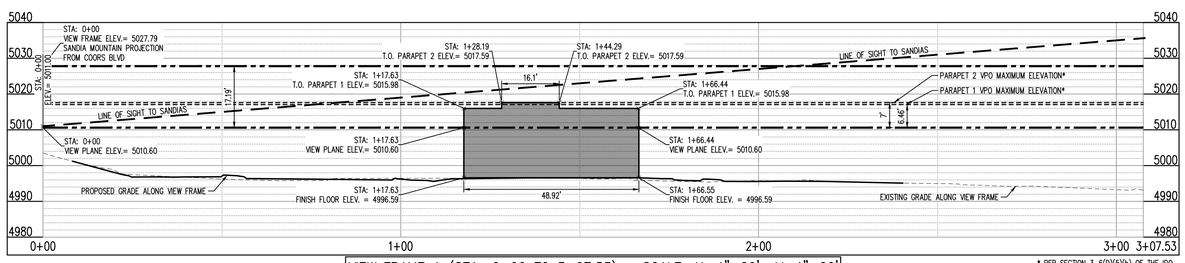




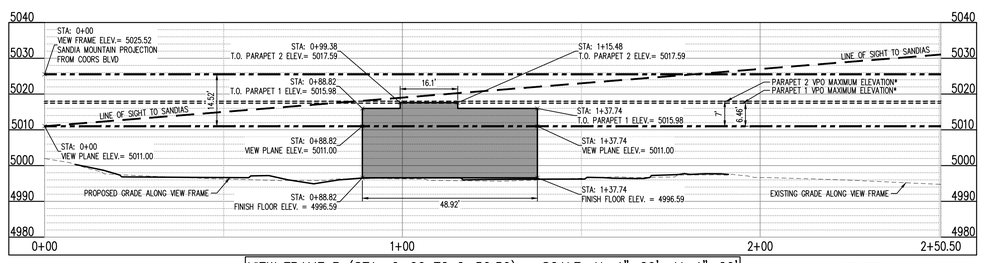
SIGHT LINE B (STA: 0+00 TO 3+23.05) – SCALE: H: 1"=20' V: 1"=20'

BEGIN AT THE COORS FLOWLINE PROJECTION AND FOLLOW 45° ANGLE
INTERSECTING THE PROPOSED BLDG. HIGH POINT: GRADE @ FLOWLINE = 5007



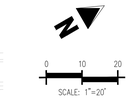
VIEW FRAME A (STA: 0+00 TO 3+07.53) – SCALE: H: 1"=20' V: 1"=20'

* PER SECTION 3-6(D)(5)(b) OF THE IDO



VIEW FRAME B (STA: 0+00 TO 2+50.50) – SCALE: H: 1"=20' V: 1"=20'

* PER SECTION 3-6(D)(5)(b) OF THE IDO



SANDIA MOUNTAIN SIGHT TRIANGLE	
SANDIA MOUNTAIN PEAK ELEVATION	10678'
COORS BLVD EAST LANE EDGE ELEVATION	5007'
VIEW PLANE ELEVATION (ROUNDED)	5011'
SIGHT TRIANGLE DISTANCE	70752'
SIGHT TRIANGLE HEIGHT	5667.50'
SIGHT TRANGLE SLOPE	8%
DISTANCE TO VIEW FRAME A	215.90'
SANDIA MTN SIGHT ELEVATION	5027.79'
DISTANCE TO VIEW FRAME B	187.50'
SANDIA MTN SIGHT ELEVATION	5025.52'

VIEW PLANE A	
PROPOSED FINISHED FLOOR ELEVATION	4996.59'
COORS BOULEVARD EAST FLOWLINE ELEVATION	5006.60'
VIEW PLANE ELEVATION	5010.60'
PARAPET 2 HEIGHT	21'
TOP OF PARAPET 2 ELEVATION	5017.59'
PARAPET 2 EXPOSED HEIGHT ABOVE VIEW PLANE	6.99'
PARAPET 1 HEIGHT	19.375'
TOP OF PARAPET 1 ELVATION	5015.97'
PARAPET 1 EXPOSED HEIGHT ABOVE VIEW PLANE	5.36'

VIEW PLANE B	
PROPOSED FINISHED FLOOR ELEVATION	4996.59'
COORS BOULEVARD EAST FLOWLINE ELEVATION	5007.00'
VIEW PLANE ELEVATION	5011.00'
PARAPET 2 HEIGHT	21'
TOP OF PARAPET 2 ELEVATION	5017.59'
PARAPET 2 EXPOSED HEIGHT ABOVE VIEW PLANE	6.59'
PARAPET 1 HEIGHT	19.375'
TOP OF PARAPET 1 ELVATION	5015.97'
PARAPET 1 EXPOSED HEIGHT ABOVE VIEW PLANE	4.97'

VIEW FRAME A	
TOP OF VIEW FRAME ELEVATION	5027.79'
BOTTOM OF VIEW FRAME ELEVATION	5010.60'
HIEGHT OF VIEW FRAME	17.19'
WIDTH OF VIEW FRAME	307.53'
TOTAL VIEW FRAME AREA	5287.79 SF
BUILDING VIEW FRAME OBSTRUCTION AREA	447.76 SF
VIEW FRAME OBSTRUCTION PERCENT	8%

VIEW FRAME B	
TOP OF VIEW FRAME ELEVATION	5025.52'
BOTTOM OF VIEW FRAME ELEVATION	5011.00'
HIEGHT OF VIEW FRAME	14.52'
WIDTH OF VIEW FRAME	250.50'
TOTAL VIEW FRAME AREA	3637.12 SF
BUILDING VIEW FRAME OBSTRUCTION AREA	392.08 SF
VIEW FRAME OBSTRUCTION PERCENT	11%

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ADA PATH
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING
- EXISTING WALL
- PARKING COUNT
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING STORM SEWER MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC VAULT BOX
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREE
- PROPOSED PUBLIC FIRE HYDRANT

LEGAL DESCRIPTION

ALL OR A PORTION OF PARCEL 1-A1-A-1 PLAT OF PARCEL 1-A-1-A-1 LANDS OF JOEL P. TAYLOR (BEING A REPLAT OF PARCELS 1-A-1-A & 1-A-2-A LANDS OF JOEL P. TAYLOR); PARCEL 1-A3 REPLAT SHOWING PARCELS 1-A-1; PARCELS 1-A-2 & 1-A-3 PLAT OF LANDS OF JOEL P. TAYLOR; PARCELS 2A & 3A OF THE SUMMARY REPLAT SHOWING PARCELS 1-A, 2-A, 3-A, 4-A & 5-A OF THE LANDS OF JOEL P. TAYLOR SITUATED WITHIN SECTION 25 T11N R2E; PARCELS 4-A-1-A & 4-A-1-B PLAT OF PARCELS 4-A-1-A & 4-A-1-B LANDS OF JOEL P. TAYLOR; PARCEL 5-A-1-A PLAT OF PARCELS 5-A-1-A & 5-A-1-B LANDS OF JOEL P. TAYLOR, TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B CORRECTION PLAT OF LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B, TRACT 5-A2-A-1 LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1 & 5-A-2-A-1, CONTAINING APPROXIMATELY 24.4 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N61°39'13"W PER GPS COORDINATE OBSERVATIONS

LATITUDE: 35°09'09.2100"
LONGITUDE: -106°41'00.0006"
CONVERGENCE ANGLE: -00°14'58.1906"

BENCHMARK

ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET AND CHECK AGAINST NGS MONUMENT NM 448 NB. CONTOURS SHOWN ARE IN ONE FOOT INTERVALS.

DESIGNATION: NM 448 NB
PID: F01371
PUBLISHED ELEVATION: 5021.6'
DESCRIPTION: NMSHC SURVEY CONTROL BRASS DISC SET IN A CONCRETE POST FLUSH WITH THE GROUND AND IS STAMPED "STA NM448-NB"

SITE BENCHMARK #1
SET MAG-NAIL
NORTHING: 1510976.86
EASTING: 1510790.59
ELEVATION: 4996.95'

SITE BENCHMARK #2
SET MAG-NAIL
NORTHING: 1511072.78
EASTING: 1510900.96
ELEVATION: 4996.07'

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MAJOR AMENDMENT SITE PLAN
DUTCH BROTHERS COFFEE
MONTANO PLAZA
6200 COORS BOULEVARD N.W.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#	Date	Issue / Description	Init.
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B	09/04/26	2ND EPC SUBMITTAL	TDK
C	09/30/2026	3RD EPC SUBMITTAL	TDK
D	10/21/2026	4TH EPC SUBMITTAL	JMM
E	10/30/2026	5TH EPC SUBMITTAL	JMM

Project No: DBC000077
Drawn By: NSM
Checked By: TDK
Date: 08/06/26

VIEW FRAME

C2.1
Sheet 3 of 10

G:\Dutch Brothers Coffee Land Team Projects\NM - Albuquerque - DBC000077.00 - Coors & Montano\CAD\Site_Arch\SLS.dwg, Site Plan 1, 10/30/2026

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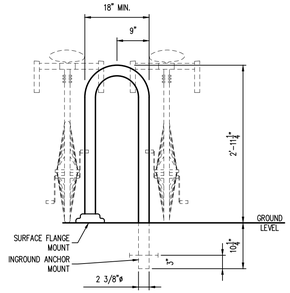
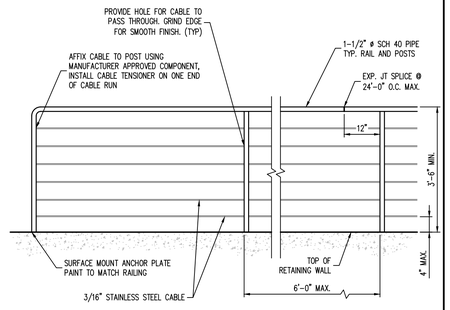
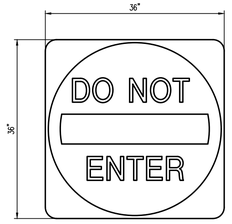


NOTES:
1. A TOTAL OF 4 BICYCLE PARKING SPOTS WILL BE PROVIDED WITH THE PROPOSED DESIGN, THEREFORE THE INSTALLATION OF 2 BIKE RACKS WILL BE REQUIRED TO ACCOMODATE.

1 BICYCLE RACK DETAIL
NOT TO SCALE

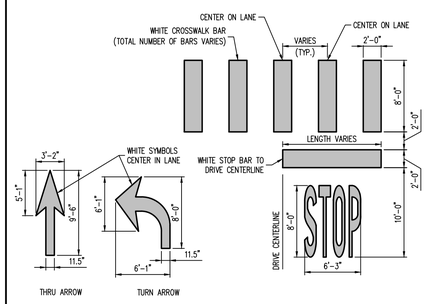


2 PEDESTRIAN RAILING
NOT TO SCALE



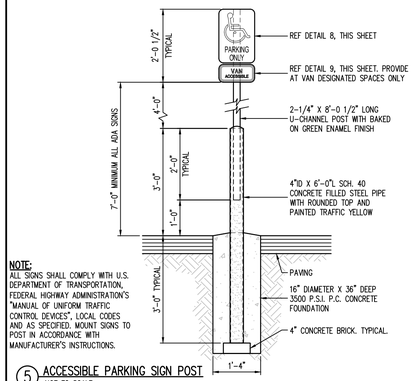
NOTES:
1. SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY.
2. SIGNS SHALL COMPLY WITH JURISDICTION HAVING AUTHORITY.
3. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

3 MUTCD R5-1 "DO NOT ENTER" SIGN DETAIL
NOT TO SCALE



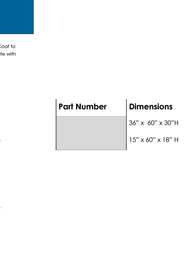
NOTES:
1. ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

4 LANE STRIPING DETAILS
NOT TO SCALE



NOTE:
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

5 ACCESSIBLE PARKING SIGN POST
NOT TO SCALE



NOTE:
MATERIAL: 0.08 GAUGE ALUMINUM – WHITE BACKGROUND WITH BLUE COPY AND BORDER – SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH BLACK BORDER 1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

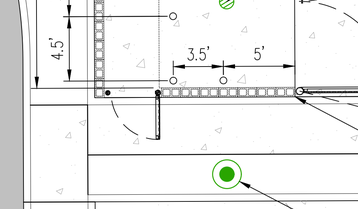
6 MUTCD R7-8 ACCESSIBLE PARKING SIGN
NOT TO SCALE



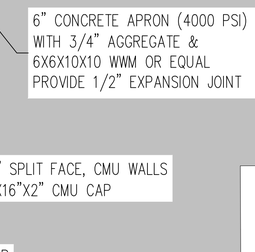
NOTE:
1. MATERIAL: 0.08 GAUGE ALUMINUM – BLUE BACKGROUND WITH WHITE COPY AND BORDER, 1-1/2" RADIUS CORNERS, WHITE, 2 MOUNTING HOLES.
2. SIGN USED WITH CORRESPONDING VAN SPACE.

7 MUTCD R7-8AP "VAN ACCESSIBLE" SIGN
NOT TO SCALE

8 MOTORCYCLE PARKING SIGN
NOT TO SCALE



9 DETECTABLE WARNING SURFACE
NOT TO SCALE



NOTES:
1. PROVIDE TWO COATS OF PAINT
2. BLUE BACKGROUND WITH WHITE BORDER AND WHITE ACCESSIBLE SYMBOL
3. PROVIDE VAN LETTERING ONLY AS NOTED ON THE SITE PLAN

10 ACCESSIBLE PARKING SYMBOL PAINTED
NOT TO SCALE

DUTCH BROS

OUTDOOR - GRAY OUTDOOR

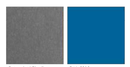
Table Top / Seat Top: Recycled Plastic Lumber
Support Frame: Powder Coated Mild Steel
Bolt Down



Picnic Table Format



Stand Alone Bench



Recycled Plastic Lumber Gray — RAL 5019 Powder Coat to Coordinate with PMS 7691

Short Description	Part Number	Dimensions
Outdoor Table, bolt-down		36" x 60" x 30"H
Outdoor Bench, bolt-down		15" x 60" x 18" H

FCC Commercial Furniture | www.fcc-create.com

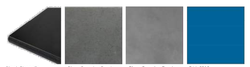
11 PICNIC TABLE
NOT TO SCALE

DUTCH BROS

WASTE CABINET– LARGE DUAL STREAM WASTE

Top: Durable Phenolic
Support Frame: Powder Coated Mild Steel on Glides
Doors/Sides: Powder Coated Sheet Metal
Logo Plant-on: Powder Coated Mild Steel
Liner: (2) 23 Gallon Liners





Black Phenolic 0.5" Thick — Clear Powder Coat Over Raw Mild Steel — Clear Powder Coat Over Sheet Metal — RAL 5019 Powder Coat to Coordinate with PMS 7691



23 Gallon Liner

Short Description	Part Number	Dimensions
Waste Unit, Large, Single Stream		23" x 22" x 34"H

FCC Commercial Furniture | www.fcc-create.com

12 WASTE CABINET
NOT TO SCALE

13 REFUSE/SOLID WASTE ENCLOSURE
NOT TO SCALE

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MAJOR AMENDMENT SITE PLAN
DUTCH BROTHERS COFFEE
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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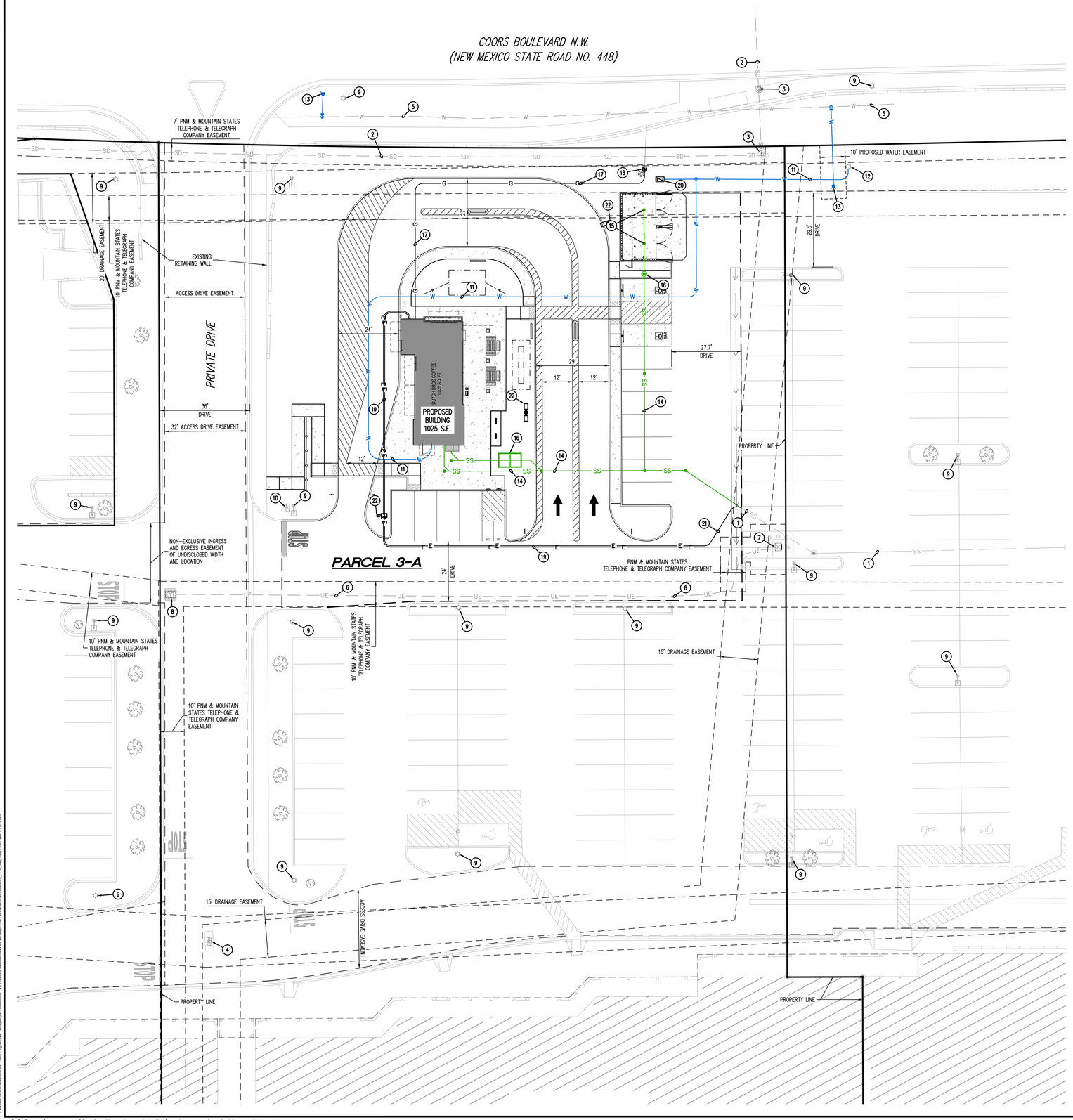
Project No: DBC000077
Drawn By: NSM
Checked By: TDK
Date: 08/06/26

SITE DETAILS

C2.2
Sheet 4 of 10

K:\DO\Dutch Brothers Coffee\Land Team Program\Mid Albuquerque - 25DO000172\6. Cross & Montano\DO\2-Active\Major Site Plan Amendment\SD\C01 LPC Site Details.dwg, 8.5in x 11in, 10/30/2026



N

0 10 20

SCALE: 1"=20'

UTILITY LEGEND

1. EXISTING PUBLIC SANITARY SEWER LINE TO REMAIN
2. EXISTING PUBLIC STORM SEWER TO REMAIN
3. EXISTING PUBLIC STORM SEWER MANHOLE TO REMAIN
4. EXISTING PUBLIC STORM INLET TO REMAIN
5. EXISTING PUBLIC WATER LINE TO REMAIN
6. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN
7. EXISTING TRANSFORMER AND BOLLARD PROTECTION TO REMAIN
8. EXISTING ELECTRIC VAULT TO REMAIN
9. EXISTING LIGHT POLE TO REMAIN
10. EXISTING TELEPHONE PEDESTAL TO REMAIN
11. PROPOSED PRIVATE 3/4" DOMESTIC WATER SERVICE
12. EXISTING PRIVATE 3/4" WATER METER
13. PROPOSED FIRE HYDRANT
14. PROPOSED PRIVATE SANITARY SERVICE
15. PROPOSED GREASE DRAIN
16. PROPOSED GREASE INTERCEPTOR
17. PROPOSED GAS LINE
18. PROPOSED GAS METER
19. PROPOSED UNDERGROUND ELECTRIC LINE
20. PROPOSED BACKFLOW PREVENTER
21. PROPOSED ELECTRICAL RE-ROUTE FOR EXISTING LIFT STATION
22. PROPOSED SITE LIGHT

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EXISTING WALL
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SIGN
- EXISTING ELECTRIC VAULT BOX
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TREE
- PROPOSED PUBLIC FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING STORM SEWER MANHOLE
- PROPOSED LIGHT
- EXISTING LIGHT
- PROPOSED SANITARY SEWER CLEAN OUT
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING ADA PARKING SIGN
- PROPOSED WATER GATE VALVE
- PROPOSED WATER TEE
- EXISTING BOLLARD
- EXISTING GAS METER TO BE REMOVED

UTILITY NOTES

1. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
2. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

LEGAL DESCRIPTION

ALL OR A PORTION OF PARCEL 1-A1-A-1 PLAT OF PARCEL 1-A-1-A-1 LANDS OF JOEL P. TAYLOR (BEING A REPLAT OF PARCELS 1-A-1-A & 1-A-2-A LANDS OF JOEL P. TAYLOR); PARCEL 1-A3 REPLAT SHOWING PARCELS 1-A-1; PARCELS 1-A-2 & 1-A-3 PLAT OF LANDS OF JOEL P. TAYLOR; PARCELS 2A & 3A OF THE SUMMARY REPLAT SHOWING PARCELS 1-A, 2-A, 3-A & 4-A OF THE LANDS OF JOEL P. TAYLOR SITUATED WITHIN SECTION 25 T11N R2E; PARCELS 4-A-1-A & 4-A-1-B PLAT OF PARCELS 4-A-1-A & 4-A-1-B LANDS OF JOEL P. TAYLOR; PARCEL 5-A-1-A PLAT OF PARCELS 5-A-1-A & 5-A-1-B LANDS OF JOEL P. TAYLOR, TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B CORRECTION PLAT OF LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1-A & 5-A-1-B-1-B, TRACT 5-A2-A-1 LANDS OF JOEL P. TAYLOR TRACTS 5-A-1-B-1 & 5-A-2-A-1, CONTAINING APPROXIMATELY 24.4 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N61°39'13"W PER GPS COORDINATE OBSERVATIONS

LATITUDE: 35°09'09.2100"
LONGITUDE: -106°41'00.0006"
CONVERGENCE ANGLE: -00°14'58.1906"

BENCHMARK

ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET AND CHECK AGAINST NGS MONUMENT NM 448 N8. CONTOURS SHOWN ARE IN ONE FOOT INTERVALS.

