Agent: Tierra West, LLC

Applicant: Palo Alto Inc.

Request: Site Development Plan for Building Permit

Legal Description: All or a portion of Tract D-3A, Coors Central North

Location: Northeast corner of Coors Blvd. NW and Avalon Rd. NW

Size: 0.6 acre

Existing Zoning: SU-1 for Planned Industrial Park (IP)

Proposed Zoning: N/A

Summary of Analysis:
This is a request for a Site Development Plan for Building Permit for Tract D-3A, an approximately 0.6-acre site, located on Coors Boulevard NW to the northwest of the Avalon Road NW intersection zoned SU-1 for Planned Industrial Park (IP uses).

The request is to construct a 1-story 3,082 square foot commercial building intended for two separate restaurant tenants. The northern space is planned for a Pizza Hut carry-out only, and a drive-up service window is being requested for the southern unassigned space. A Conditional Use Permit for the drive-up service window and a Variance for the landscape buffer requirement are being requested from the Zoning Hearing Examiner (ZHE).

The subject site is designated as an Area of Change within the Comprehensive Plan; is within the Atrisco Park Community of the Westside Strategic Plan; is within the Coors Corridor Plan boundary; and is governed by the Atrisco Business Park Master Development Plan.

The applicant notified the Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site as required. A facilitated meeting was not requested nor held, and staff has not received comments in support or opposition.

Staff recommends approval based on the findings and conditions outlined in this staff report.

Staff Recommendation:
APPROVAL of Project # 1001440 Case # 17EPC-40053 based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner:
Cheryl Somerfeldt

Map
ZONING MAP

Note: Grey shading indicates County.

1 inch = 208 feet

Project Number: 1001440
Hearing Date: 11/9/2017
Zone Map Page: K-10
Application Case Numbers: 17EPC-40053
LAND USE MAP
Note: Grey shading indicates County.

KEY to Land Use Abbreviations
AGRI Agriculture
COMM Commercial - Retail
CMSV Commercial - Service
DRNG Drainage
MFG Manufacturing
MULT Multi-Family or Group Home
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage

1 inch = 208 feet
Project Number: 1001440
Hearing Date: 11/9/2017
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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

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Proposal

This is a request for a Site Development Plan for Building Permit for Tract D-3A, an approximately 0.6 acre vacant property (subject site), located on the northwest corner of Coors Boulevard NW and Avalon Road NW north of Central Avenue NW and south of Bluewater Road NW. The proposed single-story 3,082 square foot building will consist of two tenant spaces. A Pizza Hut with delivery/carry-out only service is proposed for the northern space, and a future commercial user that can utilize drive-up lane and service window is proposed for the southern space.

The vacant parcel is zoned SU-I for Planned Industrial Park which requires a Conditional Use Permit for the requested drive-up service window proposed for the southern façade. The applicant is also requesting a Variance from the Atrisco Business Park Master Plan requirement for the 20-foot landscape buffer between the subject industrial zone and the adjacent residential zone to the north and west of the subject site. The Zoning Hearing Examiner (ZHE) will consider the requests for the Conditional Use Permit and Variance at a hearing scheduled for November 21, 2017.

This site falls within an Area of Change designated by the Comprehensive Plan, within the Atrisco Park Community of the West Side Strategic Plan, within the Coors Corridor Plan boundaries, and within the Atrisco Business Park Master Plan boundaries, and therefore must comply with the policies and design standards within these applicable plans.
**EPC Role**

The Environmental Planning Commission (EPC) is hearing this case because the IP Industrial Park Zone General Requirements (Zoning Code 14-16-2-19 (H) (2)) call for an accompanying Master Development Plan. The Atrisco Business Park Master Plan governs this area. The EPC has decision-making authority for Site Development Plans for Building Permit under an approved Master Development Plan by the same approval process as SU-1 zones pursuant to Zoning Code Section 14-16-2-22(A)(1) of SU-1 Special Use Zones.

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

**History/Background**

In April of 1984, the EPC established a clarification of zoning for SU-1 for Industrial Park for all of the Atrisco Business Park (Z-84-47) and in April of 1987, a certification of zoning was issued for the SU-1 Planned Industrial Park zoning for the area. In November of 1984, the EPC approved a Site Development Plan for apartments in the Atrisco Business Park area (Z-84-47-1).

The Atrisco Business Park Master Plan was approved by the EPC in October of 1992 and amended in 1997 and 2012. The EPC voted to approve Site Development Plans for tracts within the Atrisco Business Park Master Plan boundaries in September of 1988 (Z-88-76), July of 1990 (Z-90-78), and May of 1991 (Z-88-76-1).

In December of 1994, the EPC approved Z-94-153, an amendment to the Atrisco Business Park Master Plan, an Amendment to the Coors Corridor Plan and a Zone Map Amendment to R-2, Lot D-1 A (Z-94-153/SPR-81-21-20), to allow the existing Bluewater apartment complex which is to the north and west of the subject site.

In October of 2001, the EPC approved a Site Plan for Building Permit for the subject site for a 3600 square foot vehicle maintenance commercial service building, however this was never constructed.