DESIGNATION: NM 448 N8
PID: FD1371
PUBLISHED ELEVATION: 5021.6'
DESCRIPTION: NMSHC SURVEY CONTROL BRASS DISC SET IN A CONCRETE POST FLUSH WITH THE GROUND AND IS STAMPED "STA NM448-N8"

SITE BENCHMARK #1
SET MAG-NAIL
NORTHING: 1510976.86
EASTING: 1510790.59
ELEVATION: 4996.95'

SITE BENCHMARK #2
SET MAG-NAIL
NORTHING: 1511072.78
EASTING: 1510900.96
ELEVATION: 4996.07'

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E	10/30/2026	5TH EPC SUBMITTAL	JMM

Project No: DBC000077
Drawn By: NSM
Checked By: TDK
Date: 08/06/26

UTILITY PLAN

C3.0
Sheet 5 of 10

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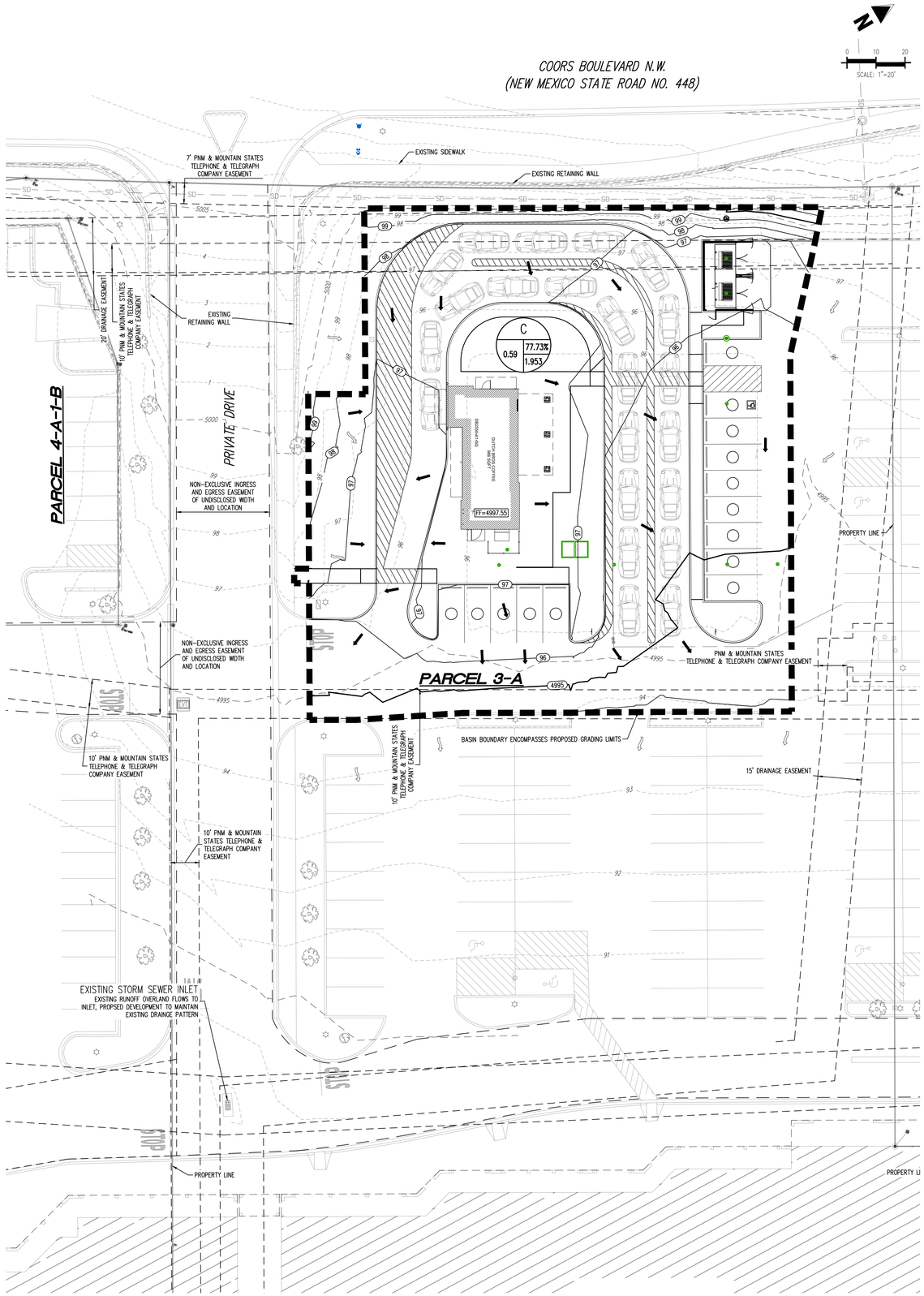


EXISTING DRAINAGE

THIS PROJECT SITE IS CURRENTLY DEVELOPED AND USED AS AN RETAIL BUILDING AND ASSOCIATED PARKING LOTS. THE SITE IS A PORTION OF PARCEL 3-A; BOUNDED BY EXISTING SHOPPING CENTER TO THE NORTH, EAST AND SOUTH, AND COORS BLVD TO THE WEST. THE SITE IS APPROXIMATELY 0.41 ACRES AND DRAINS FROM NORTHWEST TO SOUTHEAST, FREE RELEASING INTO THROUGH THE ADJACENT PARKING LOTS TO AN EXISTING AREA INLET. DEVELOPED FLOWS WILL BE EQUAL TO OR LESS THAN THE EXISTING SITE. THE SITE IS NOT LOCATED IN A FLOODPLAIN AS SHOWN ON THE FIRM MAP (SEE THIS SHEET). THE PROJECT DOES NOT RECEIVE OFFSITE FLOWS.

PROPOSED DRAINAGE

THE PROPOSED SITE IS LIMITED TO THE DISTURBED PORTION OF PARCEL 3-A, APPROXIMATELY 0.59 ACRES. THIS PROJECT INCLUDES DEMOLITION OF EXISTING RETAIL BUILDING C AND ASSOCIATED PARKING AND UTILITY IMPROVEMENTS. CONSTRUCTION OF PROPOSED QUICK SERVICE RESTAURANT AND ASSOCIATED PARKING LOT AND UTILITY IMPROVEMENTS.

ONSITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF STORMWATER QUALITY CALCULATIONS, IT IS BEING ASSUMED THAT ALL NON-PAVED AREAS ARE TREATMENT C. EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED WITH THE THE RUNOFF FROM THE PROJECT SITE BEING HELP AT OR BELOW EXISTING CONDITIONS.

BASIN "C" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 2.26 CFS, WHICH IS ASSUMED TO BE DIRECTED SOUTHEAST, WHERE IT SHALL SHEET FLOW TO THE EXISTING AREA INLET..

THE TOTAL DISCHARGE IN THE DEVELOPED CONDITION IS EQUAL TO OR LESS THAN THE DISCHARGE IN THE EXISTING CONDITION DUE TO THE INCREASE IN LANDSCAPED AREA ONSITE, REFERENCE THE DRAINAGE CALCULATIONS FOR A COMPARISON OF THE FLOW.

THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE REQUIRED STORMWATER QUALITY VOLUME. (PAYMENT IN LIEU = 606 CF * $8/CF = $4,848)

CUT/FILL SUMMARY			
AREA (S.F)	CUT (C.Y.)	FILL (C.Y.)	NET FILL (C.Y.)
27,977	243	466	223

ALBUQUERQUE DRAINAGE NOTES

1. CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
2. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES NO REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL '811' [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD SO THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.
6. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
7. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
8. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
9. CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING WALL
- PARKING COUNT
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED WHEEL STOP
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE

DRAINAGE LEGEND

- 5460 — EXISTING MAJOR CONTOUR
- 52 — EXISTING MINOR CONTOUR
- 5465 — PROPOSED MAJOR CONTOUR
- 56 — PROPOSED MINOR CONTOUR
- MAJOR BASIN BOUNDARY LINE
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- 100 / 0.00 / 5% / 0.00 — BASIN DESIGNATION; PERCENT TREATMENT D; 100-YEAR WEIGHTED C VALUE; BASIN AREA IN ACRES

Weighted E Method (Developed)

			Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
Basin C	Area (sf)	Area (ac)	%	acres	%	acres	%	acres	%	acres	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)
Existing	27,977	0.64	0.00%	0	0.00%	0	7.61%	0.049	92.39%	0.593	2.142	1.376	2.59	1.354	0.870	1.60
Proposed	27,977	0.64	0.00%	0	0.00%	0	20.37%	0.131	79.63%	0.511	1.977	1.270	2.48	1.226	0.788	1.51

Water Quality Calculations				
Basin	Impervious Area (sf) (Assumed 90% of basin area)	SWQV (in)	Storm Water Quality Vol (cf)	Storm Water Quality Vol (ac-ft)
Proposed	27,977	0.26	606	0.014

*Note: For redevelopment site, SWQV = 0.26 in

Excess Precipitation, E (in)		
Zone 1	100-Year	10-Year
Ea	0.55	0.11
Eb	0.73	0.26
Ec	0.95	0.43
Ed	2.24	1.43

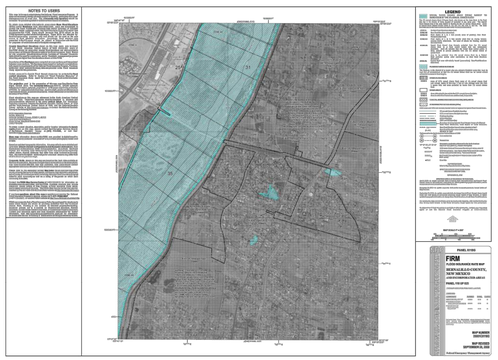
Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / Total Area

Volume = Weighted E * Total Area

Flow = Qa*Aa + Qb**Ab + Qc*Ac + Qd*Ad



FIRM MAP – 35001C0351H
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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TROY D. KELTS NEW MEXICO 22102 4/28/2026 PROFESSIONAL ENGINEER

SITE PLAN DOCUMENTS
MONTANO PLAZA
DUTCH BROTHERS COFFEE
6200 COORS BOULEVARD N.W.
ALBUQUERQUE, NM 87120

#	Date	Issue / Description	Init.

Project No: DBC000077
Drawn By: NSM
Checked By: TDK
Date: 04/09/26

CONCEPTUAL GRADING AND DRAINAGE PLAN

DR-1

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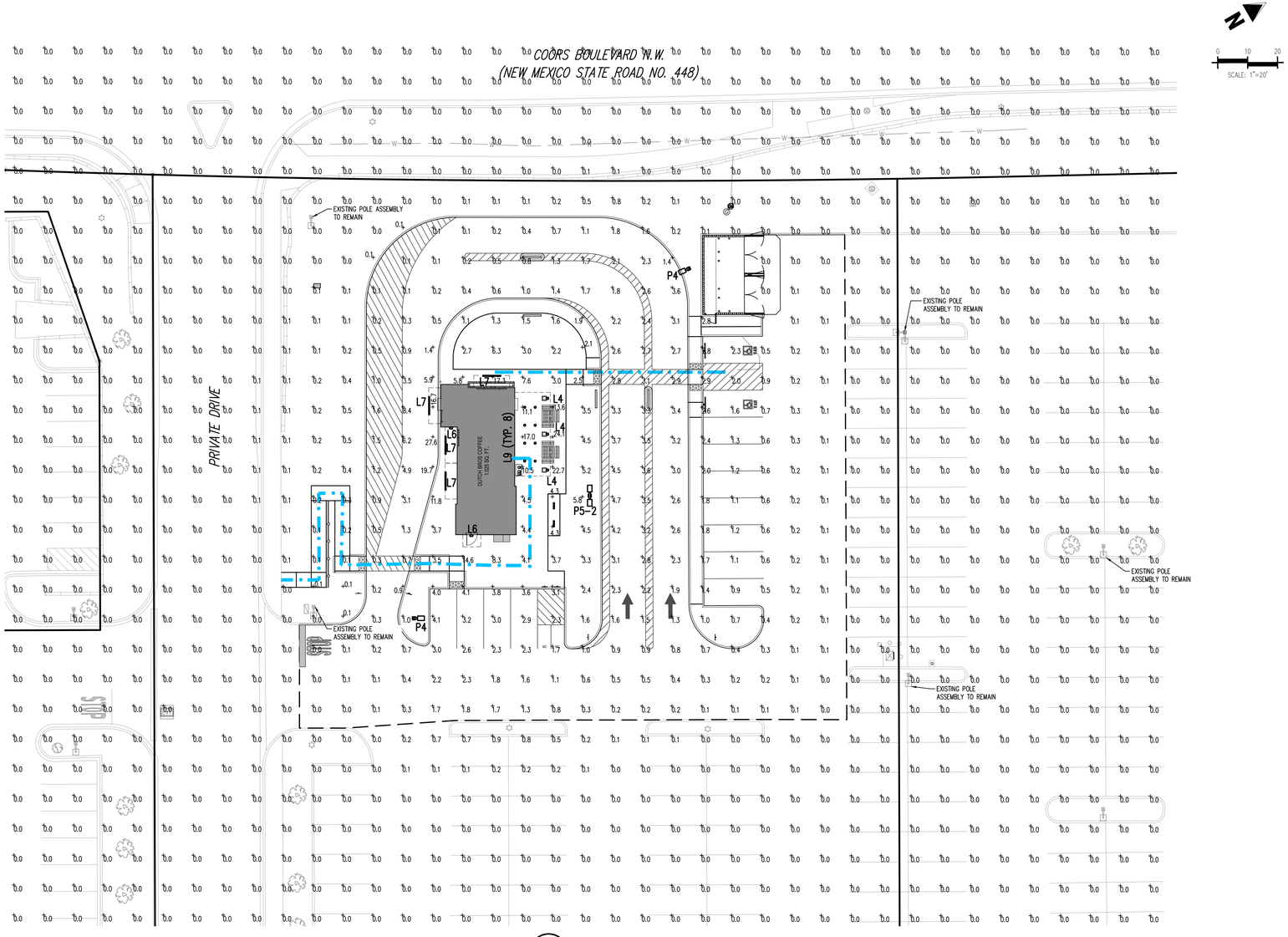


1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN SAFETY STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 20'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

SITE LIGHTING DESIGN USES FIXTURES THAT MAY APPEAR VISUALLY IDENTICAL BUT EMPLOY DIFFERENT OPTICS THAT DISTRIBUTE THE LIGHT IN DIFFERENT MANNERS OR DIFFER IN LIGHTING INTENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE DIFFERENT DISTRIBUTION PATTERNS AND LUMEN PACKAGES AND MATCHING THE LOCATIONS OF THESE AS SHOWN IN PLANS. DEVIATION FROM PLANS WILL RESULT IN FAILURE TO MEET LOCAL LIGHTING ORDINANCES AND DESIGN INTENT AND WILL NEED TO BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER OR LIGHTING DESIGNER.

MAXIMUM TOTAL OUTDOOR LIGHT OUTPUT

PER CITY OF ALBUQUERQUE, NM INTEGRATED DEVELOPMENT ORDINANCE, PART 14-16-5 DEVELOPMENT STANDARDS, 5-8 OUTDOOR AND SITE LIGHTING
LIGHTING ZONE 2 (Lz2) (MX-M ZONING DISTRICT)

TOTAL LUMEN ALLOWANCE (PER TABLE 5-8-5):
ZONED MX-M, Lz2 = 35,000 PER DWELLING
TREE, LANDSCAPE, AND SCULPTURE BEDS 2.0 LUMENS PER S.F x 9,384.5 S.F. = 18,769 LUMENS ALLOWED
WALWAYS/STAIRS/PARKING LOT: 1.5 LUMENS PER S.F. x 21,965.5 S.F. = 32,948.25 LUMENS ALLOWED
ALLOWED OUTDOOR TOTAL OUTPUT = 87,557.25 LUMENS

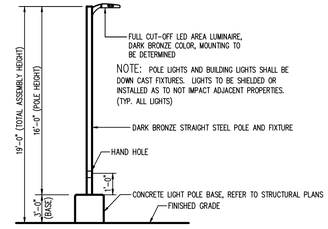
PROPOSED TOTAL OUTDOOR LUMEN OUTPUT:

(3)	TYPE L4 WALL MOUNTED FIXTURES X 2,118 LUMENS	= 6,546 LUMENS
(2)	TYPE L6 WALL MOUNTED EGRESS FIXTURES X 3,749 LUMENS	= 9,498 LUMENS
(4)	TYPE L7 COVE FIXTURES X 6,300 LUMENS	= 25,200 LUMENS
(8)	TYPE L9 RECESSED PATIO FIXTURES X 1,000 LUMENS	= 8,000 LUMENS
(2)	TYPE P4 AREA/SITE SINGLE FIXTURE x 7,079 LUMENS	= 14,158 LUMENS
(1)	TYPE 5-2 AREA/SITE DOUBLE FIXTURE x 11,510 LUMENS	= 23,020 LUMENS

TOTAL OUTDOOR LUMEN OUTPUT PROPOSED = 86,422 LUMENS
ALLOWABLE OUTDOOR LUMEN OUTPUT = 87,557.25 LUMENS > PROPOSED OUTDOOR LUMEN OUTPUT =86,918 LUMENS, SITE IS COMPLIANT PER CITY OF ALBUQUERQUE, NM INTEGRATED DEVELOPMENT ORDINANCE

CITY NOTE:

THE TOTAL ILLUMINATION FROM OUTDOOR LIGHT SOURCES AND INTERIOR LIGHT ESCAPING FROM WINDOWS SHALL NOT EXCEED LIGHT TRESPASS LIMITS IN TABLE 5-8-3



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

LUMINAIRE SCHEDULE

MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	WATTS	CCT	MODEL #	DESCRIPTION	B-U-G	CRI
L4	▭	3	LED	8'-0" WALL	1.0	2,188	28.6	3,000K	UMT-31416-DBNA/14/14W-N-W30-02-120/277V-BL	LIGMAN LIGHTING, MATRIX 3 SURFACE LUMINAIRE, WIDE UP, NARROW DOWN LAMP, 3000K, DARK GREY COLOR, BLUE FILTER LENS	B1-U5-G0	80
L6	▭	2	LED	8'-0" WALL	1.0	3,749	28.7	3,000K	WPLED-26-Y/ESP MV, NON-DIM	RAB LIGHTING, WP DECORATIVE WALL LUMINAIRE, 26 WATTS, 3000K, WITH EMERGENCY BATTERY BACK-UP, BRONZE COLOR	B1-U0-G1	70
L7	▬	4	LED	10'-6" SOFFIT	1.0	6,300	60	3,000K	CROWN-7Q-30K-110-S-SSP	SELF ELECTRONICS, CROWN SERIES COVE LIGHTING, LINKABLE BATTEN STRIP, 3000K, WHITE COLOR	B2-U0-G2	80
L9	○	8	LED	10'-6" CANOPY	1.0	1,000	12	3,000K	DRD5S-4-R-10-9-30-(DRIVE)	DMF LIGHTING, 4" ROUND CANOPY DOWNLIGHT, 3000K, WHITE FINISH	B1-U0-G0	90
P4	▭●	2	LED	19'-0" POLE	1.0	7,079	106	3,000K	NV-1-T4-32L-1-30K8-UNV-ASA-BRZ-HSS	NLS LIGHTING, NV-1 AREA/SITE LUMINAIRE, TYPE 4 DISTRIBUTION, SINGLE HEAD, 32 LED's, 3000K, DARK BRONZE COLOR, WITH REAR SHIELD	B1-U0-G2	80
P5-2	▭▭●	1	LED	19'-0" POLE	1.0	11,510	106	3,000K	(2) NV-1-T5-32L-1-30K-UNV-ASA-BRZ	NLS LIGHTING, NV-1 AREA/SITE LUMINAIRE, TYPE 5 DISTRIBUTION, DOUBLE HEAD, 32 LED's, 3000K, DARK BRONZE COLOR	B4-U0-G2	80

CONTRACTOR TO VERIFY ALL EQUIPMENT WITH OWNER AND ARCHITECT BEFORE PROCEEDING
FIXTURES P4 MOUNTED ON 16' POLE (SSSP-16'-4S-11G-12BC-SQ_-BRZ-136) ON 3'-0" CONCRETE BASE. TOTAL ASSEMBLY HEIGHT 19'-0"
FIXTURES P5-2 MOUNTED ON 16' POLE (SSSP-16'-4S-11G-12BC-D180-BRZ-136) ON 3'-0" CONCRETE BASE. TOTAL ASSEMBLY HEIGHT 19'-0"
POLES RATED TO 160 MPH WIND VELOCITY BASED ON .75 FIXTURE EPA

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
PARKING AREAS	FC	2.37	4.1	0.9
PICK UP WINDOW	FC	18.95	27.6	11.8
TRASH CORRAL PATH	FC	7.44	24.1	2.5
PATIO DECK	FC	16.50	24.1	10.5

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MAJOR AMENDMENT SITE PLAN
DUTCH BROTHERS COFFEE
MONTANO PLAZA
6200 COORS BOULEVARD N.W.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#	Date	Issue / Description	Init.
A	08/06/26	1ST EPC SUBMITTAL	TDK
B	09/04/26	2ND EPC SUBMITTAL	TDK
C	09/30/2026	3RD EPC SUBMITTAL	TDK
D	10/21/2026	4TH EPC SUBMITTAL	JMM
E	10/30/2026	5TH EPC SUBMITTAL	JMM

Project No: DBC000077
Drawn By: JG
Checked By: JG
Date: 08/06/26

PHOTOMETRIC PLAN

PP1.0
Sheet 7 of 10

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NLS LIGHTING

NV-1

AREA, SITE & ROADWAY

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting



CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 2-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name:

Type: P4 & P5-2

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) P4 Type 5 (T5) P5-2 Nema 2 24° Narrow Beam (N2) Nema 3 30° Narrow Beam (N3)	16 (16L) 32 (32L) 48 (48L) 64 (64L)	350 (35) 530 (53) 700 (7) 1050 (1)	2700K, 70 CRI (27K7) 2700K, 80 CRI (27K8) 3000K, 70 CRI (30K7) 3000K, 80 CRI (30K8) 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8)	120-277 (UNV) 347-480 (HV)	Architectural Sweep Arm Single 2.5" (ASA) Direct Pole 3" Arm Single 2.5" (DPS3) Direct Pole 3" Arm D180, D90, T90, T120, Quad (DPS7) Knuckle Mount (KM) Wall Mount (WM) Trunnion Mount (TM) Tenon Arm (TA) Mast Arm (MA)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Bird Spikes (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) Field Adj. 0-10V Dimming (FSP-10) (FSP-20) 17'-20' Heights (FSP-40) 21'-40' Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optics Left (ROL) Rotated Optic Right (ROR) Automatic House Side Shield (AHS) House Side Shield (HSS) P4 Single Optic Frame (SOF) Black Optic Frame (BOF)

Notes:
1. Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
2. Fix Round Pole Specify RPA4 or RPA5.
3. Standard finish is stainless steel. Can be painted to match fixture
4. Universal Voltage 120-277
5. Not available in Nema 2 and Nema 3 Optics
6. 3000K or lower must be selected to meet International Dark-Sky Association certification.

REV. 12.01.22

1

Project Name:

Type: P4 & P5-2 POLES

SSSP ORDERING GUIDE

Cat#
Square Straight Steel Pole (SSSP)

Height
12' (10)
12' (12)
14' (14)
16' (16)
18' (18)
20' (20)
22' (22)
24' (24)
25' (25)
26' (26)
28' (28)
30' (30)
35' (35)

Pole Dimension
4" Square (4S)
6" Square (5S)
6" Square (6S)

Gauge
120 Wall Thickness (11G)
.180 Wall Thickness (7G)

Base Pattern
(10'-20') 9" - 10 3/8" Bolt Circle (9BC)
(22'-35') 11 1/2" - 14" Bolt Circle (12BC)
Custom Bolt Circle (CBC)
*Consult Factory

Mounting
Single (SGL)
Double (D-90) (D-180) P5-2
Triple (T-90)
Quad (QD)
No Drill (ND)
*Tenon Option

Tenon
2 3/8" Round (T2R)
3" Round (T3R)
3 1/2" Round (T312R)
4 1/2" Round (T412R)
3 1/2" Square (T312S)
4 1/2" Square (T412S)
5 1/2" Square (T512S)

Color
Bronze Textured (BRZ)
White Textured (WHT)
Smooth White Gloss (SWT)
Silver (SVR)
Green Textured (GRN)
Hunter Green Textured (HGN)
Black Textured (BLK)
Smooth Black Gloss (SBK)
Graphite Textured (GPH)
Grey Textured (GRY)
Custom (CS)

Bolts
3/4" x 30" (3430)
1" x 36" (136)
Less Anchor Bolts (LAB)

Options
GFI Kit (GFI20A) *20 Amp Weather Proof Receptacle*
GFI Provision Only (PROV)
Galvanized (GLV)
Galvanized Under Powder (GUP)
1/2" Coupling (COUP) *Specify Location
Vibration Dampener (VD)
Extra Hand Hole (DHH) *Specify Location
Marine Grade Finish (MGF)

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2027
nlslighting.com

2

UMT-31416
Matrix 3 Surface

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE	L4
NOTE			

ORDERING EXAMPLE || UMT - 31416 - 14/14w - W30 - 02 - 120/277v - Options

UMT-31416	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	14/14w COB 1128 Lumens Down 1128 Lumens Up	N - Narrow 20° M - Medium 25° W - Wide 36° VW - Very Wide 74°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03- PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES	120/277v Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated
F - Frosted Lens
42 - Mounting Plate for 4" Junction Box
DIM - 0-10v Dimming

COLORED DICHROIC FILTERS
RD - Red Lens
BL - Blue Lens
GR - Green Lens
AM - Amber Lens
[Specify Other Color]

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

Oak, Cherry, Beech, Carbon
Walnut, Chestnut, Bamboo, Galvanized
Pine, Mahogany, Birch, Steel



Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

Galloway

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MAJOR AMENDMENT SITE PLAN
DUTCH BROTHERS COFFEE
MONTANO PLAZA
6200 COORS BOULEVARD N.W.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#	Date	Issue / Description	Init.
A	09/06/26	1ST EPC SUBMITTAL	TDK
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D	10/21/2026	4TH EPC SUBMITTAL	JMM
E	10/30/2026	5TH EPC SUBMITTAL	JMM

Project No: DBC000077
Drawn By: JG
Checked By: JG
Date: 08/06/26

PHOTOMETRIC DETAILS

PP1.1
Sheet 8 of 10

WPLED26Y

RAB



Color: Bronze

Weight: 7.1 lbs

Project:

Type: L6

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.22A
208V	0.13A
240V	0.11A
277V	0.10A
Input Watts	29.1W

LED Info

Watts	26W
Color Temp	3000K (Warm)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3,749 lm
Efficacy	128.8 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IP Rating:
Ingress protection rating of IP66 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P0000175O

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 150W Metal Halide

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V: 0.10A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
10.77% at 120V, 11.79% at 277V

Power Factor:
98.2% at 120V, 95.6% at 277V

Construction

Finish:
Formulated for high durability and long-lasting color

Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Green Technology:
Mercury and UV free, RoHS-compliant components.

LED Characteristics

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Need help? Tech help line: **(888) 722-1000** Email: **sales@rablighting.com** Website: **www.rablighting.com**

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Page 1 of 2

Outdoor Cove Lighting
CROWN

Type: L7



- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max. linkable length: 72' @120VAC, 156' @277VAC
- Lockable, precision aiming adjustment: ±80°vertical rotation
- IP rating: IP66 (for wet locations)
- Lifetime: 50,000hrs (To=+95°F, 35°C)
- Ta: -13°F~122°F (-25°C ~ 50°C)
- 10W/ft. 1050lm/ft
- Material: Aluminum alloy
- Other color temp available

Dimensions: inches, (mm)



How to order using our catalog numbers
Example: CROWN-1230K11SS

Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN	12 - 11.8"(300mm) 47 - 47"(1120mm) 70 - 70"(1778mm)	30K - 3000K 35K - 3500K 40K - 4000K	110 - 110°	S - Silver	S - Screw Mounting

Specifications

Catalog No.	Model	Rated Input (VAC)	Ra	Power (W)	Luminous flux (TYP@4000K)lm
CROWN-1230K11SS	CROWN-L24-277V	120-277	90	10	1050
CROWN-1235K11SS					
CROWN-1240K11SS					
CROWN-4730K11SS	CROWN-L90-277V	120-277	90	40	4200
CROWN-4735K11SS					
CROWN-4740K11SS					
CROWN-7030K11SS	CROWN-L144-277V	120-277	90	60	6300
CROWN-7035K11SS					
CROWN-7040K11SS					

* included: 1 pc LED fixture, 2pcs screws.

Photometrics



www.self-electronics.com

DRD5S & SurfaceFrame

Surface Mount LED Downlight
New Construction
DRDHNJO Octagonal Junction Box

Project:	Type: L9
Product Code:	Date:

V120122



- Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight
- Features multiple ratings to meet the demands of a wide range of situations
- Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Application
New Construction

Aperture
4" Octagonal Junction Box

Delivered Lumens
750 lm (9.0W), 1000 lm (12.0W)

Color Quality
90+ CRI, < 3-step SDCM

Color Temperature
2700K 3000K 3500K

Optics
General

Input Voltage
120V only (TRIAC/ELV), 120/277V (0-10V)

Dimming
TRIAC/ELV 5%
0-10V 1%

Emergency Lighting
Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure

Shape
Round, Square

Finish
White

Module Ratings
- UL Closet Rating Compliant *(150 lm only)*
- UL Listed for Wet Location

Housing Ratings
- A: Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours
- 4: STC/IIC Sound Rated
- 0: ASTM E283 Certified Air Tight
- IC (Insulation Contact) Rated

Standards

Guarantee
50,000 hrs | 5 years

Additional Options
- Z: Non-Conductive Dead Front

dmflighting.com

dmf

DRD5S & SurfaceFrame

Surface Mount LED Downlight
General New Construction
DRDHNJO Octagonal Junction Box

PRODUCT BUILDER

HOUSING

PRODUCT CODE		APPLICATION		APERTURE		OPTION	
DRDH	Housing	N	New Construction	JO	SurfaceFrame Octagonal Junction Box	[Blank]	Integrated Driver
						7OSEM	EM Driver[1], 0-10V, 750 lm
						10OSEM	EM Driver[1], 0-10V, 1000 lm

LED MODULE

PRODUCT CODE		APERTURE		SHAPE		LUMENS		CRI		CCT		DRIVER	
												TBD	
DRD5S	Module	4	4" Aperture	R	Round	07	750 lm	9	90+ CRI	27	2700K	T	Integrated TRIAC/ELV, 120V only
				S	Square	10	1000 lm			30	3000K	O	Integrated 0-10V, 120/277V
										35	3500K	TDF	Integrated TRIAC/ELV, 120V only, Non-Conductive[2]
												ODF	Integrated 0-10V, 120/277V, Non-Conductive[2]
												EM	Emergency[1] w/ Test Switch

[1] *EM option (housing) and Emergency driver (module) must be selected together*
[2] *Only available for Round shape, 750 lm, 2700K or 3000K CCT*

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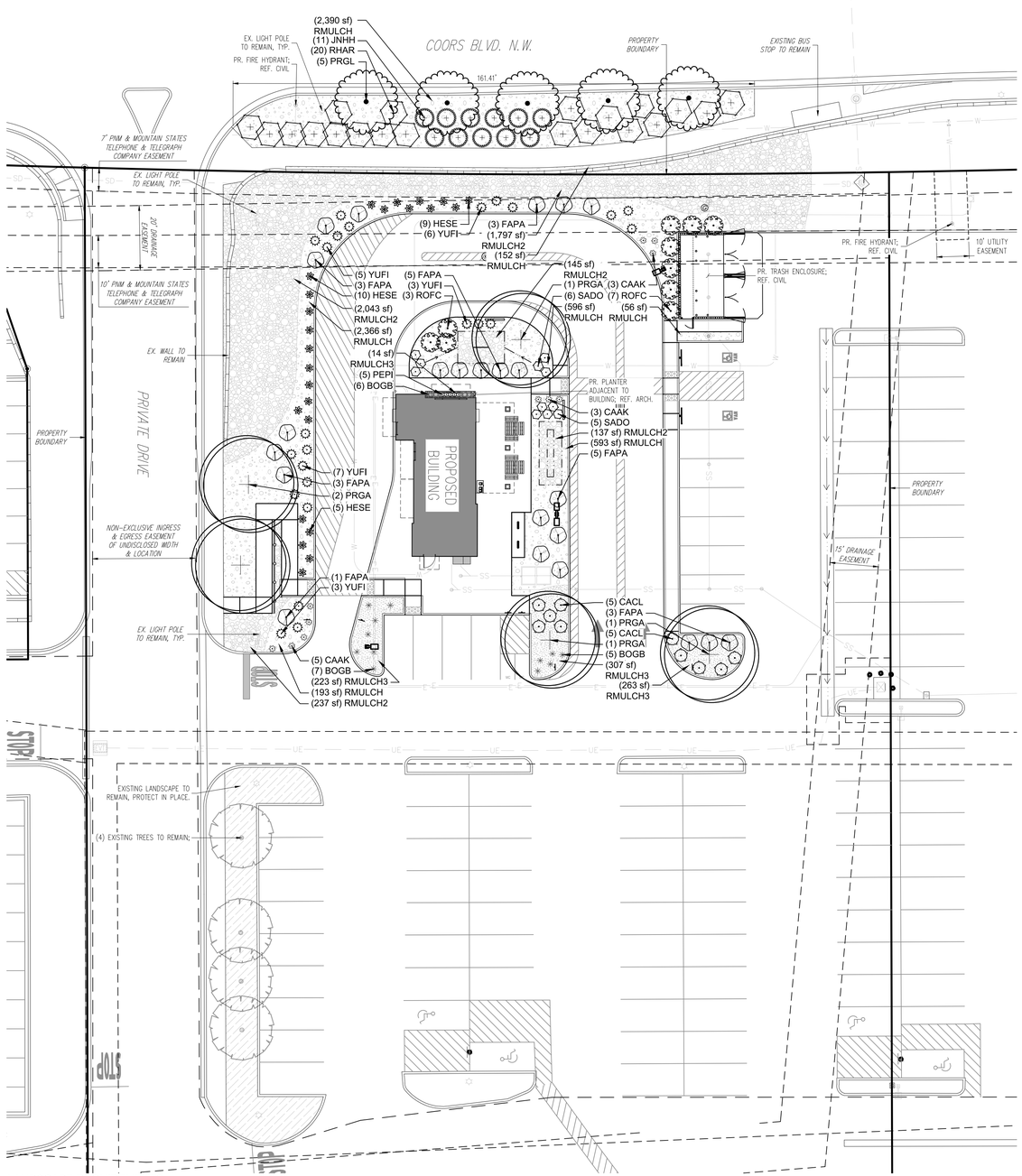

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	PRGA	5	HONEY MESQUITE	PROSOPIS GLANDULOSA 'MAVERICK'	B&B	2" CAL	25'X30'	LOW
	PRGL	5	SCREWBEAN MESQUITE	PROSOPIS PUBESCENS	B&B	2" CAL	20`X20`	LOW
EXISTING TREES								
	EXDT	4	EXISTING TREE	TO REMAIN				
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**	
DECIDUOUS SHRUBS								
	CACL	10	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3`X5`	MODERATE	
	RHAR	20	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	2`X8`	LOW	
EVERGREEN SHRUBS								
	FAPA	23	APACHE PLUME	FALLUGIA PARADOXA	#5 CONT.	4`X5`	LOW	
	JNHH	11	CREEPING JUNIPER	JUNIPERUS HORIZONTALIS	#5 CONT.	1`X5`	LOW	
	ROFC	10	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS	#5 CONT.	6`X6`	LOW	
	SADO	11	DESERT SAGE	SALVIA DORRII	#5 CONT.	2`X3`	LOW	
	YUFI	24	ADAM'S NEEDLE	YUCCA FILAMENTOSA	#5 CONT.	3`X3`	LOW	
ORNAMENTAL GRASSES								
	BOGB	18	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2`X2`	LOW	
	CAAK	11	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	2.5`X2`	MODERATE	
	HESE	24	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2`X2`	MODERATE	
PERENNIALS								
	PEPI	5	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	#1 CONT.	1`X1.5`	LOW	

GROUNDCOVER SCHEDULE

SYMBOL	CODE	QTY	NAME
GROUND COVERS			
			EXISTING LANDSCAPE TO REMAIN
MULCH			
	RMULCH	6,346 SF	1" GREY CRUSHED ROCK MULCH - MATCH EXISTING
	RMULCH2	4,359 SF	3-6" GREY CRUSHED COBBLE - MATCH EXISTING
	RMULCH3	807 SF	GREY CRUSHED FINES

REQUIRED SETBACK AREA LIVE COVERAGE TABLE

Required Setback Area Live Coverage Requirement:

Setback Area (S.F.):	2,390
50% Required Coverage (S.F.):	1,195
Live Vegetation Provided (S.F.):	**1,222**

Area Calculations: / **Species**	**Canopy Area (S.F.)**	**Quantity**	**Total Coverage Area (S.F.)**
Rhus aromatica 'Gro-Low'	50.3	20	1,006
Juniperus horizontalis	19.6	11	216
			1,222

LANDSCAPE REQUIREMENTS

CODE SECTION	LOCATION	FORMULA	TAKE-OFFS LF	TAKE-OFFS SF	TAKE-OFFS QTY	REQUIRED TREES	REQUIRED SHRUBS	REQUIRED OTHER	PROVIDED TREES	PROVIDED SHRUBS	PROVIDED OTHER
INTERNAL LANDSCAPE											
5-6(C)(2)(a)	MIN. LANDSCAPE AREA	15% OF NET LOT AREA		11,512 SF				1,727 SF			1,727 SF
REQUIRED SETBACK AREA											
3-4(C)(5)(c)(1)	SETBACK AREA	50% LIVE COVERAGE REQUIRED WITHIN SETBACK AREA		2,390 SF (SEE OTHER TABLE)				1,195 SF			1,222 SF
MOTOR VEHICLE LOT											
5-6(F)(1)(i)	INTERIOR	1 TREE / 10 SPACES			14 SPACES	2			5		
5-6(F)(2)(a)	INTERIOR	MIN. 10% OF PARKING LOT AREA SHALL BE LANDSCAPED			2,660 SF			266 SF			266 SF

REFERENCE CITY OF ALBUQUERQUE, NM CODE OF ORDINANCES VER. 11-5-2025

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

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Greenwood Village, CO 80111
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GallowayUS.com
Galloway & Company, LLC

MAJOR AMENDMENT SITE PLAN
DUTCH BROTHERS COFFEE
MONTANO PLAZA
6200 COORS BOULEVARD N.W.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#	Date	Issue / Description	Init.
A	08/06/26	1ST EPC SUBMITTAL	TDK
B	09/04/26	2ND EPC SUBMITTAL	TDK
C	09/30/2026	3RD EPC SUBMITTAL	TDK
D	10/21/2026	4TH EPC SUBMITTAL	JMM
E	10/30/2026	5TH EPC SUBMITTAL	JMM

Project No: DBC000077
Drawn By: JC
Checked By: KR
Date: 08/06/26

LANDSCAPE PLAN

L1.0
Sheet 9 of 10

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LANDSCAPE NOTES

GENERAL

1. THESE PLANS ARE FOR ENTITLEMENT PURPOSES ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
3. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
5. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
7. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
8. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
9. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. FOR GRADING INFORMATION REFER TO THE CIVIL ENGINEER'S DRAWINGS. SEE PHOTOMETRIC PLAN FOR FREE STANDARD LIGHTING AND LOCATION INFORMATION.
10. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
11. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
12. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE NEW MEXICO LANDSCAPE CONTRACTORS ASSOCIATION.
13. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

1. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
2. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. WEED CONTROL: CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
5. AT A MINIMUM, INCORPORATE 2 CUBIC YARDS PER 1,000 SF OF PREMIUM 3 ORGANIC COMPOST, OR APPROVED EQUAL, FOR ALL NATIVE SEED AREAS. IF APPLICABLE, AMENDMENT SHALL BE ROTOTILLED INTO THE TOP 6-8 INCHES OF TOPSOIL.
6. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

1. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
2. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
3. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES. TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS TO ALLOW FOR ESTABLISHMENT.
4. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
5. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
7. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
8. PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER PER PLAN. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A MINIMUM 14 GAUGE ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: DARK GREEN.
9. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
10. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS, AND TREES 15 FEET.
11. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
12. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE., MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

1. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
2. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
3. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS OR UNDER DECOMPOSED GRANITE/CRUSHER FINES/BREEZE UNLESS OTHERWISE NOTED ON PLANS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
4. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
5. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH. TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
6. ALL PLANTING AREAS ON SLOPES OVER 3:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

PRESERVATION

1. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
2. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.

LANDSCAPE GUARANTEE AND MAINTENANCE

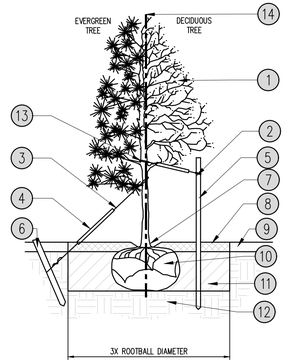
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF ONE YEAR. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE ONE YEAR SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)

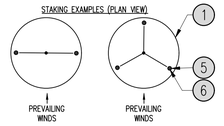


1. TREE CANOPY
2. NYLON TREE STRIPS AT ENDS OF WIRES – SECURE TO STAKE OR DEADEN WITH NAILS
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24"X3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN. TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE
8. WOOD MULCH TREE RING 5' DIA. MIN. TYPE & DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL – SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

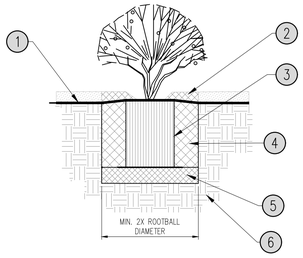
NOTES:

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. ALL VEGETATED MATERIAL SHALL BE PLANTED IN SOIL THAT IS UNCOMPACTED TO A MINIMUM DEPTH OF 24 INCHES.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 1"–5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
8. ORGANIC MULCH, SUCH AS ARBORIST MULCH OR NATIVE MULCH WOODCHIPS, IS REQUIRED AS GROUND COVER UNDER TREES, NOT INCLUDING STREET TREES, WITHIN A 5-FOOT RADIUS.

STAKING EXAMPLES (PLAN VIEW)



1 TREE PLANTING
N.T.S.



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE – INSTALL WATER RING (2 – 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

2 SHRUB/PERENNIAL PLANTING
N.T.S.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com
Galloway & Company, LLC

MAJOR AMENDMENT SITE PLAN
DUTCH BROTHERS COFFEE
MONTANO PLAZA
6200 COORS BOULEVARD N.W.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#	Date	Issue / Description	Init.
A	09/06/26	1ST EPC SUBMITTAL	TDK
B	09/06/26	2ND EPC SUBMITTAL	TDK
C	09/30/2026	3RD EPC SUBMITTAL	TDK
D	10/21/2026	4TH EPC SUBMITTAL	JMM
E	10/30/2026	5TH EPC SUBMITTAL	JMM

Project No: DBC000077
Drawn By: JC
Checked By: KR
Date: 08/06/26

LANDSCAPE NOTES & DETAILS

L2.0
Sheet 10 of 10

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I:\DCs\Dutch Brothers Coffee Land Team Projects\MM_Albuquerque_DBC000077_DC - Coors & Montano\PLA\CAD\L2.0_DBC077_PLS.dwg, New Mex - 10/30/2026

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SIGNAGE NOTE:

NO WHITE PORTION OF AN ILLUMINATED SIGN SHALL EXCEED THE MAXIMUM LUMINANCE (NITS) OF 108 FOR LZ1 DURING THE HOURS OF DARKNESS

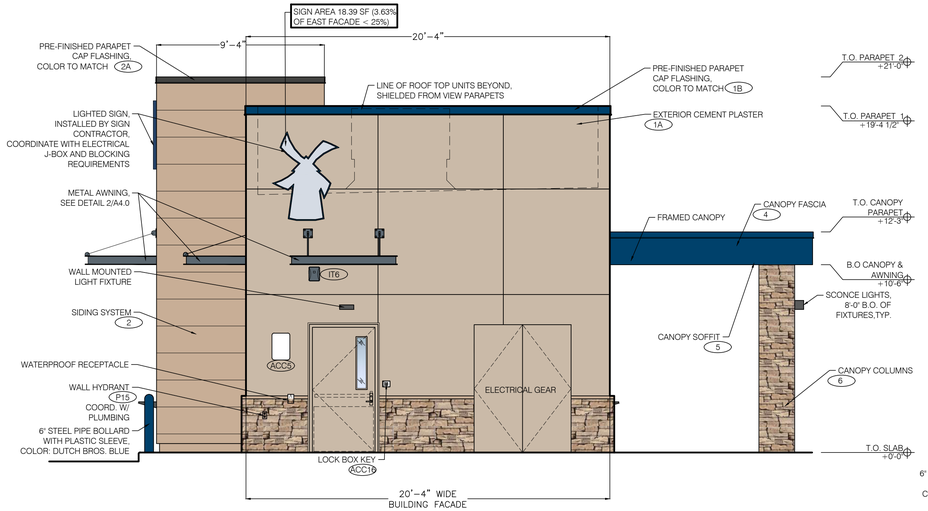
TRIM COLOR AREA PER ELEVATION

	1B + 4	2A	TOTAL (<10%)
NORTH	75 S.F - 7.9%	0	75 S.F - 7.9%
SOUTH	17 S.F - 1.7%	5 S.F - 0.5 %	22 S.F - 2.2 %
EAST	10 S.F - 2.5%	0	10 S.F - 2.5%
WEST	29 S.F - 5.5%	3.5 S.F - 0.5 %	32.5 S.F - 6 %

EXTERIOR FINISH SCHEDULE

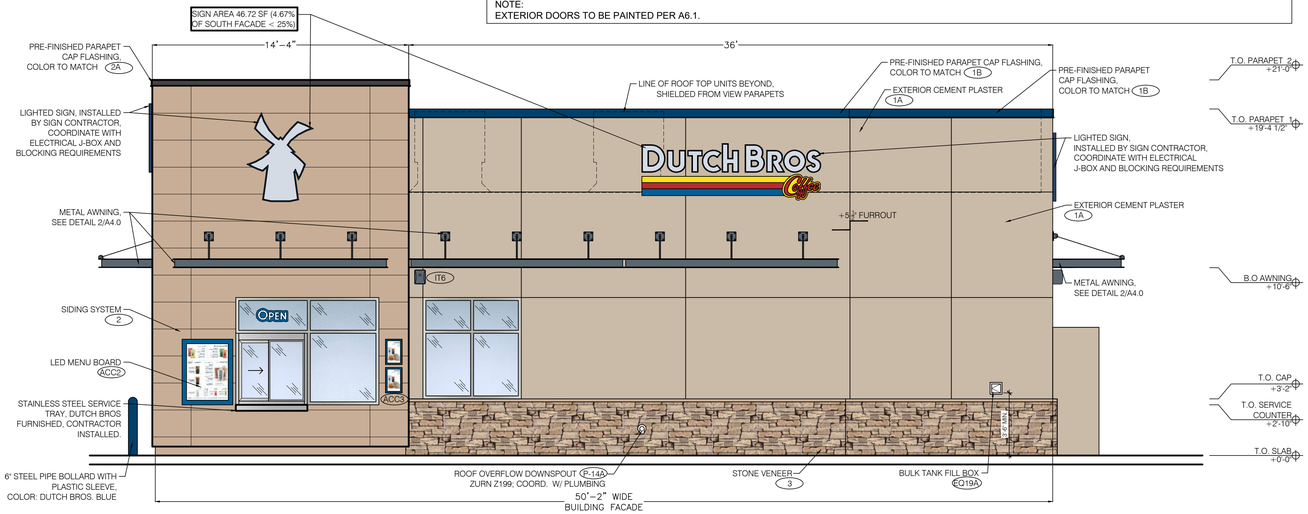
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	SW7524 DHURRIE BEIGE - RGB: 202,186,168 - LRV 50	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	METAL FASCIA	WESTERN STATES METAL ROOFING	DB BLUE - RGB: 0,96,152 - LRV 16.25 (TRIM COLOR LESS THAN 10% OF FACADE PER IDO 14-16-3-6(D)(6)(b)	
ZONE 2 (TOWER) (Z2)				
2	FIBER CEMENT SIDING	NICHIHA	PAINT DUNN EDWARDS - DEC715 SANDAL RGB: 200,174,150 - LRV 42	ORIENTATION: HORIZONTAL
2A	METAL FASCIA	WESTERN STATES METAL ROOFING	SW7069 IRON ORE - RGB: 67,67,65 - LRV 6.15 (TRIM COLOR LESS THAN 10% OF FACADE PER IDO 14-16-3-6(D)(6)(b)	
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BARLEY	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; SAND	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10" - RGB: 0,96,152 - LRV 16.25 (TRIM COLOR LESS THAN 10% OF FACADE PER IDO 14-16-3-6(D)(6)(b)	3 SIDES; COLOR: BLDG DB BLUE
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, $\frac{1}{8}$" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BARLEY	

NOTE:
EXTERIOR DOORS TO BE PAINTED PER A6.1.