**Context**

The project site is located in the southwest quadrant of the City of Albuquerque metropolitan area; on the west side of Coors Boulevard NW north of the intersection with Central Avenue SW and south of the intersection with Bluewater Road NW. The site is bounded by Coors Boulevard NW to the east, Camino Azul NW to the west, Bluewater Village Apartments to the north, and a Twisters restaurant with a drive-up service window to the south. The subject site fronts Coors Boulevard although there is no access point in the front. Across the street to the east is Lavaland Park, and farther to the east is an established single-family development. Farther to the south of the Twisters is a shopping center site at the intersection of Coors Boulevard NW and Central Avenue SW. Farther to the west are warehouse and industrial uses.
Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Coors Boulevard NW as a Regional Principal Arterial.

The LRRS designates Central Avenue as a Community Principal Arterial.

The LRRS designates Bluewater Road NW as a Major Collector.

The LRRS designates Airport Drive NW as a Major Collector.

A trip generation analysis was completed for the intended use of this tract and showed little or no significant impact to require any further traffic study.

Comprehensive Plan Corridor Designation

Coors Boulevard NW is designated a Major Transit Corridor by the Comprehensive Plan, a Regional Principle Arterial by the LRTS, and a Priority Route by the 2040 MTP. Central Avenue SW is designated a Premium Transit Corridor by the Comprehensive Plan, a Community Principal Arterial by the LRTS, and a Priority Route by the 2040 MTP. The Comprehensive Plan describes both Major Transit Corridors and Premium Transit Corridors as prioritizing key corridors for the highest level of public investment in high-quality, high-capacity transit service; prioritizing high-frequency transit in corridors consistent with regional transportation plans; and updating designations consistent with the Mid-Region Council of Governments Metropolitan Transportation Plan.

Trails/Bikeways

Coors Boulevard NW is shown to have a Proposed Bicycle Lane. To the north of the adjacent Bluewater Apartment complex, Bluewater Road NW is an Existing Bicycle Route to the east and an Existing Bicycle Lane to the west. Central Avenue West is designated as U.S. Bicycle Route 66. To the west of the subject site, Airport Drive NW is an Existing Bicycle Route.

Transit

Fixed Route 155 runs the length of Coors between the Northwest Transit Center and the Walmart at Rio Bravo and Coors. A stop pair for Route 155 is north of Camino Azul. The southbound shelter is in an easement directly in front of and adjacent to the subject property.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.
III. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

**Albuquerque Comprehensive Zoning Code**

The site is zoned SU-1 for Planned Industrial Park (IP), which requires EPC approval for Site Development Plans. A drive-up service window is a conditional use in this zone since the IP zone references the M-1 zone for retail uses. The applicant is pursuing a Conditional Use Permit for a drive-up service window with the Zoning Hearing Examiner (ZHE) concurrent with this application to be heard on November 21, 2017.

The subject site is also governed by the Atrisco Business Park Master Plan Development Standards which is similar to Site Plan for Subdivision Design Standards. The applicant is also requesting a Variance from the ZHE from the landscape buffer required between industrial and residential zones in the Atrisco Business Park Master Plan.

**Definitions (if applicable)**

**MASTER DEVELOPMENT PLAN:** A plan meeting the requirements for a site development plan for subdivision; showing general building and parking locations; and specifying design requirements for buildings, landscaping, lighting, and signage.

**Albuquerque / Bernalillo County Comprehensive Plan (Rank I)**

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

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

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

*The request furthers Policy 5.1.2 because the request would result in development of two fast-food restaurants in a Major Transit Corridor that meet applicable regulations including those in the Zoning Code and the Atrisco Business Park Master Plan Development Standards; and therefore appropriate in scale and density for the area and providing additional local services.*

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

*The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.*
Policy 5.6.2 - Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Policy 5.6.2 because the growth resulting from the request would be near the Central/Unser Community Activity Center and adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Camino Azul NW.

Westside Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters.

The subject site is located in the Atrisco Park community, which consists of the triangular wedge of land located between I-40 and Central Avenue, west of Coors Boulevard. The Atrisco Park community contains 1700 acres of land, and includes the approximately 400 acre Atrisco Business Park, which is designated a Regional Employment Center in the WSSP. The Atrisco Business Park is identified in the plan as one of the three major employment areas on the West Side and as a key strategic element in the future development of the West Side. The southwest corner of the Central and Coors intersection, which is south of the subject site, is designated a Community Activity Center.

Policy 3.33: It is appropriate for new development, both residential and nonresidential, to occur in this (Atrisco Park) Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be encouraged. (p.68)

The request furthers WSSP Policy 3.33 because the subject site is located within the Atrisco Park Community and is therefore an appropriate location for growth and an efficient location for receiving City services.

Policy 3.38: Expansion of commercial services and public services, especially in the vicinity of the Coors Boulevard and the Central Avenue intersection, should be encouraged. (p.69)

The request furthers WSSP Policy 3.38 because the proposed building would be located in the vicinity of the Coors Boulevard and Central Avenue intersection – in the northwest quadrant - and will therefore provide additional services to local residents and employers.