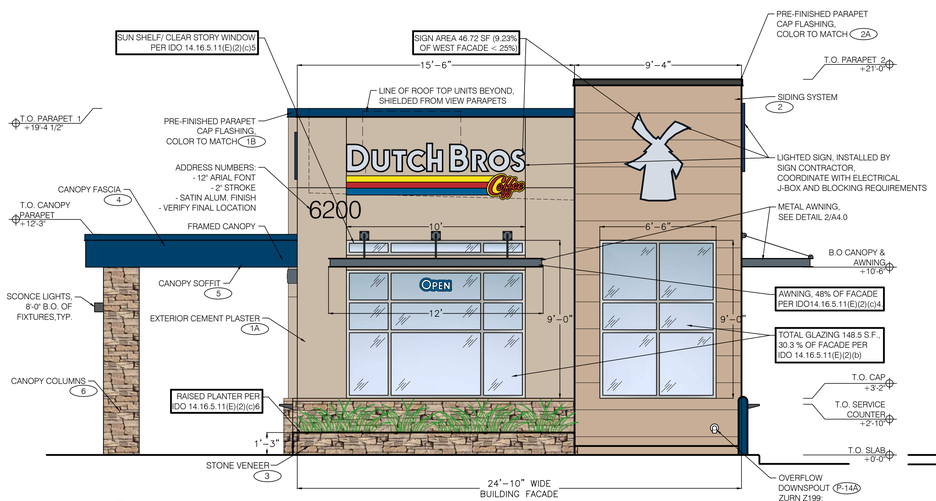
3 EAST ELEVATION - REAR ELEVATION

SCALE: 1/4" = 1'-0"



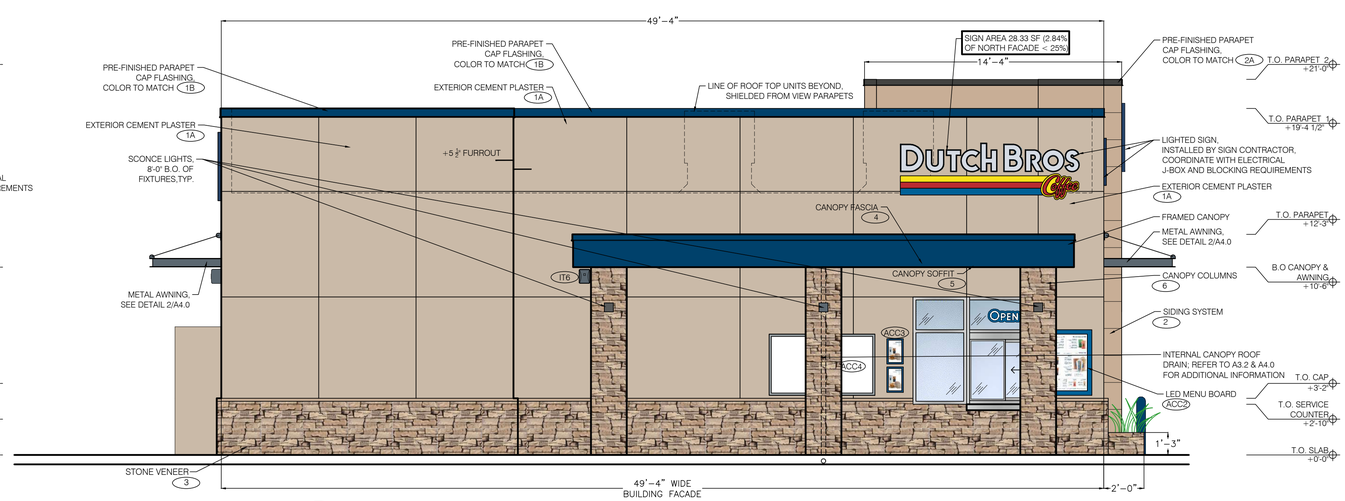
4 SOUTH ELEVATION - DRIVE-THRU WINDOW

SCALE: 1/4" = 1'-0"



1 WEST ELEVATION - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - WALK-UP WINDOW

SCALE: 1/4" = 1'-0"

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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STATE OF NEW MEXICO
PAUL DEPPE
NO. 6414
REGISTERED ARCHITECT
EXPIRES 12/31/2026

Project No: NM0109

Dutch Bros Coffee - New Freestanding Store
DB ANNIHILATOR - A2
6200 COORS BOULEVARD
ALBUQUERQUE, NM 87120

DATE: 02/16/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS COLOR

SHEET NUMBER:

A6.1

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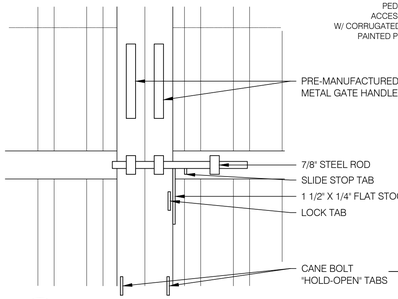
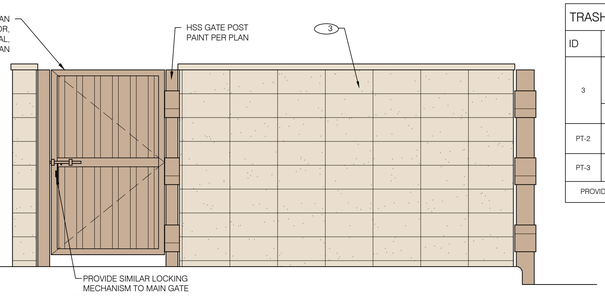


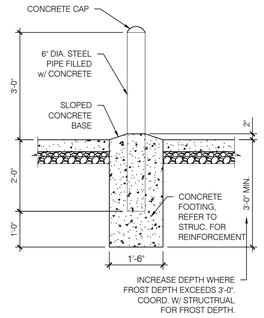
7 TRASH ENCLOSURE GATE LOCKING HANDLE

SCALE: 1-1/2" = 1'-0"



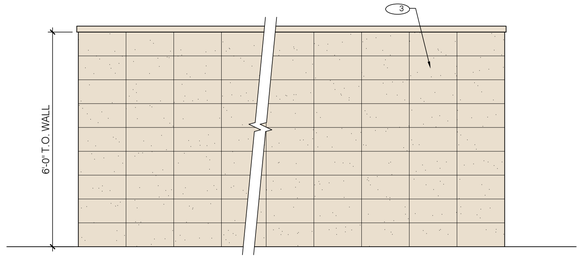
3 TRASH ENCLOSURE SIDE ELEVATION (EAST)

SCALE: 1/2" = 1'-0"



8 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



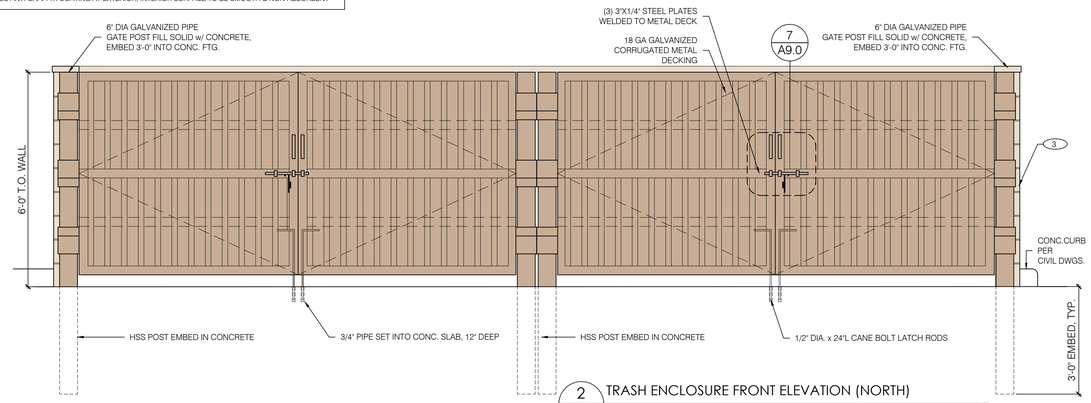
4 TRASH ENCLOSURE REAR ELEVATION (SOUTH)

SCALE: 1/2" = 1'-0"

TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	SPLIT FACE 8X8X16	BASALITE	345	TO BE PAINTED DUNN EDWARDS - DEC 765 BONE
	CMU CAP	BASALITE	345	12X16X2
PT-2	PAINT	DUNN EDWARDS	DEC 715 SANDAL	GATES BODY
PT-3	PAINT	DUNN EDWARDS	DEC 715 SANDAL	GATE FRAMES & POSTS
PROVIDE ANTI GRAFFITI COATING AT EXTERIOR; INTERIOR SURFACE TO BE SMOOTH & NON-ABSORBENT				

TRASH ENCLOSURE GENERAL NOTES:

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATE TO BE BUILT WITH 3"X 2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



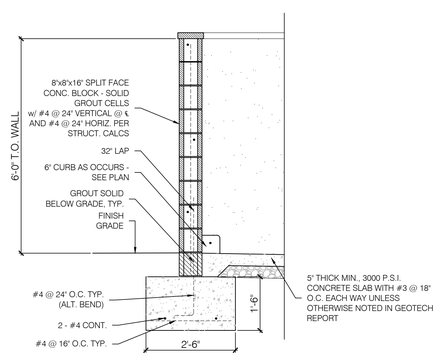
2 TRASH ENCLOSURE FRONT ELEVATION (NORTH)

SCALE: 1/2" = 1'-0"



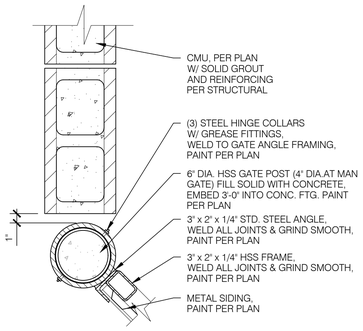
5 TRASH ENCLOSURE GATE JAMB DETAIL

SCALE: 1/2" = 1'-0"



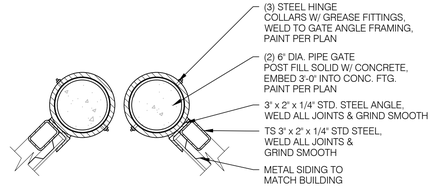
9 TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



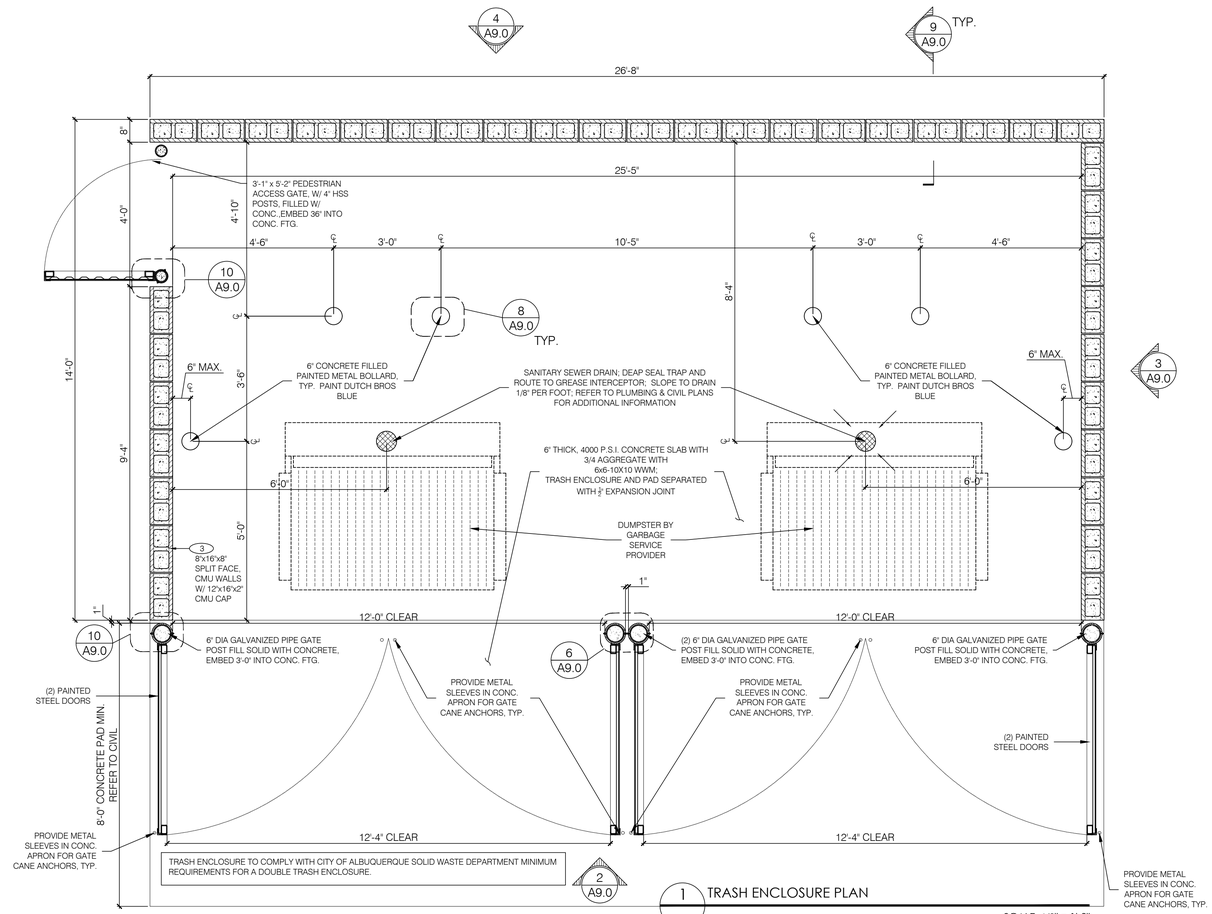
10 TRASH ENCLOSURE GATE JAMB DETAIL

SCALE: 1-1/2" = 1'-0"



6 TRASH ENCLOSURE GATE JAMB DETAIL

SCALE: 1-1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN

SCALE: 1/2" = 1'-0"

DUTCH BROS

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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STATE OF NEW MEXICO
PAUL DEPPE
NO. 6414
REGISTERED ARCHITECT

EXPIRES 12/31/2026

Project No: NM0109

Dutch Bros Coffee - New Freestanding Store
DB ANNIHILATOR - A2

6200 COORS BOULEVARD
ALBUQUERQUE, NM 87120

DATE: 02/16/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

TRASH ENCLOSURE PLAN/ ELEVATIONS

SHEET NUMBER:

A9.0

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S C H E D U L E

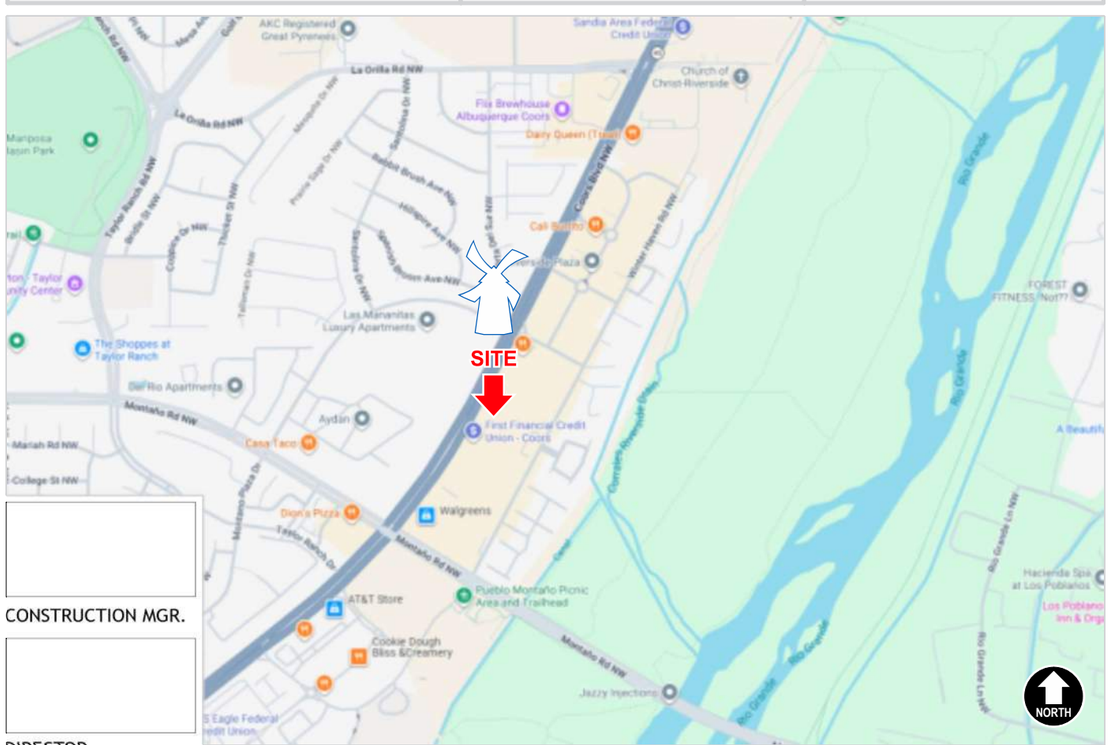
N1 - (1) SIGN TYPE DBCL10-REMOTE-RW: CHANNEL LETTERS WITH REMOTE RACEWAY
N2 - (1) SIGN TYPE DBCL10-REMOTE-RW: CHANNEL LETTERS WITH REMOTE RACEWAY
N3 - (1) SIGN TYPE DBCL10-REMOTE-RW: CHANNEL LETTERS WITH REMOTE RACEWAY
N4 - (1) SIGN TYPE DBW13: SELF CONTAINED LOGO
N5 - (1) SIGN TYPE DBW13: SELF CONTAINED LOGO
N6 - (1) SIGN TYPE DBW13: SELF CONTAINED LOGO
N7 - (1) ADDRESS NUMBERS
N8 - (2) SIGN TYPE DBMENU-WM-SF: WALL MOUNTED MENU BOARDS
N9 - (2) SNAP FRAMES 31 ¾"X41 ¾"
N10 - (4) SNAP FRAMES 18 ¾"X12 ¾"
N11 - (4) SIGN TYPE DBMENU-PM-SF: FREE STANDING MENU BOARD W/ WINGS
N12 - (1) SIGN TYPE DB-DIR-EO-DF: NON-ILLUMINATED D/F DIRECTIONAL
N13 - (2) SIGN TYPE DB-DIR-DT-DF: NON-ILLUMINATED D/F DIRECTIONAL

A P P R O V A L

X _____ Title _____ Date _____

CONSTRUCTION MGR.

DIRECTOR

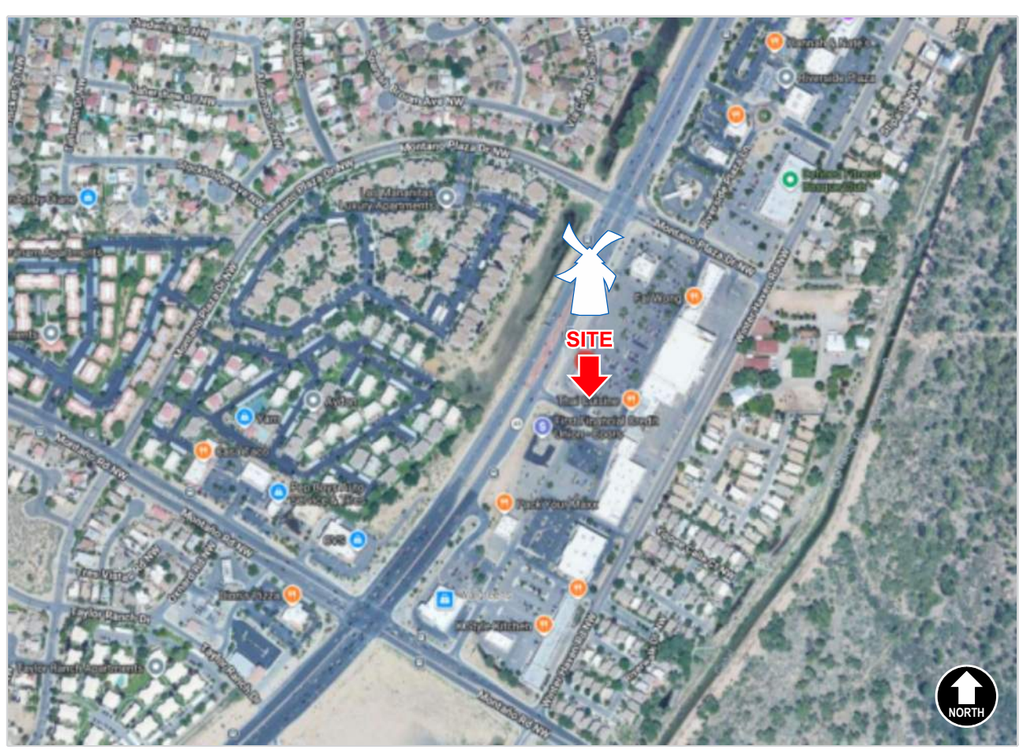


VICINITY MAP NOT TO SCALE

Dutch Bros Coffee
NM0109
6200 Coors Blvd.,
Albuquerque, NM 87120

S I G N C O D E

ALLOWABLE SQ. FT. PROPOSED SQ. FT.