Coors Corridor Plan Sector Plan (Rank III)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003.
The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 1. The following CCSDP policies and regulations apply:

**Issue 1 Traffic Movement/ Access and Roadway Design:**

Policy 6 Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment. (p.36)

*The request furthers Issue 1 Policy 6 because the public right-of-way on Coors shall be planted with street trees and drought tolerant shrubs.*

**Issue 3 Land Use and Intensity of Development:**

Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. (p. 79)

*The request furthers Issue 3 Policy 5 because the request is to develop a vacant property on Coors Boulevard NW therefore increasing the density which is more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.*

**Issue 4b Site Planning and Architecture:**

Policy 5B Off-Street Parking Landscaping: Design regulation 1: Landscaping “in” and “around” the paved area. A minimum of 20% of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than 5 ft. in width. (p. 94)

*The request complies with Issue 4b Policy 5B Design regulation 1 because the proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the requirement.*

Issue 4b Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

*The request furthers Issue 4b Policy 7 because separate pedestrian connections from the sidewalk along Coors Boulevard NW to the building are proposed.*

Issue 4b Policy 10 Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor. Design Guideline 3: “Trade-Mark” type buildings are discouraged (p. 100).

*The request complies with Issue 4b Policy 10A Design Guidelines because the proposed building is a not a franchise design. The proposed colors are compatible with the natural and built visual environment.*
Issue 4b Policy 3 New Development: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard. (p.90)

*The request furthers Issue 4b Policy 3 because the front street yard along Coors Boulevard NW will be landscaped.*

Issue 4b Policy 5 Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping. (p.94)

*The proposal does not further Issue 4b Policy 5 because the off-street parking is not located to the rear of the site. The street frontage is devoted to parking and not the building.*

Issue 4b Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p.96)

*The proposal furthers Issue 4b Policy 7 because separate pedestrian and vehicular access is provided. The pedestrian access from Coors Boulevard NW crosses the parking lot with specialty pavement and is therefore emphasized and does not utilize the driveway.*

**Atrisco Business Park Master Development Plan**

The Atrisco Business Park Master Development Plan was approved by the City of Albuquerque EPC in October of 1992 and amended in 1997 and 2012. The Plan generally encompasses properties between Coors Boulevard NW on the east, Avalon Road NW on the south, Unser Boulevard NW on the west, and Fortuna Road NW on the north (specific boundaries are shown on sheet 1 of 10 in the Plan (see attached)). The main purpose of this Master Plan is to specify design requirements for buildings, landscaping, lighting, and signage within the plan boundaries.

The Atrisco Business Park Master Plan states that a 20-foot landscape buffer will be required for any properties zoned industrial that abuts a residential-zoned property. The subject site borders a residential-zone on the west and north sides. The applicant is requesting a Variance to this requirement through the ZHE process, and justifies it due to the existing drainage ponds to the north and west, which already buffer the existing properties. The applicant suggests that the landscape screening intended by the Atrisco Business Park Master Plan is provided by the existing wide distances of landscaping and roadway between the apartments and the subject site, and therefore the 20-foot landscape buffer should not be required.

Staff has reviewed the request against the remaining Atrisco Business Park Master Plan Development Standards, and the proposal is in general compliance.
IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The request is for a Site Development Plan for Building Permit of Tract D-3A to construct a 3,082 square foot commercial facility with two restaurant spaces. The northern portion is planned to hold a Pizza Hut carry-out, and the southern portion is planned for an unnamed tenant with a drive-up service window on the southern façade. The building and site plan are in compliance with applicable plans and policies outlined above.

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

Site Plan Layout / Configuration

The subject site is located just north of the Twisters restaurant, which also has a drive-up service window, at the northwest corner of Coors Boulevard NW and Avalon Road NW and just south of the Bluewater Village Apartments. The proposed building is rectangular, oriented north-south, with two adjacent tenants. The front elevation faces Coors Boulevard NW and the back elevation faces Camino Azul NW from which the site will be accessed and the dumpster is located near the entrance to the site. Vehicle parking is located in front of the building facing Coors. The layout could possibly be improved by moving the park to either behind and/or adjacent to the building.

The proposed one-story building with a height of 19.5-feet is well within the established height limits. The underlying IP zone 14-16-2-19 (C) limits structure height to fall within the 45d angle plane drawn along each boundary of the premise and the proposed building complies. The IP zone requires a front-yard setback of 20-feet, a side-yard setback of 10-feet, and a rear-yard setback of 10 feet, and the proposed building complies.

Public Outdoor Space

Public Outdoor Space is not required and not provided for this project.

Vehicular Access, Circulation and Parking

Access to the site will be provided at the southwest corner of the subject site off of Camino Azul NW behind the building. There will be no access from Coors Boulevard NW.

Beginning from the entrance, the drive-up service window lane is proposed to wrap around the east, north, and west sides of the building and end at a service window on the south façade from where vehicles will exit into the Twisters property to the south. Twisters has agreed to a Shared Access Agreement which will allow a one-way exit through the Twisters parking lot back to Camino Azul NW. A trip generation analysis was completed for the intended use of this tract and showed little or no significant impact to require any further traffic study.
Parking for the subject site will be located along the east and south property lines and meets the required amount with one space per 200 square feet of building area since seating has not been determined (per Zoning Code 14-16-3-1 (A) (21)), which equates to the provided 16 spaces. The proposed Site Plan also has the required amount of accessible, bicycle, and motorcycle spaces per the Zoning Code.

**Pedestrian and Bicycle Access and Circulation, Transit Access**

Pedestrian access will be from the Coors Boulevard sidewalk and will be graded and designed to meet ADA standards. There is a transit shelter immediately in front of the site on Coors Boulevard NW. Bicycle access will be from Coors Boulevard which has a proposed bicycle lane or the drive aisle off of Camino Azul NW.

**Walls/Fences**

The site is currently undeveloped with the exception of retaining walls holding the subject site up to a similar elevation as Coors Boulevard NW. The wall borders the north and west property lines and varies in height from 0-feet to approximately 3-feet on the west side.

The Zoning Code section 14-16-3-10 (E) (8) (c) requires a 6-foot high opaque wall or fence to visually screen a residential zone from a vehicular circulation area, therefore, the project is proposing an opaque fence to top the retaining wall to bring the height to 6-feet on the north and west property lines. The fence will consist of HOPE Plastic Lumber Pickets to match the tan color and the wood paneling finish of the building.

**Lighting and Security**

Parking lot lights will be 27’-6” tall which is within the range of 20 to 30 feet required by the Atrisco Business Park Master Plan.

**Landscaping**

The Atrisco Business Park Master Plan requires a 20-foot landscape buffer for properties zoned IP that abut a residential zone. The subject site is abutted by residential-zoned property (The Bluewater Village Apartments) on the west and north sides. The applicant is requesting a variance from this 20-foot requirement with a concurrent ZHE application, which justifies the request due to the existing separation created by the size of the drainage ponds east and west of the site. The subject site will have the required 15-foot landscape setback requirement from the Coors Boulevard right-of-way in the Coors Corridor Plan.

Per 14-16-3-10 (E) (8) (b) The buffer landscape bordering residential uses (on the north and west property lines) should also be planted with trees spaced at 75% of the mature canopy diameter of the trees, and the Landscape Plan complies. According to the Atrisco Business Park Master Plan, Screening/Walls and Fences (page 4 of 10), parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming; and such screening shall have a minimum height of 4 feet. Staff suggests that shrubs be moved from the western landscape strip to the eastern landscape.
strip bordering Coors Boulevard where they will be more visible to the public and to meet the required 4-foot screening of parking areas.

Per 14-16-3-10 (F) (1) (b) No parking space may be more than 100-feet from a tree trunk, therefore, at least one tree planted in the southern landscape strip.

**Grading, Drainage, Utility Plans**

Existing retaining walls border the west and north property lines and vary in height from approximately 3-feet on the west side tapering to zero. These walls separate the subject site from the existing drainage swales or detention ponds on the north and west sides at lower elevations, which are primarily covered with turf grass.

The drainage for the property is part of an overall master grading and drainage plan developed in December of 1996 in the Bluewater Development Hydrology Report, by Red Mountain Engineers, Inc.. Hydrology has been performed for both the subject site and the Twisters site. Both the subject site and the Twisters site drain from southeast to northwest to the retention pond directly west of the subject site. The drainage from Twisters will flow through the landscaped area between the west property line and the drive-up service window lane on the subject site. A raised weir opening in the retaining wall will allow free discharge to the pond from the on-site landscaped area, allowing water quality retention to meet the City Drainage Ordinance.

**Architecture**

The proposed 3,082 square foot building will consist of two tenant spaces. One tenant space will be for a Pizza Hut with delivery/carry-out service only with no seating. The second space will be for a future retail/commercial tenant with access to a drive-up service window, subject to the Conditional Use Permit as defined by the concurrent ZHE request.

The building design finish will be primarily a combination of wood panels and porcelain tiles. The wood panels will consist of both a dark brown color and a light tan color. The porcelain tiles will consist of a dark gray color. The building massing will be broken up vertically by the porcelain tile and wood panel finishes. A small metal awning will be placed over tile Pizza Hut entrance with a red metal siding finish above the awning for color accent. The refuse enclosure will consist of HOPE Plastic Lumber Pickets to match the tan color and the wood paneling finish of the building.

**Signage**

The narrative states that “there will be a free standing pylon sign along the frontage of Coors Boulevard for a Pizza Hut sign.” However, the Atrisco Business Park Signage Standards (Sheet 4 of 10) states that “premises must have at least 200 linear feet of street frontage to have a free-standing sign.” The subject site does not have 200 linear feet of street frontage and therefore a free standing sign is not permitted. The Atrisco Business Park Signage Standards state that wall-mounted signage shall be made of panels and not individual letters and this will be noted on the elevations page. The IP zone limits the wall
sign number to one per façade per business and the size to 15% of the façade square footage, and the project complies.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agency Comments, which are not significant for this project, are outlined at the end of this report.

Neighborhood/Public

The Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations were contacted. In addition, property owners within 100-feet of the subject site were notified as required. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the proposed project.