AERIAL PHOTO / SITE PLAN NOT TO SCALE

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Whittier, CA 90601
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Fax: (562) 949-5707
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www.fusionsign.com
Los Angeles, CA

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07-26-0015R3
SIGNS AND MENUS

PAGE NO.:
1 OF 20

CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

REVISION BY:
RD

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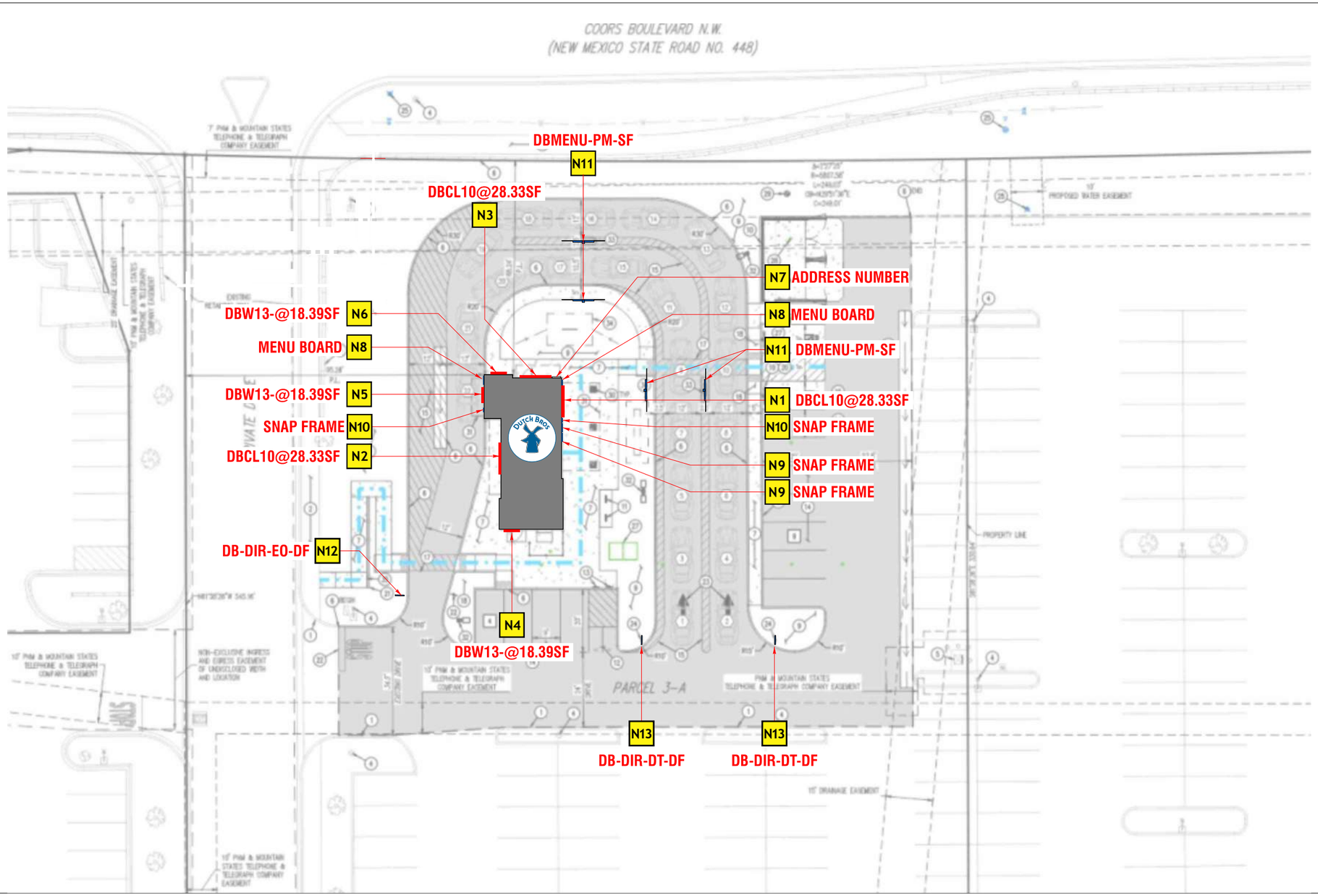

CONSTRUCTION MGR.

DIRECTOR

SITE PLAN

Scale: NTS

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PAGE NO.:
2 OF 20

CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

REVISION BY:
RD

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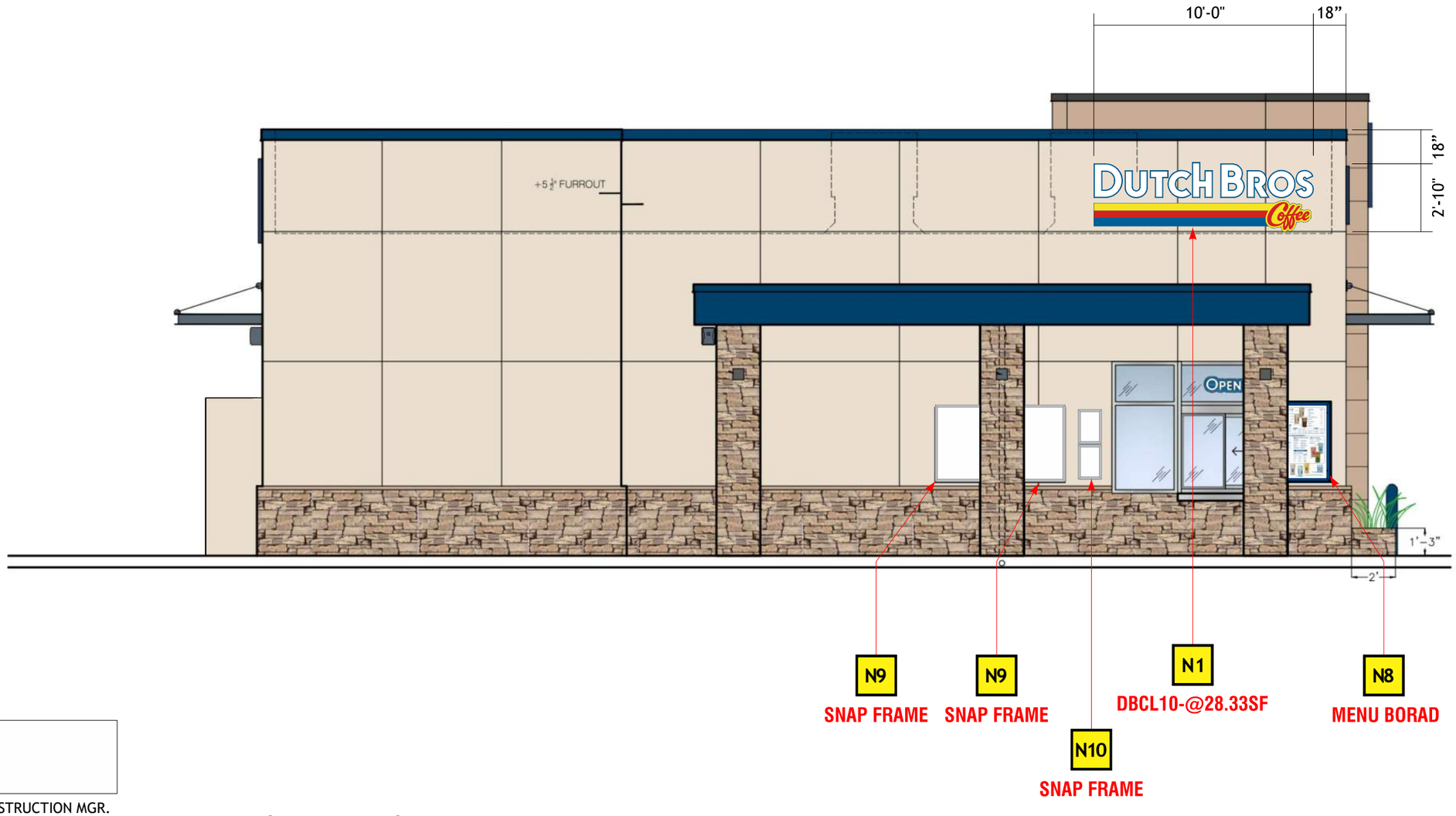

CONSTRUCTION MGR.

DIRECTOR

NORTH ELEVATION

TOTAL SQ. FT.: 28.33

Scale: 3/16"=1'-0"

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CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

REVISION BY:
RD

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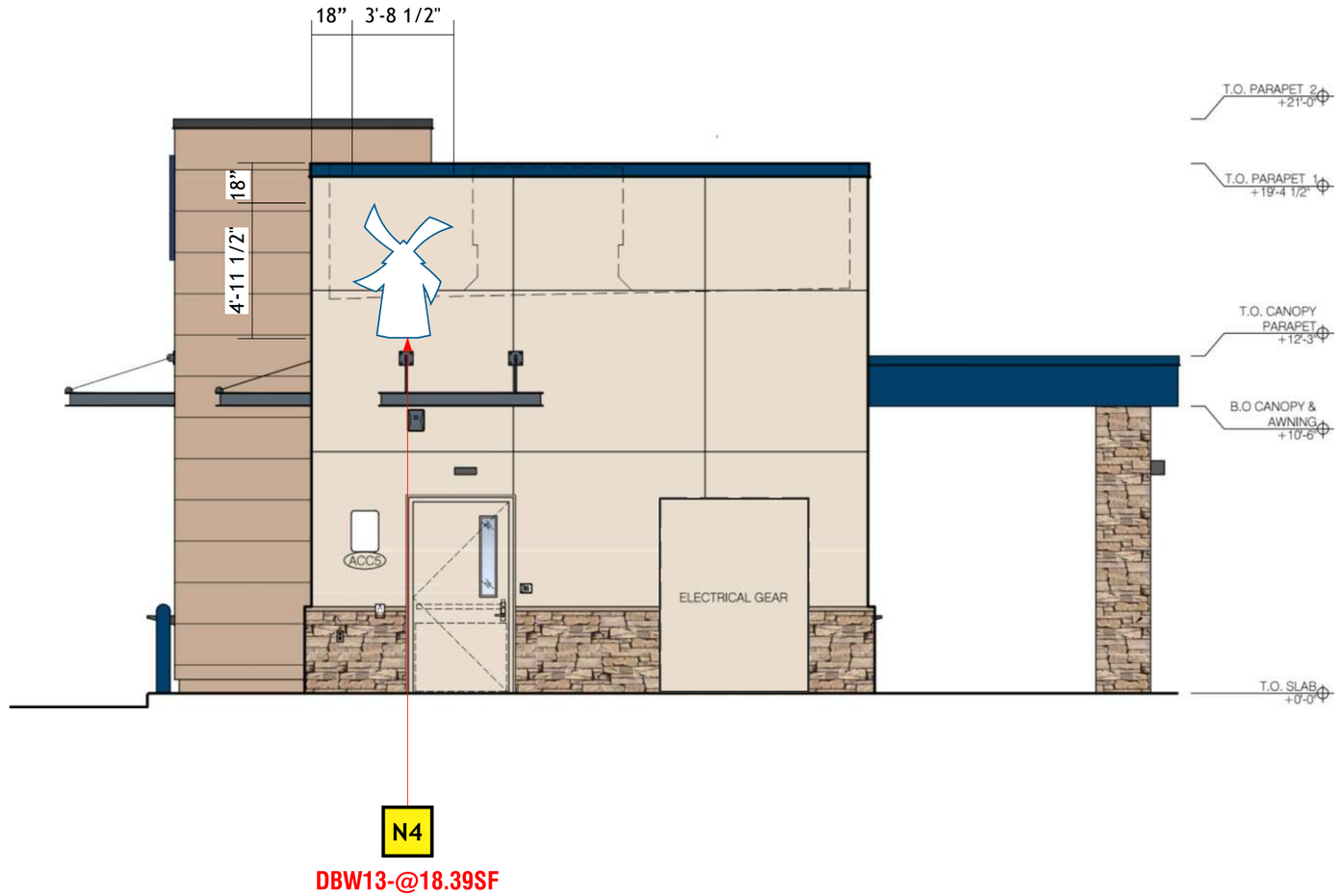

CONSTRUCTION MGR.

DIRECTOR

EAST ELEVATION

TOTAL SQ. FT.: 18.39

Scale: 3/16”=1’-0”

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“Quality, Passion, and Innovation”

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DRAWING/REVISION NO.:
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PAGE NO.:
4 OF 20

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6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

REVISION BY:
RD

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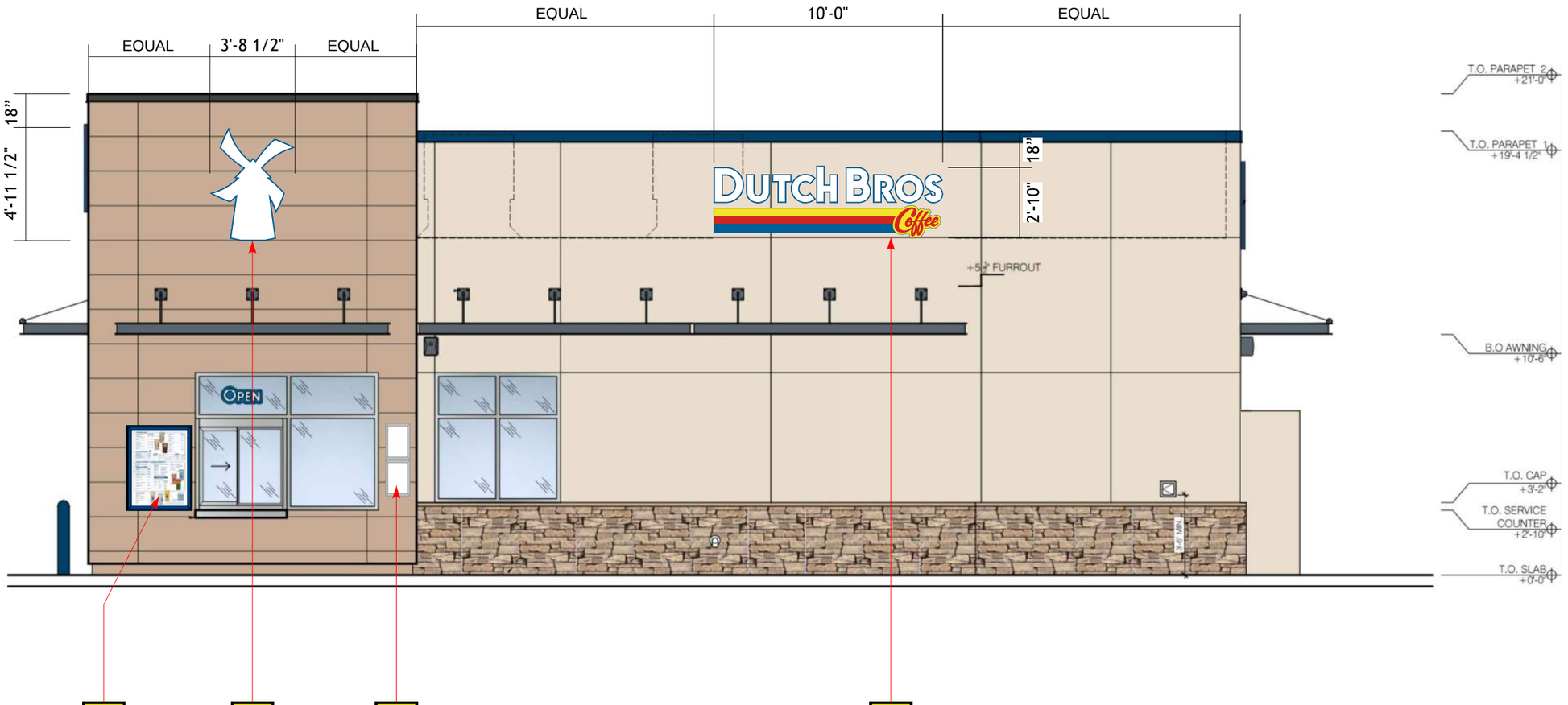

CONSTRUCTION MGR.

DIRECTOR

SOUTH ELEVATION

TOTAL SQ. FT.: 46.72

Scale: 3/16”=1’-0”

FUSION Sign and Design
“Quality, Passion, and Innovation”

12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 894662
www.fusionsign.com
Los Angeles, CA

DRAWING/REVISION NO.:
07-26-0015R3
SIGNS AND MENUS

PAGE NO.:
5 OF 20

CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

REVISION BY:
RD

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CONSTRUCTION MGR.

DIRECTOR

WEST ELEVATION

TOTAL SQ. FT.: 46.72

Scale: 3/16"=1'-0"

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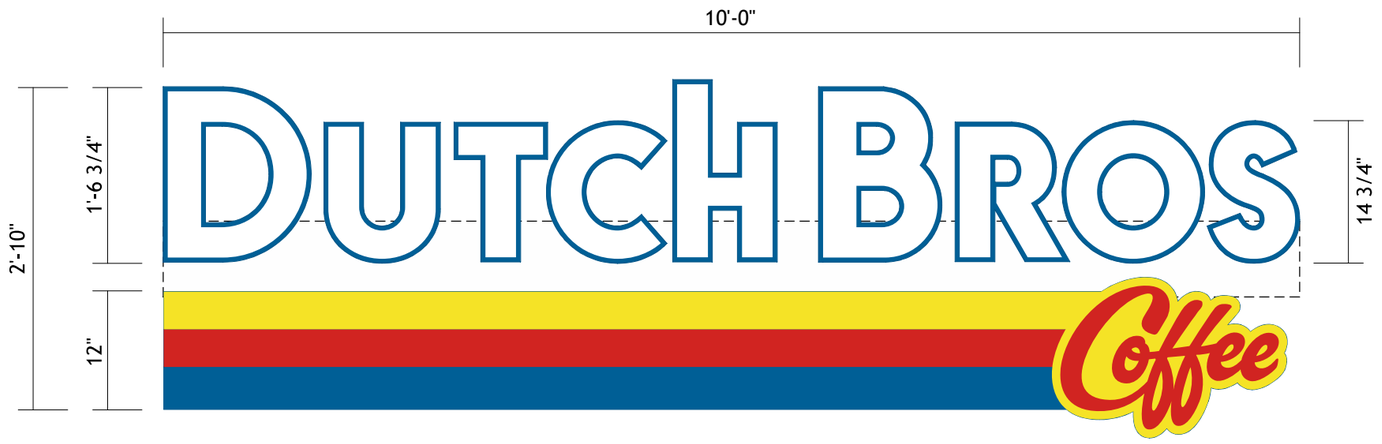
SCOPE OF WORK: MANUFACTURE & INSTALL (3) SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE WIREWAY



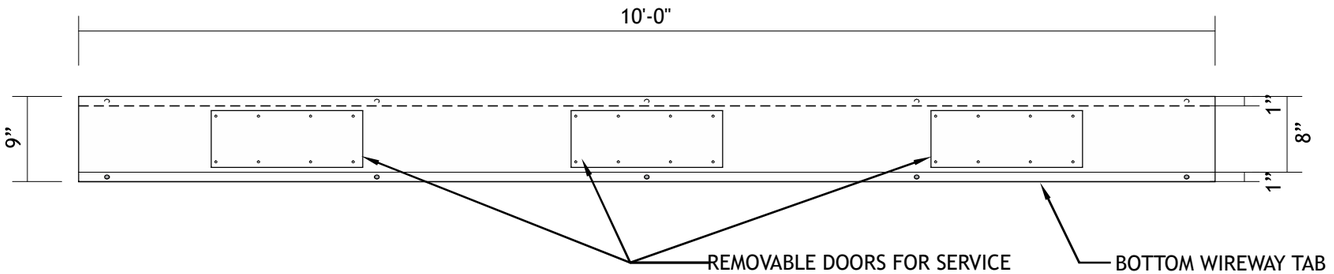
N1 N2 N3

SIGN TYPE DBCL10: SELF CONTAINED LOGO

TOTAL SQ. FT.: 28.33

Scale: 3/4" = 1'-0"

FABRICATED REMOTE WIREWAY
.040 PRE-COAT WHITE ALUMINUM



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS
5" DEEP CHANNEL LETTERS.
5" RETURNS & 1"TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACES.
230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.
LED ILLUMINATION.
FLUSH MOUNTED CHANNEL LETTERS WITH REMOTE MOUNTED WIREWAY.
WIREWAY SHALL HAVE A CAULKING APPLIED ALONG THE TOP AND SIDES.
ALL HOLE PENETRATIONS WILL BE SEALED WITH CAULKING. 1/4" WEEP HOLES.

COLOR SPECIFICATIONS:

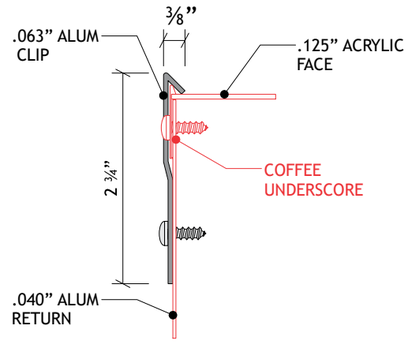
- 230-015 YELLOW PSV PMS 116C
- 230-33 RED PSV PMS 1797C
- 230-127 INTENSE BLUE PSV PMS 300C
- WHITE

CONSTRUCTION MGR.

DIRECTOR

SIDE VIEW

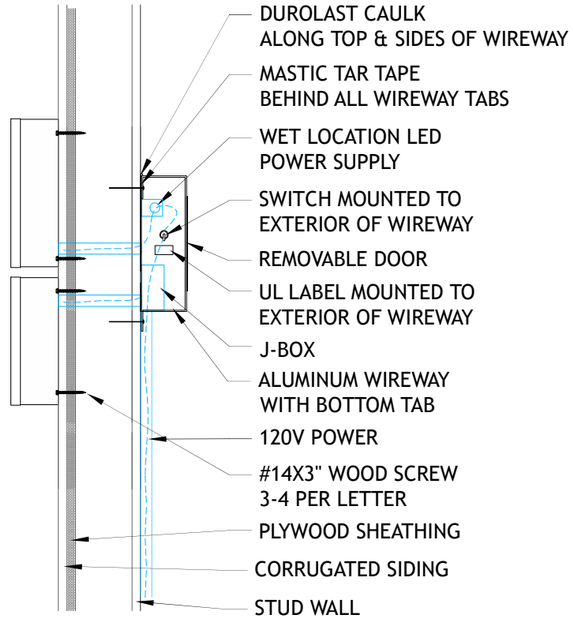




COFFEE UNDERSCORE FACE RETENTION CLIP

Scale: 6" = 1'-0"

ATTACHMENT DETAIL
CHANNEL LETTERS WITH REMOTE WIREWAY



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DESIGNER:
RD

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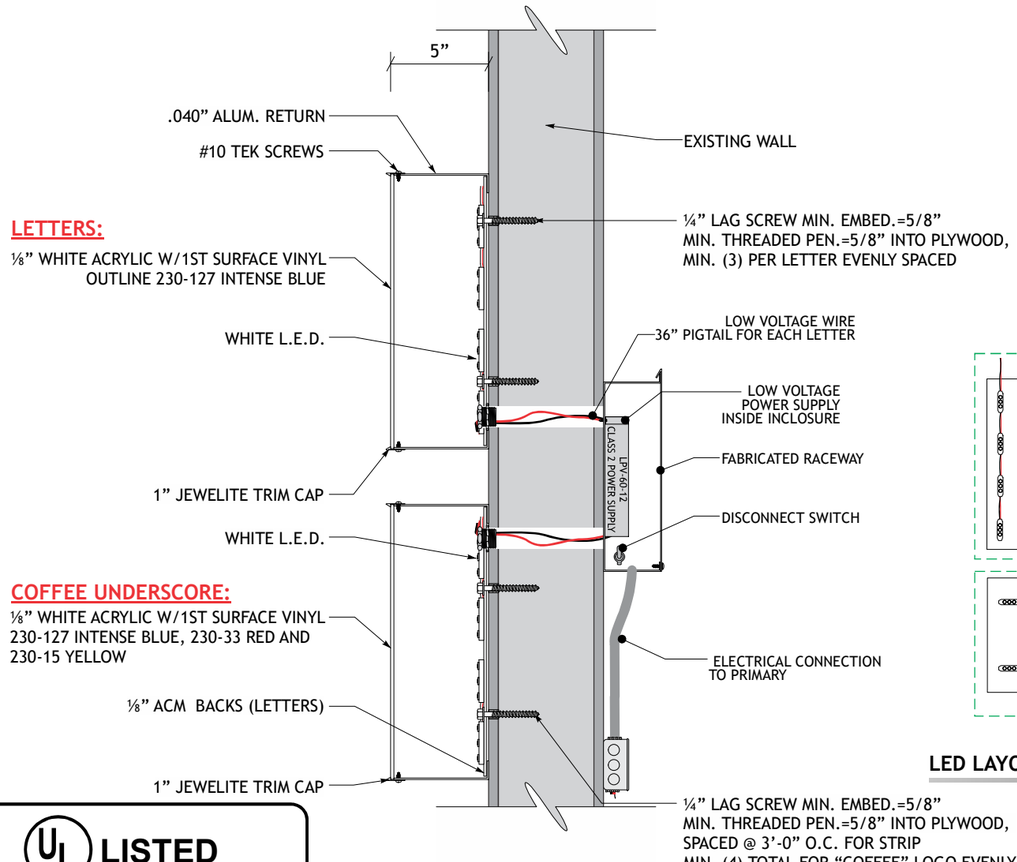
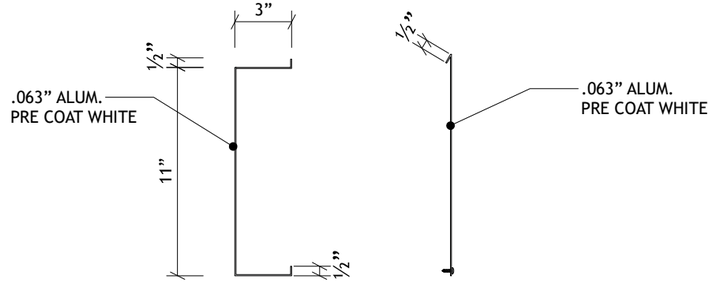
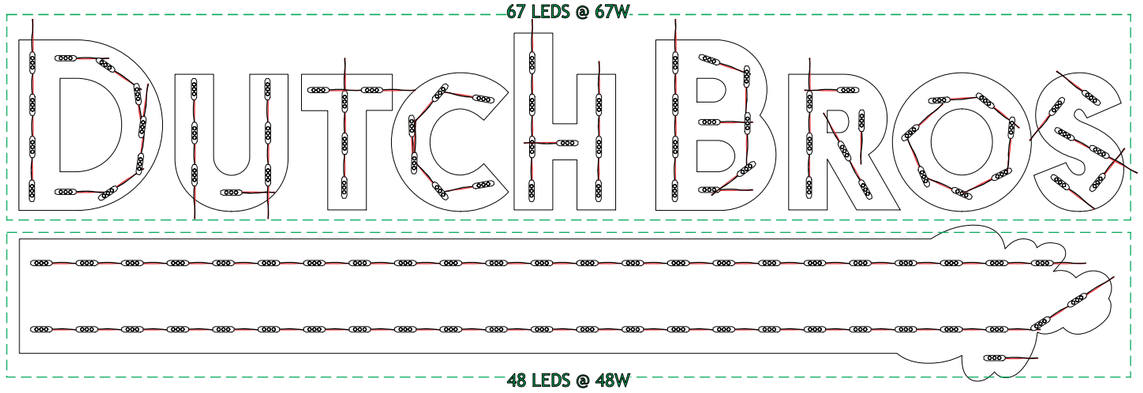




COVER

RACEWAY DETAIL

Scale: 1” = 1’-0”



LED LAYOUT

NTS

UL LISTED

ELECTRIC SIGN SECTION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.

THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CONSTRUCTION MGR.

DIRECTOR

INSTALLATION SPECIFICATIONS:

All hardware should be corrosion resistant.
Recommended mounting hardware:

Option 1: -Stucco or dryvit over plywood substrate: #10” X 3” long hex head lag bolts & washers.

Option 2: -Stucco or dryvit over hollow substrate: 1/4” X 4” toggle bolts & washers.

Option 3: -Concrete or masonry: screws size #10 Tapcon anchors

Option 4: -Sheet metal: 1/4” X 4” threaded rods & washers w/ 2x4 wood blocking or 1 1/2” aluminum angle or 1/4” thick X 2” flat bars.

NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC)
ALL WIRING SHALL BE 12 GA
(1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.
ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.

ELECTRICAL SPECIFICATIONS

LETTERS & COFFEE UNDERSCORE:

(115) WHITE LED MODULES @ 1W EA= 115W TOTAL
(1) 12V 180W POWER SUPPLIES @ 1.2 AMPS EA.

(1) CUSTOMER PROVIDED 120V/20A/60HZ DEDICATED CIRCUIT REQUIRED

TOTAL CIRCUIT LOAD:
2.4 AMPS @ 120 VAC

GENERAL NOTES:

1.) INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UL48 AND/OR OTHER APPLICABLE LOCAL CODES.
2.) BRANCH CIRCUIT:
A.) ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
B.) SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.
C.) PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
3.) U.L. AND DATA LABELS REQUIRED
4.) SIGN SATISFIES ALL REQUIREMENTS OF TITLE 24.
5.) OUTDOOR SIGNAGE TO EMPLOY EITHER PHOTOCELL OR OUTDOOR ASTRONOMICAL TIMER

DUTCH BROS Coffee

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Los Angeles, CA

DRAWING/REVISION NO.:
07-26-0015R3
SIGNS AND MENUS

PAGE NO.:
8 OF 20

CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

REVISION BY:
RD

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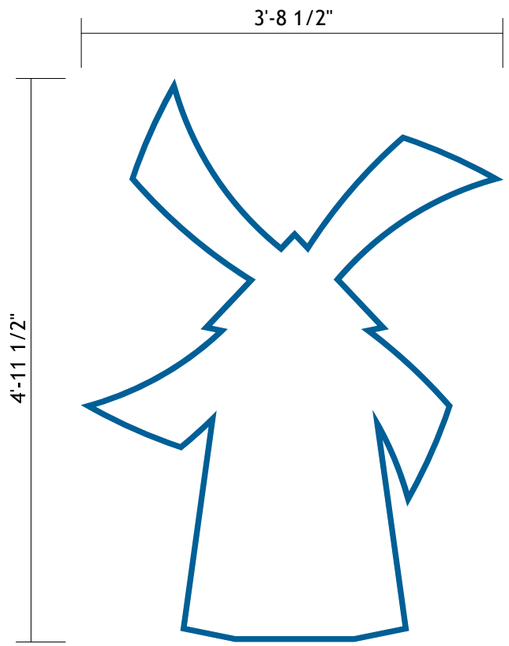
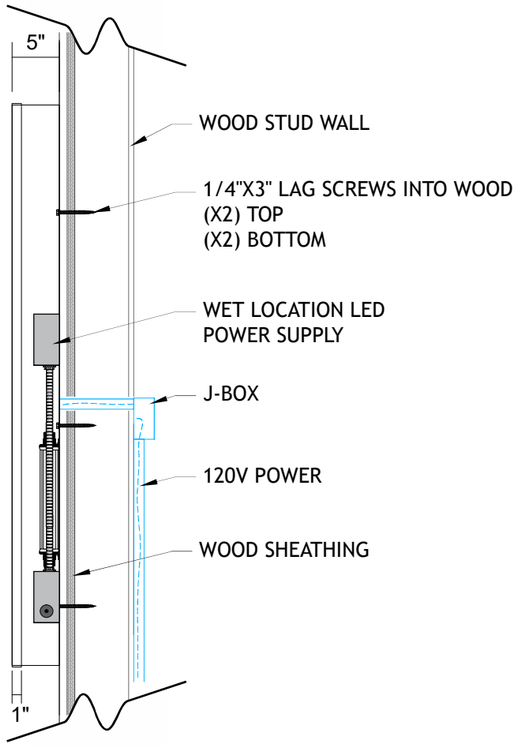
SCOPE OF WORK: MANUFACTURE & INSTALL (3) ILLUMINATED WINDMILL LOGOS

DBW13
SCALE: 3/4"=1'-0"

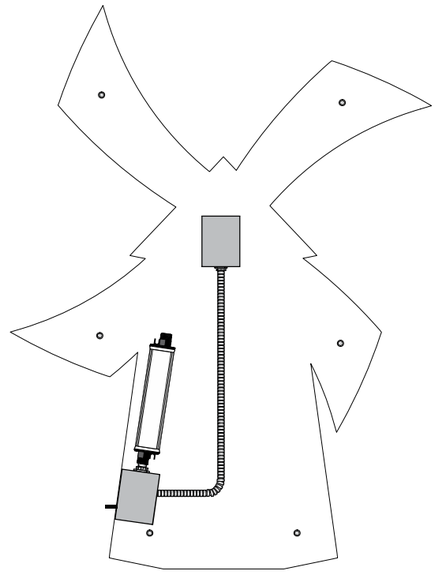


ATTACHMENT DETAIL
SELF CONTAINED CHANNEL LOGO



Side View

ATTACHMENT DETAIL
SELF CONTAINED CHANNEL LOGO



N4 N5 N6

SIGN TYPE DBW13: SELF CONTAINED LOGO

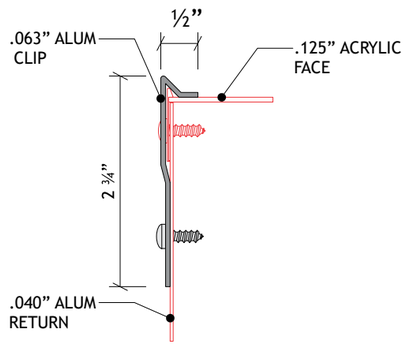
TOTAL SQ. FT.: 18.39

Scale: 3/4" = 1'-0"

INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
5" DEEP CHANNEL WRAP.
5" RETURNS & 1" TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACE.
230-127 INTENSE BLUE PSV OUTLINE.
LED ILLUMINATION.
FLUSH MOUNTED SELF CONTAINED INSTALLATION.

COLOR CODE

- 230-127 INTENSE BLUE PSV
- WHITE



FACE RETENTION CLIP

Scale: 6" = 1'-0"

CONSTRUCTION MGR.

DIRECTOR

DUTCH BROS

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SIGNS AND MENUS

PAGE NO.:
9 OF 20

CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

REVISION BY:
RD

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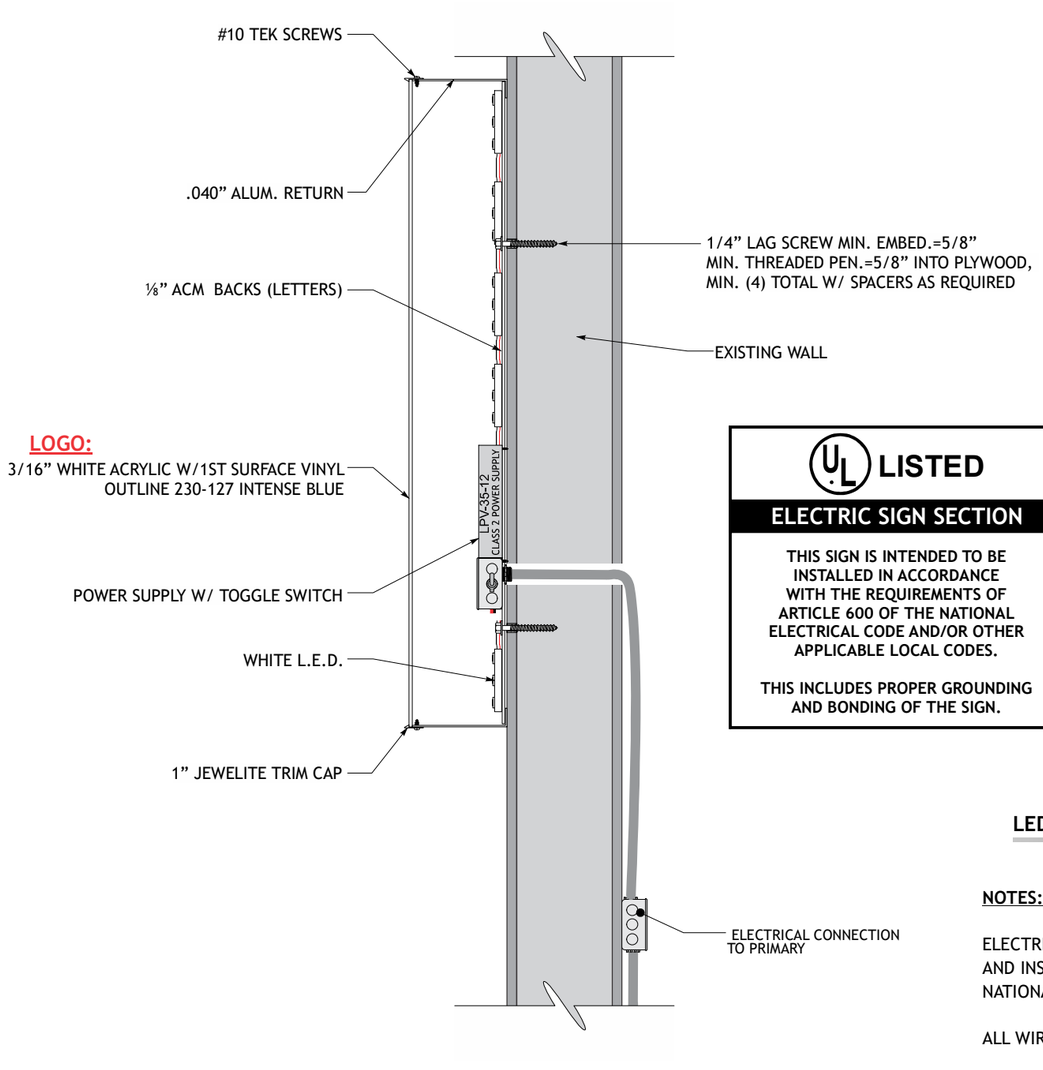
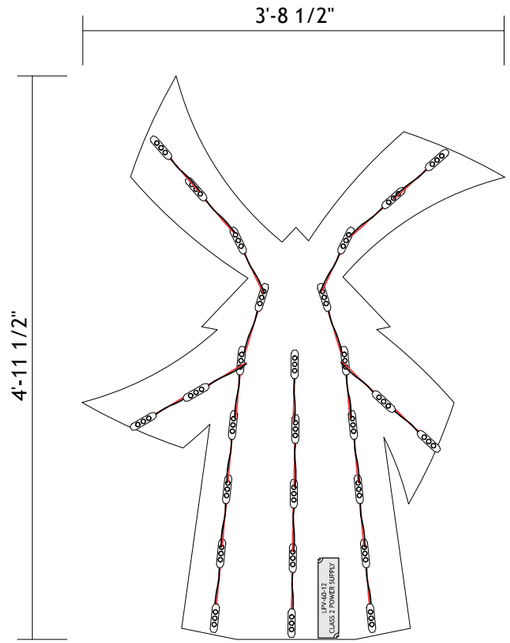


UL LISTED

ELECTRIC SIGN SECTION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.

THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



LED LAYOUT

Scale: 3/4" = 1'-0"

NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.

ELECTRICAL SPECIFICATIONS

LOGO:

(27) WHITE LED MODULES @ 27 EA= 27W TOTAL
(1) 12V 35W POWER SUPPLIES @ 1.1 AMPS EA.
(1) CUSTOMER PROVIDED 120V/20A/60HZ DEDICATED CIRCUIT REQUIRED

TOTAL CIRCUIT LOAD:
1.1 AMPS @ 120 VAC

INSTALLATION SPECIFICATIONS:

All hardware should be corrosion resistant. Recommended mounting hardware:

Option 1: -Stucco or dryvit over plywood substrate: #10" X 3" long hex head lag bolts & washers.

Option 2: -Stucco or dryvit over hollow substrate: 1/4" X 4" toggle bolts & washers.

Option 3: -Concrete or masonry: screws size #10 Tapcon anchors

Option 4: -Sheet metal: 1/4" X 4" threaded rods & washers w/ 2x4 wood blocking or 1 1/2" aluminum angle or 1/4" thick X 2" flat bars.

GENERAL NOTES:

1.) INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UL48 AND/OR OTHER APPLICABLE LOCAL CODES.
2.) BRANCH CIRCUIT:
A.) ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
B.) SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.
C.) PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
3.) U.L. AND DATA LABELS REQUIRED
4.) SIGN SATISFIES ALL REQUIREMENTS OF TITLE 24.
5.) OUTDOOR SIGNAGE TO EMPLOY EITHER PHOTOCELL OR OUTDOOR ASTRONOMICAL TIMER

CONSTRUCTION MGR.

DIRECTOR

DUTCH BROS

FUSION Sign and Design
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SIGNS AND MENUS

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CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
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REVISION BY:
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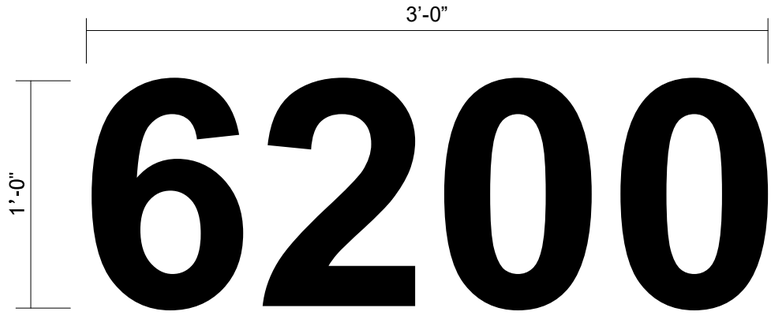
SCOPE OF WORK: BUILDING ADDRESS NUMBERS



BUILDING ADDRESS
SCALE: 1 1/2"=1'-0"

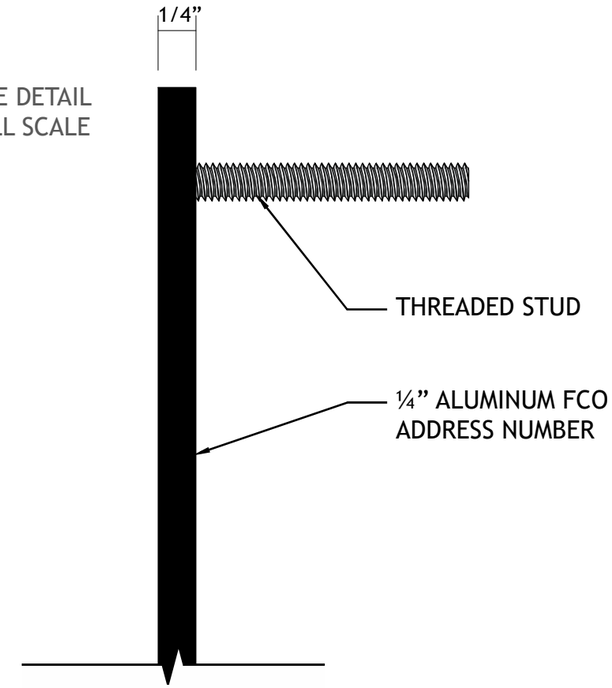
COLOR CODE

PAINTED BLACK W/ REFLECTIVE BLACK VINYL OVERLAY

ADDRESS NUMBERS:

FONT: ARIAL BOLD
MATERIAL: ¼" THICK ALUMINUM
COLOR: REFLECTIVE BLACK VINYL
INSTALLATION: STUD MOUNTED FLUSH TO BUILDING

SIDE DETAIL
FULL SCALE



CONSTRUCTION MGR.

DIRECTOR

N7 **ADDRESS NUMBERS**

DUTCH BROS

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PROJECT MANAGER
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DESIGNER:
RD

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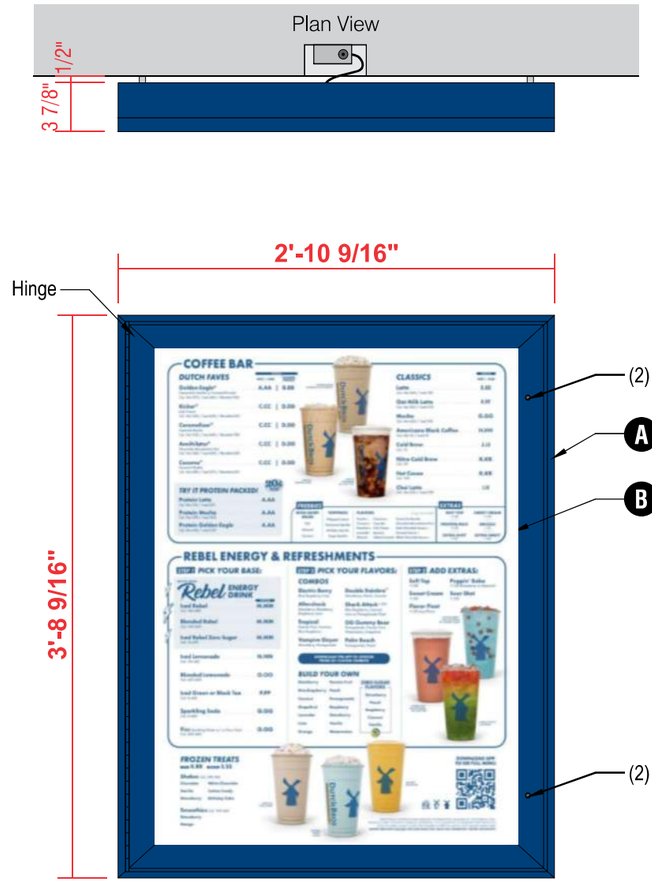
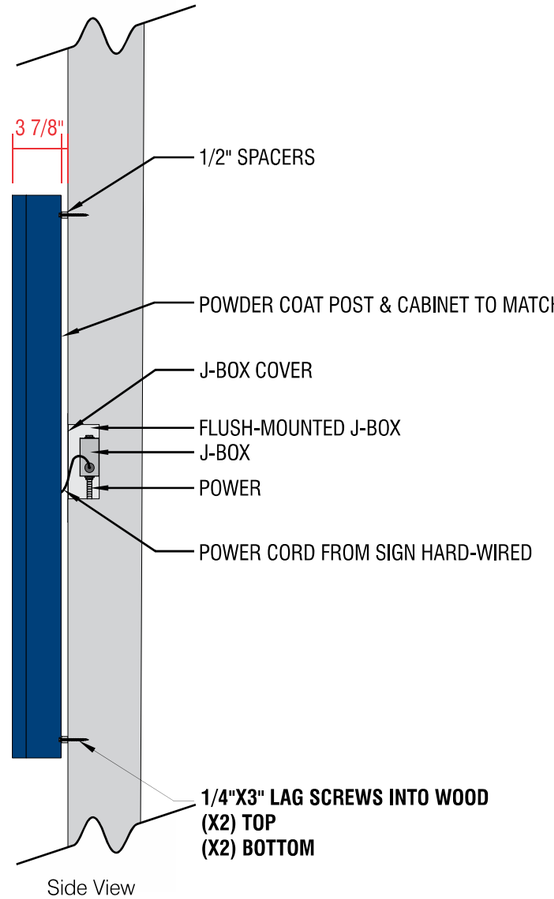
SCOPE OF WORK: MANUFACTURE & INSTALL (2) S/F WALL MOUNTED MENU SIGN





COLOR CODE

- DIGITAL PRINT
- SW-6804 DIGNITY BLUE

A WALL-MOUNTED, BACKLIT MENU SIGN
- PRINTED MENU PANEL NOT INCLUDED
- LED OUTDOOR LIGHT BOX
- LOCKABLE HINGED DOOR
- ALUMINUM CONSTRUCTION

B PRINTED LIGHT GUIDE PANEL
- AS SEPARATE ORDER

CONSTRUCTION MGR.