VI. CONCLUSION

This is a request for a Site Development Plan for Building Permit for an approximately 0.6 acre vacant property (subject site), located on the northwest corner of Coors Boulevard NW and Avalon Road NW, north of Central Avenue NW.

The applicant proposes a single-story (19.5-feet tall) 3,082 square foot building with the northern tenant space holding a Pizza Hut with delivery/carry-out service, and the second unassigned tenant space holding a future restaurant with a drive-up service window and lane.

This site falls within an Area of Change designated by the Comprehensive Plan, within the Atrisco Park Community of the West Side Strategic Plan, within the Coors Corridor Plan boundaries, and within the Atrisco Business Park Master Plan boundaries, and complies with the policies and design standards within these applicable plans as well as the City Zoning Code.
FINDINGS, Site Development Plan for Building Permit

Project # 1001440, Case # 17EPC-40053

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Tract D-3A, Coors Central North located at the northeast corner of Coors Blvd. NW and Avalon Rd. NW and containing approximately 0.6 acres.

2. The purpose of the request is to construct a single-story 3,082 square foot building with the northern tenant space holding a Pizza Hut with delivery/carry-out service, and the second unassigned tenant space holding a future restaurant with a drive-up service window.

3. The subject site is zoned SU-1 for Planned Industrial Park (IP uses). Retail or restaurant is a permitted use. A drive-up service window is a conditional use in the IP zone; therefore, the applicant has a concurrent application for a Conditional Use Permit from the Zoning Hearing Examiner (ZHE) for the proposed drive-up service window, which must be approved prior to implementing the proposed project as designed.

4. The applicant has a concurrent application for a Variance from the Zoning Hearing Examiner (ZHE) from the 20-foot required landscape buffer between an industrial zone and a residential zone within the Atrisco Business Park Master Development Plan, which must be approved prior to implementing the project as designed.

5. This subject site falls within an Area of Change designated by the Comprehensive Plan, within the Atrisco Park Community of the West Side Strategic Plan, within the Coors Corridor Plan boundaries, and within the Atrisco Business Park Master Plan boundaries and subject to these development standards.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, the Atrisco Business Park Master Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. Section 14-16-3-11 of the Zoning Code states, “…Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

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

   a. The request furthers Policy 5.1.2 because the request would result in development of two fast-food restaurants in a Major Transit Corridor that meet applicable regulations including those in the Zoning Code and the Atrisco Business Park Master Plan Development Standards; and therefore appropriate in scale and density for the area and providing additional local services.
b. The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.

c. The request furthers Policy 5.6.2 because the growth resulting from the request would be near the Central / Unser Community Activity Center and adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Camino Azul NW.

9. The subject site is located in the Atrisco Park community of the West Side Strategic Plan (Rank 2 Area Plan) and furthers the West Side Strategic Plan because the request is adding retail and office development to an existing shopping center in that community. Additional applicable policies include:

a. The request furthers WSSP Policy 3.3 because the subject site is located within the Atrisco Park Community and is therefore an appropriate location for growth and an efficient location for receiving City services.

b. The request furthers WSSP Policy 3.38 because the proposed building would be located in the vicinity of the Coors Boulevard and Central Avenue intersection – in the northwest quadrant - and will therefore provide additional services to local residents and employers.

10. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank 3 Sector Plan, adopted in 1984 and amended in 1989, 1995 and 2003. Applicable policies and regulations include:

c. The request furthers Issue 1 Policy 6 because the public right-of-way on Coors shall be planted with street trees and drought tolerant shrubs.

d. The request furthers Issue 3 Policy 5 because the request is to develop a vacant property on Coors Boulevard NW therefore increasing the density which is more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.

e. The request complies with Issue 4b Policy 5B Design regulation 1 because the proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the requirement.

f. The request furthers Issue 4b Policy 7 because separate pedestrian connections from the sidewalk along Coors Boulevard NW to the building are proposed.

g. The request complies with Issue 4b Policy 10A Design Guidelines because the proposed building is a not a franchise design. The proposed colors are compatible with the natural and built visual environment.
h. The request furthers Issue 4b Policy 3 because the front street yard along Coors Boulevard NW will be landscaped.

i. The proposal does not further Issue 4b Policy 5 because the off-street parking is not located to the rear of the site. The street frontage is devoted to parking and not the building.

j. The proposal furthers Issue 4b Policy 7 because separate pedestrian and vehicular access is provided. The pedestrian access from Coors Boulevard NW crosses the parking lot with specialty pavement and is therefore emphasized and does not utilize the driveway.

11. If the Variance and/or the Conditional Use Permit are not approved by the Zoning Hearing Examiner (ZHE), this Site Development Plan for Building Permit shall meet all applicable regulations prior to being approved by the Development Review Board (DRB).

12. The Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations were notified of the request, as well as property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the request.