DIRECTOR

N8 SIGN TYPE DBMENU-WM-SF: WALL MOUNTED MENU BOARDS

TOTAL SQ. FT.: 10.70

Scale: 1” = 1’-0”

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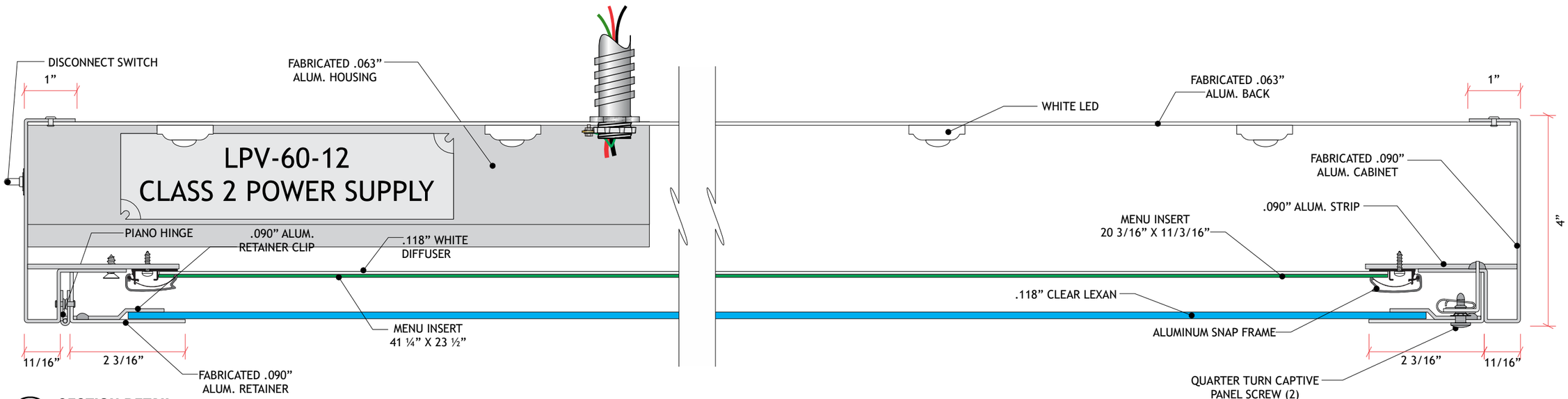
DUTCH BROS Coffee



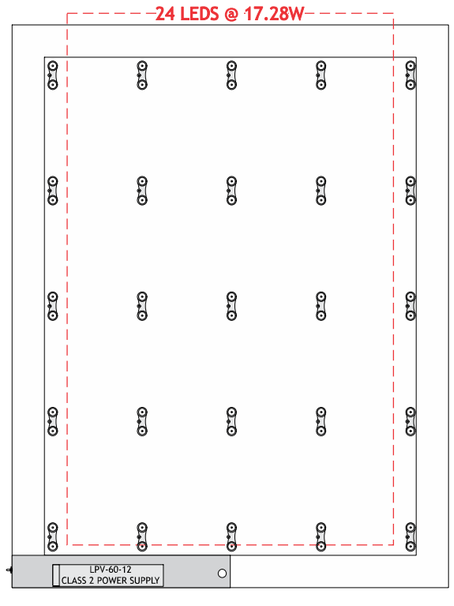
A - **SECTION DETAIL**

Scale: 6” = 1’-0”

ELECTRICAL SPECIFICATIONS:

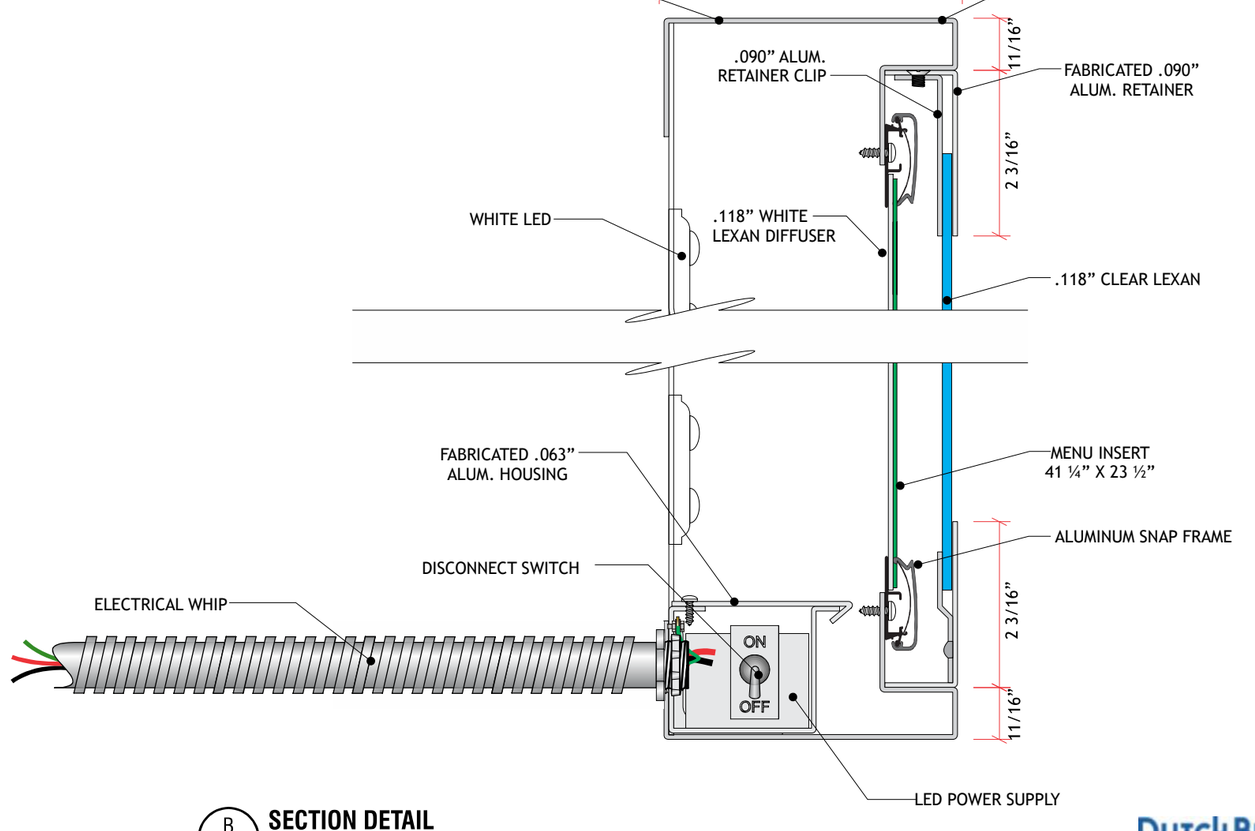
(24) WHITE LED MODULES @ 1.5W EA= 37.5 W TOTAL
(1) 12V 60W POWER SUPPLIES @ 1.2 AMPS EA.
(1) CUSTOMER PROVIDED 120V/20A/60HZ
DEDICATED CIRCUIT REQUIRED

TOTAL CIRCUIT LOAD:
1.2 AMPS @ 120 VAC



ELECTRICAL DETAIL

Scale: 1” = 1’-0”



B - **SECTION DETAIL**

Scale: 6” = 1’-0”

CONSTRUCTION MGR.

DIRECTOR

FUSION Sign and Design
“Quality, Passion, and Innovation”

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DRAWING/REVISION NO.:
07-26-0015R3
SIGNS AND MENUS

PAGE NO.:
13 OF 20

CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

REVISION BY:
RD

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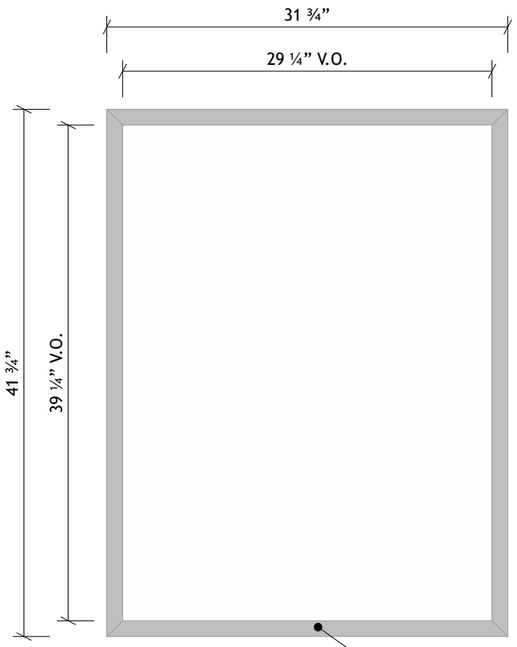
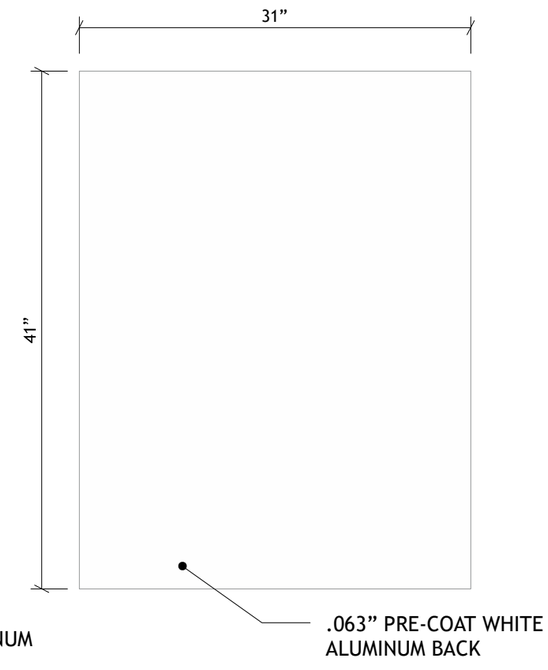
DUTCH BROS Coffee

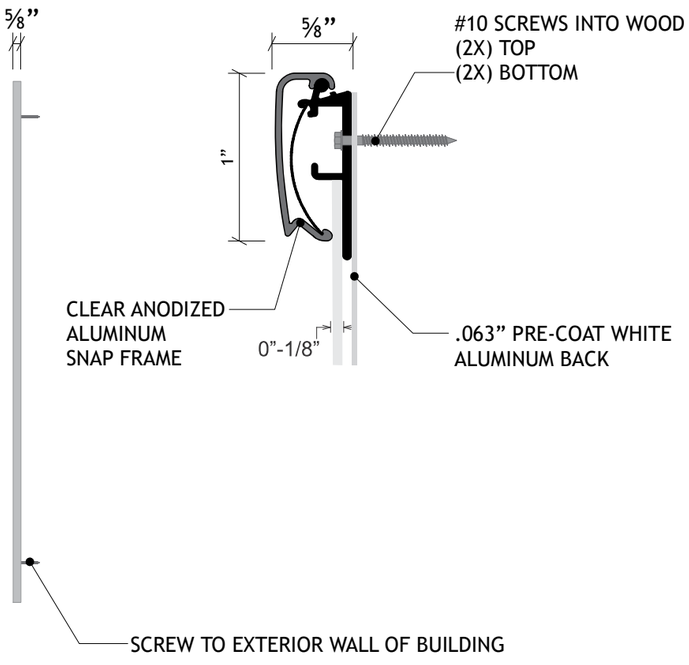
SCOPE OF WORK: MANUFACTURE & INSTALL (2) SNAP FRAMES





COLOR CODE

CLEAR ANODIZED ALUMINUM



NOTE:

SIGN FRAME FOR 30” X 40” POSTER

N9 SNAP FRAMES

TOTAL SQ. FT.: 9.2

Scale: 1” = 1’-0”

CONSTRUCTION MGR.

DIRECTOR

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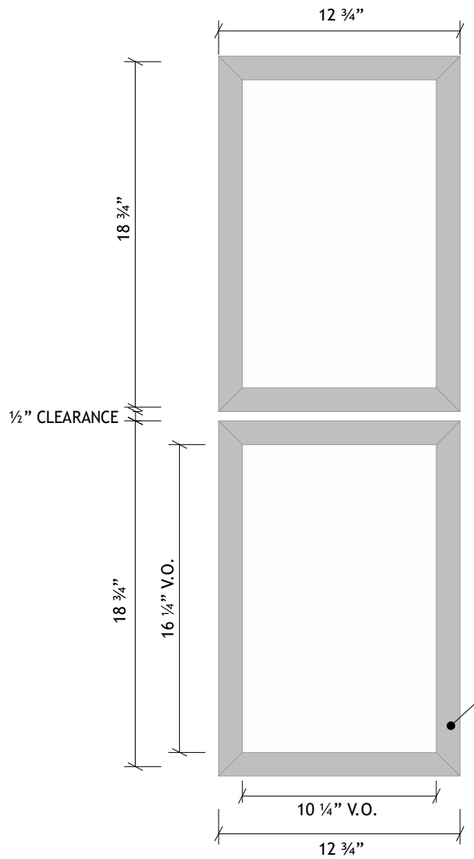
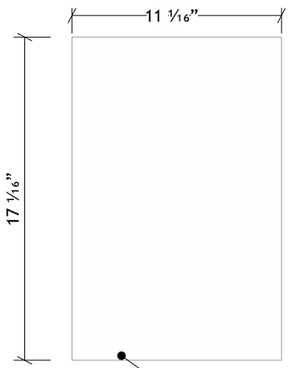
DUTCH BROS Coffee

SCOPE OF WORK: MANUFACTURE & INSTALL (2) SNAP FRAMES

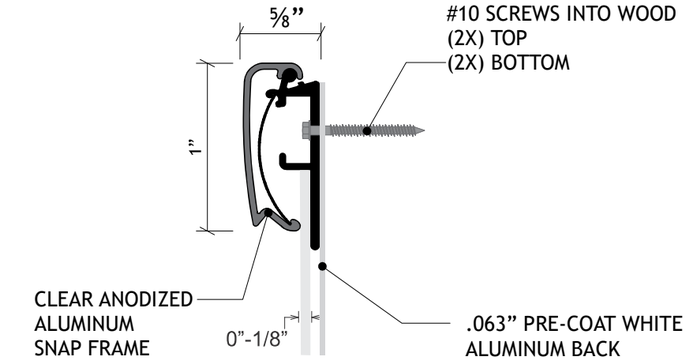






COLOR CODE

CLEAR ANODIZED ALUMINUM



NOTE:

SIGN FRAME FOR 11”X17” POSTER

N10 SNAP FRAMES

TOTAL SQ. FT.: 1.55

Scale: 1 1/2” = 1’-0”

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DIRECTOR

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SCOPE OF WORK: MANUFACTURE & INSTALL (4) S/F FREE STANDING MENU BOARD W/ “WINGS”

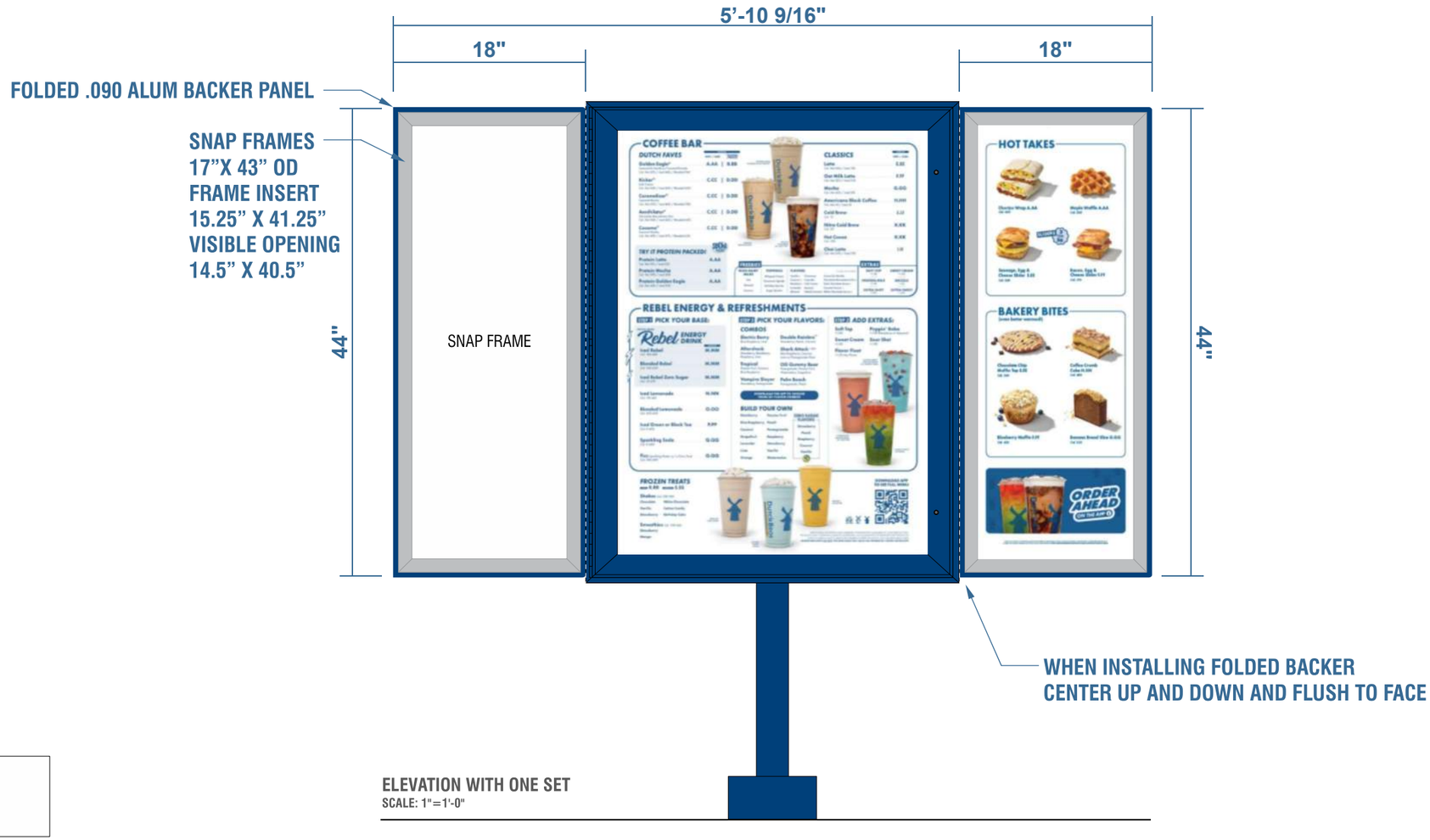
SNAP FRAMES WITH FOLDED BACKER EXTENSION PANEL

.090" ALUMINUM PANEL FOLDED WITH (2) WELDED INSIDE CORNERS. BY FUSION

NOTCH FOR OUTLET AVOIDANCE. PAINT SW DIGNITY BLUE 6804. BY FUSION

SNAP FRAME RIVET MOUNTED TO FACE. PAINT RIVET HEAD ON BACK SW DIGNITY BLUE 6804. BY FUSION

ATTACH TO EXISTING MENU CABINET WITH #14" TEK SCREWS & 1/4-20 BOLTS. PAINT SW DIGNITY BLUE 6804. BY INSTALL



ELEVATION WITH ONE SET
SCALE: 1"=1'-0"

CONSTRUCTION MGR.

DIRECTOR

N11 **SIGN TYPE DBMENU-PM-SF: FREE STANDING MENU BOARD W/ “WINGS”**

TOTAL SQ. FT.: 21.7

Scale: 1” = 1’-0”

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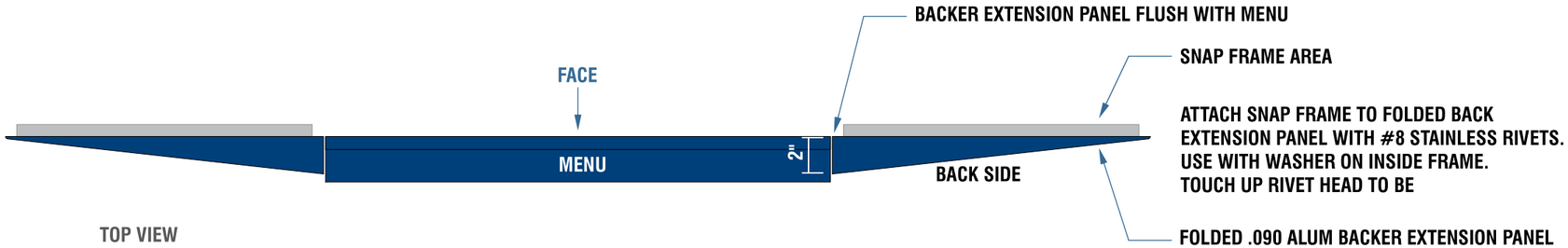
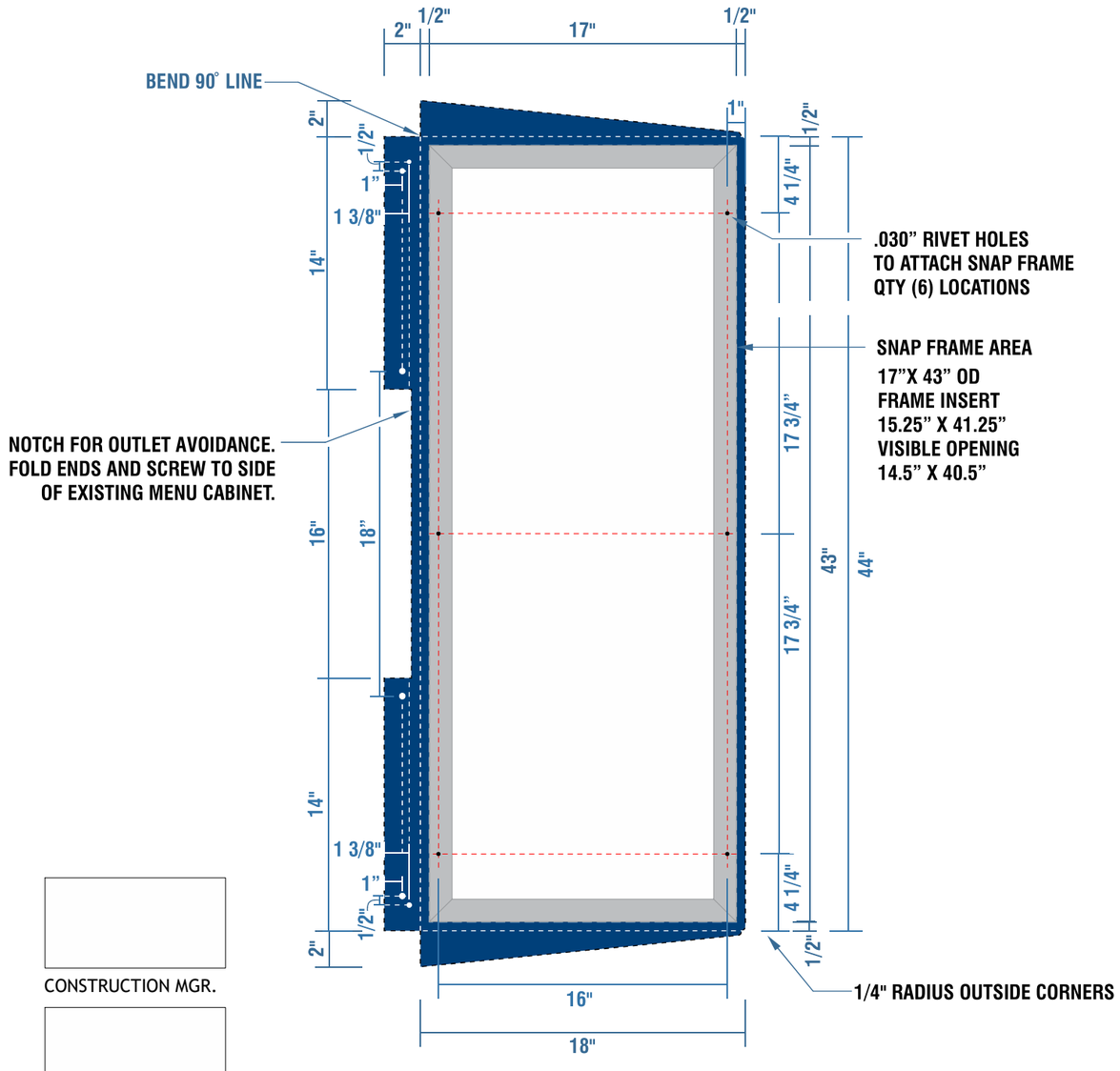
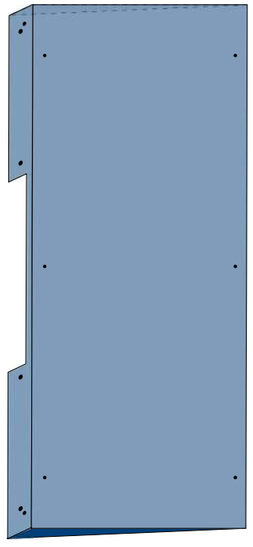
DUTCH BROS



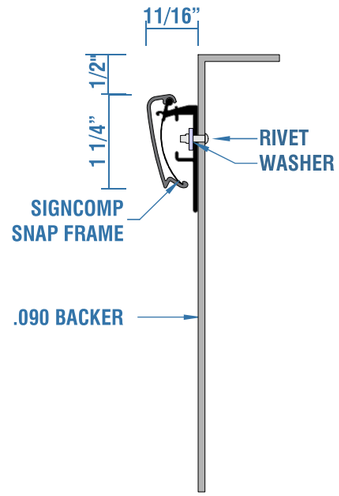
TOP VIEW
SCALE: 1 ½"=1'-0"



WELD INSIDE CORNERS SAND AND LIGHTLY ROUND OVER OUTSIDE CORNER



BACK PLATE EXAMPLE
SCALE: NTS



SNAP FRAME ATTACHMENT
SCALE: 6"=1'-0"

FUSION TO PROVIDE FOLDED BACK EXTENSION PLATE WITH THE SNAP FRAME ATTACHED
INSTALL PARTNER TO INSTALL BACKER PLATE FLUSH TO FRONT OF MENU

PICK LIST		
QTY	PART	✓
4	1/4-20 JACK NUTS- ZINC	
4	1/4-20 X 1" HEX HEAD BOLTS- ZINC	
4	1/4" FLAT WASHER- ZINC	
4	1/4" SPLIT WASHER	
2	# 14 X 1/2 TEK SCREWS	
SIGNED:	DATE:	

CONSTRUCTION MGR.