RECOMMENDATION

APPROVAL of 17EPC-40053, a request for Site Development Plan for Building Permit, for all or a portion of Tract D-3A, Coors Central North, based on the preceding Findings and subject to the following Conditions of Approval.
CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1001440, Case # 17EPC- 40053

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. If the Variance and/or the Conditional Use Permit are not approved by the Zoning Hearing Examiner (ZHE), this Site Development Plan for Building Permit shall meet all applicable regulations and shall be revised to reflect the requirements prior to sign-off by the Development Review Board (DRB). If the requirements cannot be met, the application shall be withdrawn.

4. Signage shall be pursuant to the Atrisco Business Park Signage Standards.

5. The Landscape Plan shall state the correct building square footage of 3082 square feet under Site Area Calculations.

6. Per Zoning Code 14-16-3-10 (E) (3), the Landscape Plan shall add “Vegetative Coverage Required (75%)” and “Vegetative Coverage Provided” calculations.

7. The Landscape Plan shall move shrubs from the western landscape strip to the front landscape strip where they will be more visible pursuant to the Atrisco Business Park Master Plan, Screening/Walls and Fences (page 4 of 10), which states that parking areas shall be screened with a minimum height of 4 feet.

8. The Landscape Plan shall replace the Pineleaf Penstemon with another shrub due to incompatibility with the City drought climate.

9. The Landscape Plan shall add one tree to the landscape strip on the southern property line. Per 14-16-3-10 (F) (1) (b) which states that no parking space may be more than 100-feet from a tree trunk, therefore, there needs to be at least one tree planted in the southern landscape strip.

10. The Landscape Plan shall rotate the plant schedule to be right-side up on for ease in going through the DRB process.
11. Conditions of Approval from the Transportation Development Department:

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria. The following comments need to be addressed prior to DRB:
  - One-way vehicular paths require pavement directional signage and a posted “Do Not Enter” sign at the point of egress. Please show detail and location of posted signs.
  - The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 “Violators Are Subject to a Fine and/or Towing.” Please call out detail and location of HC signs.
  - The ADA access aisles shall have the words “NO PARKING” in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle’s rear tire would be placed. (66-1-4.1.B NMSA 1978)
  - Please include a copy of your shared access agreement with the adjacent property owner.
  - Sidewalks will be required on the property frontage at DRB. No objection to the request.

12. Conditions of Approval from the Hydrology Development Department:

- This project will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property. Hydrology Engineer: Renee Brissette, PE CFM
- Beyond 1 0’ of a structure, all landscape beds to be depressed below grade. Within 1 0’, runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1”, therefore the first flush volume should be based on 0.44”-0.1” =0.34” and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabg.gov) or Renee Brissette (rbrissette@cabg.gov) to set up a pre-design meeting.
• The engineer should research the Master Drainage Plan and/or adjacent sites - essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.

• Final Drainage Reports should have an appendix with all supporting documentation.

• When determining allowable discharge from a site:
  • Downstream Capacity is the determining criteria for allowable discharge; historic discharge has no relevance.
  • If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  • If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  • If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  • All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

13. Conditions of Approval from the Water Utility Authority Department:

• An availability (170912) is in the process of being executed for this property.
  • The Utility Plan submitted with the availability information shows two 1-1/4” services. Please be advised that 1-1/4 service is not a size that is utilized by the Water Utility Authority. Sizes approved for use are as follows: ¾”, 1”, 1-1/2”, 2”, 3”, 4”, and 6”.
  • The Utility Plan indicated with the EPC plans differs slightly from that presented with the Availability request. Please contact the Utility Development Section with any changes pertaining to the Utility Plan as the development process proceeds.

14. Conditions of Approval from the Solid Waste Management Department:

• All New/Proposed Refuse Enclosures Must Be Built to COA Minimum Requirements. Clarify if Proposed Enclosure Wall Material (Plastic Composite) is Flame Retardant. Clarify the Size of New/Proposed Refuse Enclosure, Site Plan (Pg. C1) Indicates Single Enclosure, But (Pg. G2.0) Indicates Specs. For a Double Enclosure.

15. Conditions of Approval from the Public Service Company of New Mexico:

• It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
• It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:

   Andrew Gurule, PNM Service Center  
   4201 Edith Boulevard NE, Albuquerque, NM 87107  
   Phone: (505) 241-0589

• Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

16. 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.
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

• No comment.

Office of Neighborhood Coordination

• Affected Associations and Coalitions: the Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations.

Long Range Planning

• No comment.

CITY ENGINEER

Transportation Development

• Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

• Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria. The following comments need to be addressed prior to DRB:

  • One-way vehicular paths require pavement directional signage and a posted “Do Not Enter” sign at the point of egress. Please show detail and location of posted signs.

  • The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.

  • The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle’s rear tire would be placed. (66-1-4.1.B NMSA 1978)

  • Please include a copy of your shared access agreement with the adjacent property owner.

  • Sidewalks will be required on the property frontage at DRB. No objection to the request.
Hydrology Development

EPC project# 1001440: Will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property.

Hydrology Engineer: Renee Brissette, PE CFM

- Beyond 10' of a structure, all landscape beds to be depressed below grade. Within 10', runoff shall be directed away from the structure.

- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on 0.44"-0.1"=0.34" and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan

- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabg.gov) or Renee Brissette (rbri ssette@cabg.gov) to set up a pre-design meeting.
  - The engineer should research the Master Drainage Plan and/or adjacent sites - essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
  - Final Drainage Reports should have an appendix with all supporting documentation.

- When determining allowable discharge from a site:
  - Downstream Capacity is the determining criteria for allowable discharge; historic discharge has no relevance.
  - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.
DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Section:

The site abuts Coors Blvd. which is classified as a Regional Principal Arterial by MRCOG’s 2040 Long Range Roadway System Map and is owned by NMDOT. Please refer to NMDOT for further comment. MRCOG’s 2040 Long Range Bikeway System Map calls for a bicycle lane on Coors Blvd.

WATER UTILITY AUTHORITY

- An availability (170912) is in the process of being executed for this property.
- The Utility Plan submitted with the availability information shows two 1-1/4” services. Please be advised that 1-1/4 service is not a size that is utilized by the Water Utility Authority. Sizes approved for use are as follows: ¼”, 1”, 1-1/2”, 2”, 3”, 4”, and 6”.
- The Utility Plan indicated with the EPC plans differs slightly from that presented with the Availability request. Please contact the Utility Development Section with any changes pertaining to the Utility Plan as the development process proceeds.

SOLID WASTE MANAGEMENT DEPARTMENT

- All New/Proposed Refuse Enclosures Must Be Built to COA Minimum Requirements. Clarify if Proposed Enclosure Wall Material (Plastic Composite) is Flame Retardant. Clarify the Size of New/Proposed Refuse Enclosure, Site Plan (Pg. C1) Indicates Single Enclosure, But (Pg. G2.0) Indicates Specs. For a Double Enclosure.

TRANSIT DEPARTMENT

- Fixed Route 155 runs the length of Coors between the Northwest Transit Center and the Walmart at Rio Bravo and Coors. Stop pair for the Route 155 is north of Camino Azul. The southbound shelter is adjacent to the subject property and in an easement. No further accommodation required.

ALBUQUERQUE PUBLIC SCHOOLS

- This will have no adverse impacts to the APS district.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
• It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:
  
  Andrew Gurule, PNM Service Center  
  4201 Edith Boulevard NE, Albuquerque, NM 87107  
  Phone: (505) 241-0589

• Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

• No direct access to NM 45 (Coors Blvd) from the proposed commercial development will be allowed. All access will be achieved from Camino Azul.
View from the subject site looking west from Coors Boulevard NW.

View of the subject site looking north from Twisters.
View from the subject site looking east.

View of the subject site looking northeast (trees to be removed).
View of the subject site looking south.

View from the subject site looking southwest at the retaining wall.
HISTORY
EPC Case No. Z-92-57
Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.

2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscape buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading or trash receptacles may be located adjacent to the residential zoning. The landscaped buffer shall be consistent with the requirement as stated on Sheet 3. Landscape Standards, Buffer #12. A solid 6 foot high opaque wall or fence shall be required along any property line existing and separating a residential zone from an industrial zone (chain link fence with slats shall not constitute acceptable screening).

Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.

Amendment to allow Corra Corridor Plan exceptions for aesthetics and signage along Corra Boulevard (sheet 3).
ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN FOR IP USES

EPC Case No. Z-92-57
Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the areas in the boundaries of the Atrisco Business Park Master Plan.
2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.
3. A minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.

Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.
Amendment to allow Coors sidewalk exceptions for sidewalks and signage along Coors Boulevard (Sheet 3).

Vicinity Map

Sheet Index
1. Illustrative Site Plan
2. Landscape Development Plan
3. Development Sketches
4. Development Sketches
5. Development Sketches
6. Conceptual Overall Drainage Plan (fully developed)
7. Conceptual Overall Drainage Plan (partially developed)
8. Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
9. Conceptual Grading & Drainage Plan (20 acre sites)
10. Concept: Inter-Grade & Drainage Plan (interim condition)

Project Team Directory
Prepared For:
Sunwest Bank
Special Asset Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 769-2036

Prepared by:
Development/Real Estate Consultant
Garrett Group, Inc.
9209 Avenida de la Loma NE
Albuquerque, New Mexico 87111
(505) 623-0552

Planning/Landscape Architecture
Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102
(505) 764-9801

Civil Engineer
Extraction & Associates, Inc.
10131 Cerron Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8821

October 29, 1992
LANDSCAPE DEVELOPMENT PLAN
ATRISCO BUSINESS PARK

Prepared For:
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:
Garrett Group, Inc.
8208 Arandela de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 210
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Corra Road NW, Suite H-7
Albuquerque, New Mexico 87114

Note: Lift lines and interior roadways for illustrative purposes only. Final boundaries and interior roadway alignments will be established in cooperation with future planting actions.
Date: October 22, 2001

OFFICIAL NOTIFICATION OF DECISION

FILE: 01128-01237 (Project 1001440)

LEGAL DESCRIPTION: Request approval of a site development plan for building permit for Tract D-3A, Hubbell Plaza, zoned SU-1 for Industrial, located on Coors Boulevard NW between Central Avenue and Bluewater Road NW, containing approximately .51 acre. (K-10)

Loretta Naranjo-Lopez, Staff Planner

On October 18, 2001, the Environmental Planning Commission voted to approve 01128-01237, a site development plan for building permit for Tract D-3A, 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 a 3,600 square foot vehicle service building on Tract D-3A, Hubbell Plaza, located on Coors Boulevard NW between Central Avenue and Bluewater Road NW, containing 0.51 acres.