DIRECTOR

FRONT VIEW FLAT

Scale: 1 ½"=1'-0"

DUTCH BROS

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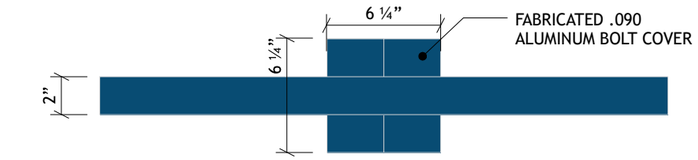
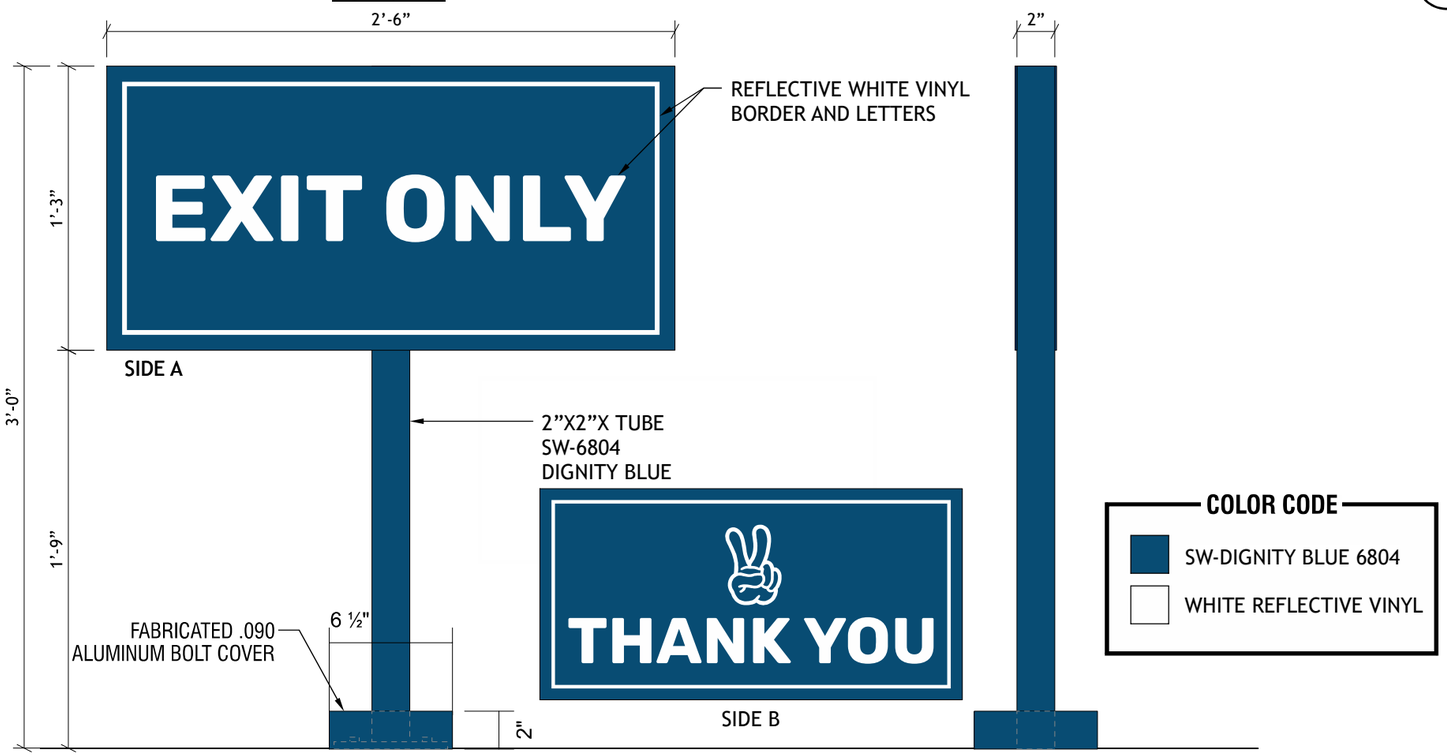
SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F NON-ILLUMINATED DIRECTIONAL SIGN



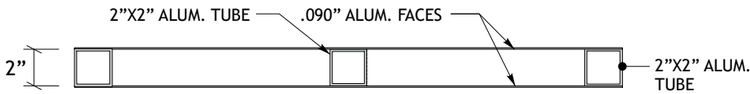
TOP VIEW



SIDE VIEW

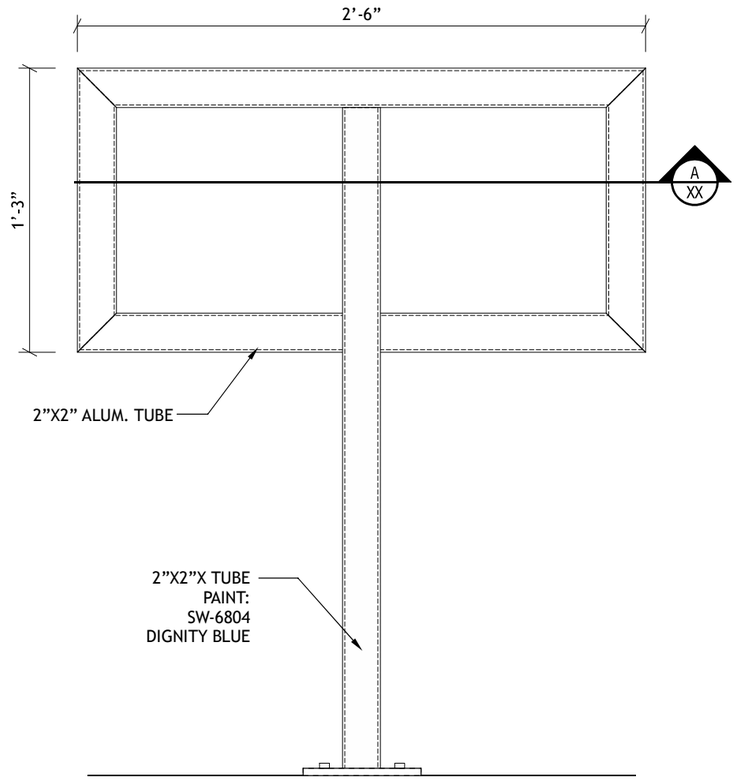
COLOR CODE

- SW-DIGNITY BLUE 6804
- WHITE REFLECTIVE VINYL



A/4 **SECTION DETAIL**

Scale: 1 ½” = 1’-0”



STRUCTURE DETAIL

Scale: 1 ½” = 1’-0”

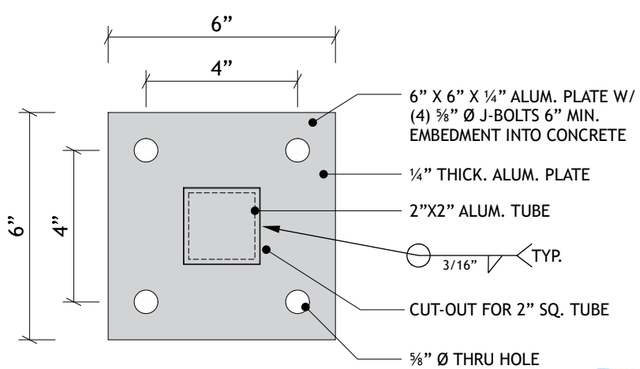


PLATE DETAIL

Scale: 3” = 1’-0”

N12 **SIGN TYPE DBDIR-EO-DF: NON-ILLUMINATED D/F DIRECTIONAL**

TOTAL SQ. FT.: 3.13

Scale: 1 ½” = 1’-0”

CONSTRUCTION MGR.

DIRECTOR

REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND SW-DIGNITY BLUE 6804.
(SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8”).
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4” X 6" X 6" PLATE.
FABRICATED .090 ALUMINUM BOLT COVER PAINT SW-DIGNITY BLUE 6804.
INSTALL PLATE-MOUNTED.
PAD FOOTING INSTALLED BY GC.

DUTCH BROS

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PAGE NO.:
18 OF 20

CLIENT:
DUTCH BROS

ADDRESS
6200 Coors Blvd.,
Albuquerque, NM 87120

Approval Signature

DATE:
07/21/2026

PROJECT MANAGER
Joanne P.

DESIGNER:
RD

REVISION DATE:
10/21/2026

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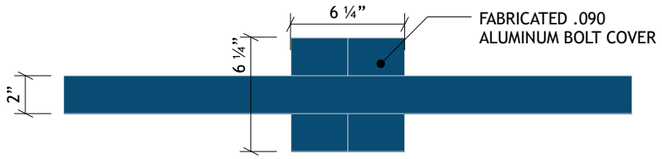
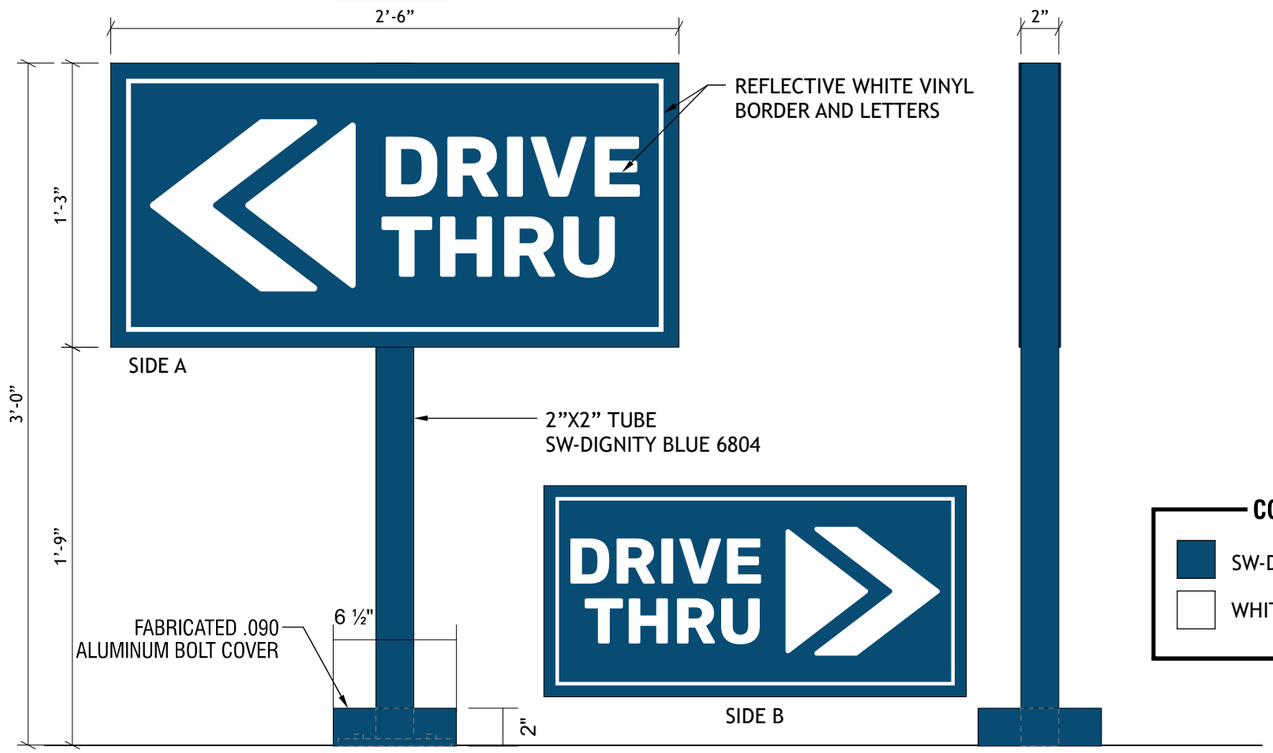
SCOPE OF WORK: MANUFACTURE & INSTALL (2) D/F NON-ILLUMINATED DIRECTIONAL SIGN



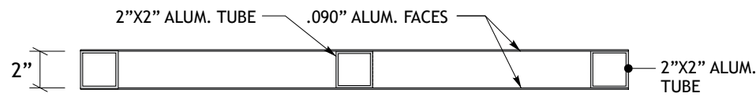
TOP VIEW



SIDE VIEW

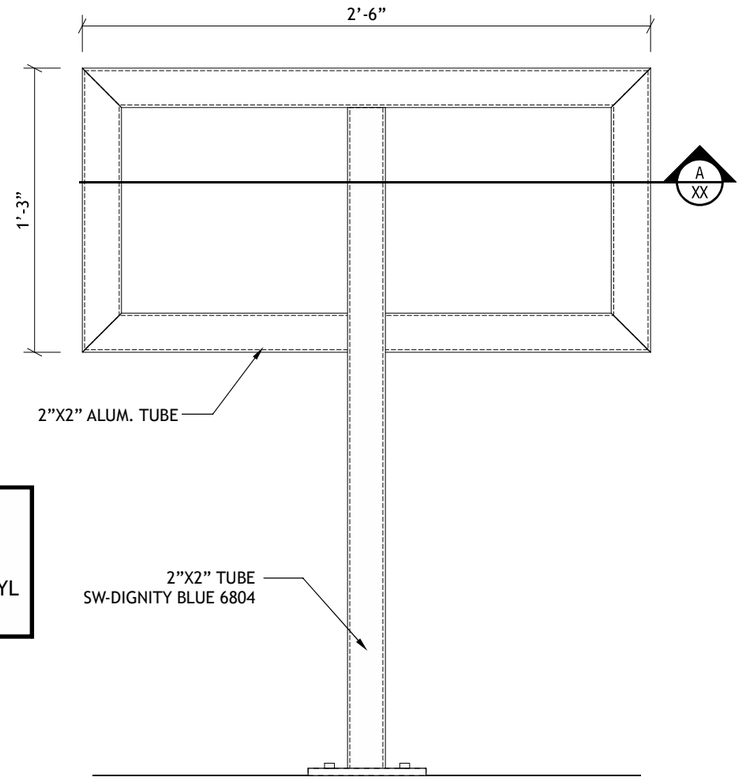
COLOR CODE

- SW-DIGNITY BLUE 6804
- WHITE REFLECTIVE VINYL



A/4 **SECTION DETAIL**

Scale: 1 ½” = 1’-0”



STRUCTURE DETAIL

Scale: 1 ½” = 1’-0”

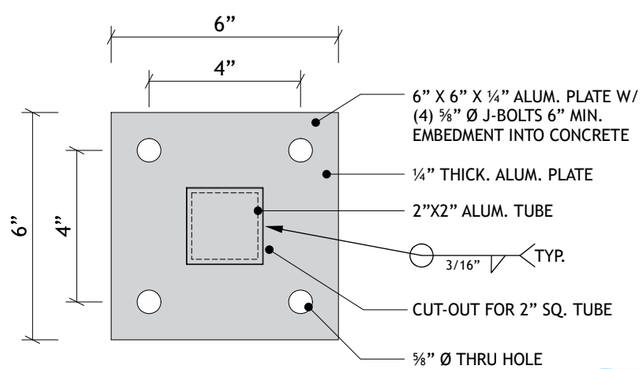


PLATE DETAIL

Scale: 3” = 1’-0”

N13 **SIGN TYPE DBDIR-DT-DF: NON-ILLUMINATED D/F DIRECTIONAL**

TOTAL SQ. FT.: 3.13

Scale: 1 ½” = 1’-0”

CONSTRUCTION MGR.

DIRECTOR

REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND SW-DIGNITY BLUE 6804.
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FABRICATED .090 ALUMINUM BOLT COVER PAINT SW-DIGNITY BLUE 6804.
INSTALL PLATE-MOUNTED.
PAD FOOTING INSTALLED BY GC.

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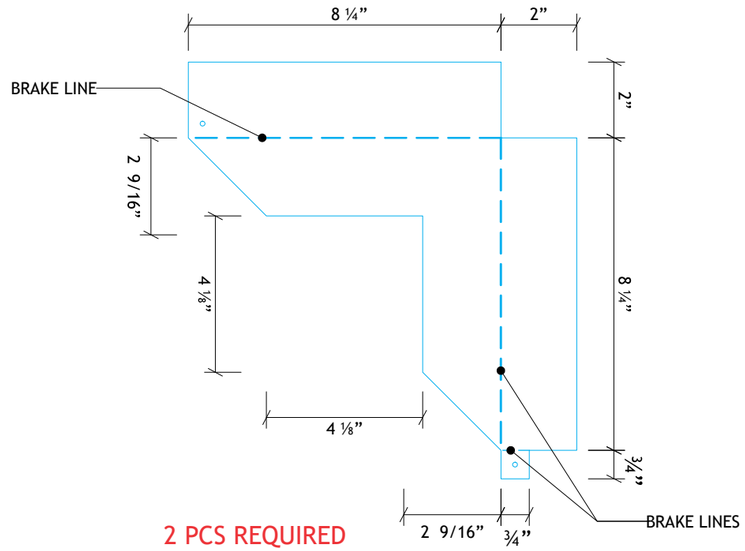
SCOPE OF WORK: BASE PLATE COVER FOR ILLUMINATED DIRECTIONAL SIGN



ASSEMBLED BASE PLATE COVER



2 PCS REQUIRED

.063” ALUM. BRAKE FORMED BASE PLATE COVER

Scale: 3” = 1’-0”

.063” ALUM. DIRECTIONAL BASE PLATE COVER

Scale: 3” = 1’-0”

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DUTCH BROS

J) AGENCY COMMENTS

PLANNING DEPARTMENT

Hydrology

- Hydrology has an approved conceptual Grading & Drainage plan (E12D003G, HYDR-2026-00141) with engineer's stamp date of 4/28/2026.
- Hydrology has no objection to the proposed Site Plan Amendment.

Long Range Planning

This is a Site Plan – EPC, Major Amendment to construct a drive-through coffee shop and associated infrastructure at 6200 Coors Blvd. NW, C in the Montaño Plaza Site Development Plan. The subject site is within an Area of Change and within the Northwest Mesa Community Planning Area (CPA). It is also located within the Coors/Montaño Village Activity Center, along the Coors Boulevard Major Transit Corridor, the Coors Blvd. Character Protection Overlay (CPO-2), and Coors Blvd. View Protection Overlay (VPO-1).

The request supports Northwest Mesa CPA Policies and Comp Plan Policies. Internal walking routes support multi-modal and active transportation options in an auto-oriented commercial space (NW CPA Policy 4). It captures regional growth in an Activity Center and Major Transit Corridor with uses conveniently accessible from surrounding neighborhoods (Policies 5.1.1 and 5.2.1). Because it is located in a development with existing infrastructure it supports infill development (Policy 5.3.1). Pedestrian access and linkages within the site promote walkability and the style and building materials promote infill that enhances the surrounding built environment (Policies 7.2.1 and 7.3.4).

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Albuquerque Public Schools (APS)

APS has no objection to the request as submitted.

Environmental Health Department

No comment. The proposed development is located outside the landfill buffer zone; therefore, no landfill-related review or conditions are required.

Fire Department

Fire 1 site plan and Fire 2 life safety floor plan required at time of plan submittal.

Solid Waste Department

Solid Waste Department will be required to be called for all pre-pour inspections for new proposed refuse enclosure. Send site plan to scale to solid waste department for approval to access for new double trash enclosure.

Urban Forestry, Parks & Recreation Department

Thank you for providing planting sites conducive to wide root development.

Please include in notes:

- ON TREE PROTECTION: Per IDO 5-6(C)(12)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.
- On Planting detail #13, please replace 'soft Velcro or other fabric wrap', with ¾" tree tie webbing, attached in figure 8 form to avoid girdling trunk or branch.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

Please submit a Request for Availability at the link below. Please be sure to include a Utility Plan and Fire 1 Plan along with your request.

Link: https://www.abcwua.org/info-for-builders-availability-statements/.

Bernalillo County Planning & Development Services

No adverse comments.

Bernalillo County Transportation

No adverse comments.

New Mexico Department of Transportation (NMDOT)

The proposed site circulation and expected queue length during peak traffic hours needs to be provided and reviewed/discussed with NMDOT.

Please coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development's potential impacts to NM 45 (Coors Blvd. NW): Margaret.Haynes@dot.nm.gov, Cell: 505-288-2086.

Public Service Company of New Mexico (PNM)

There are existing PNM distribution lines and/or easements within or abutting the subject property that run from the southwest to northeast, parallel to Coors Blvd. Both of these easements are reflected on the proposed site plan.

It is the applicant's obligation to determine if existing utility easements or rights-of-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 this Site Plan.

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.

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.