2. This site is zoned SU-1 for Industrial. The applicant is proposing to develop the site with 3,600 square feet for a vehicle service building in the Atrisco Business Park Master Plan area. The proposed use is permissive under this zone.

3. This request is conformance with the policies of the Comprehensive Plan by locating new development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy d) In addition the proposed development locates a service use to complement residential areas to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy e).
4. This request complies with the policies of the Atrisco Business Park of the West Side Strategic Plan which states the following, “It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five-acre tracts in this area shall be initiated.” (Policy 3.35) and Expansion of commercial services and public services, especially in the vicinity of the Coors Boulevard and Central Avenue intersection, should be encouraged.

5. The request complies with the policies of the Coors Corridor Plan, which provides guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard NW/NM 528.

6. The submittal will be adequate with some changes and additions.

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. According to Transportation Development Services, the applicant shall relocate the proposed refuse container, so it will not create a sight distance obstruction or a physical obstruction when the gates are opened for the drive aisle.

3. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

4. The site plan shall comply with the design guidelines of the Coors Corridor Plan and the site plan for subdivision, which states “all buildings shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees 25 feet on center in 5’ x 5’ planters and through parking lots to break up large fields of parking.”
5. Wherever a sidewalk or pedestrian pathway crosses a vehicular drive aisle or curb-cut, it shall be at least six feet wide, of a paving material other than asphalt and striped with white paint with shade trees planted in 5' by 5' planters every 25' on center.

6. As required by the City's Zoning Code all trees shall be of a minimum 2" in caliper at the time of planting (Section 14-16-3-10-F-1).

7. All lights within 300 feet of a residential area shall be of a maximum 16 feet high with full cut-off fixtures to prevent fugitive light, otherwise, all fixtures shall be limited to 20' high.

8. The landscape plan shall be modified to meet the recruitments of the City zoning code which requires at least one shade tree per ten parking spaces and that no parking space may be more than 100 feet from a tree trunk.

9. The landscape plan shall be modified to meet the requirements of the City's Street Tree Ordinance which requires that street trees be planted 25 feet on center or clustered, but with the same number of trees. At least 5 trees shall be provided along the entire length of the subject site on Coors Boulevard.

10. All planting areas of at least 36 square feet or greater shall meet the intent of the City's Zoning Code which requires that at least 75% of all planting beds shall be covered by live, vegetative cover, which includes shrubs and/or live groundcovers. Tree canopies do not count towards the 75 percent requirement. A note shall be added to the landscape plan indicating the plan's compliance with this requirement.

11. The site plan for building permit shall comply with all of the design guidelines of the previously approved site plan for subdivision and the Coors Corridor Plan.

12. All HVAC equipment shall be screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by parapet walls that are painted to match the predominant building color.

13. Ten percent (10%) of the west elevation shall be stucco and shall be located above 5 feet.
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 2, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR 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,

[Signature]
Robert R. McCabe, AIA, APA
Planning Director

RM/RB/nat

cc: Jack Harris Architect, Inc., 4706 Lomas NE, Albuq. NM 87110
Maggie Stamp, Los Volcanes NA, 619 Rosebud Dr. NW, Albuq. NM 87121
Michael Neese, Los Volcanes NA, 7101 Poppy Pl. NW, Albuq. NM 87121
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuq. NM 87105
Edna Strauss, West Mesa NA, 5117 La Subida NW, Albuq. NM 87105
Please refer to the City of Albuquerque Comprehensive Zoning Code, the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the Atrisco Business Park Master Development Plan (available on the City website) for complete descriptions of applicable regulations.
APPLICATION INFORMATION
City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION
Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
X Major subdivision action
Vacation
Variances (Non-Zoning)

SITE DEVELOPMENT PLAN
X for Subdivision
Administrative Amendment (AA)
Administrative Approval (DRT, URT, etc.)

STORM DRAINAGE
Storm Drainage Cost Allocation Plan

APPLICATION INFORMATION:

Professional/Agent (if any): Palo Alto, Inc.

ADDRESS: 924 West Colfax Ave Suite 302

CITY: Denver
STATE: CO
ZIP: 80204

APPLICANT: Tierra West, LLC

ADDRESS: 5571 Midway Park Place NE

CITY: Albuquerque
STATE: NM
ZIP: 87109

E-MAIL: rrb@tierrawestllc.com

DESCRIPTION OF REQUEST:
Site Development Plan For Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes.

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

Lot or Tract No. Tract D-3A

Existing Zoning: SU-1

Proposed zoning: SU-1

MRGCD Map No

Zone Atlas page(s): K-10-Z

UPC Code: 101005748439610117

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., ORB-, AX_, Z_, V_, S_, etc.): 1001440

CASE INFORMATION:

Within city limits? X

Within 1000FT of a landfill? 

No. of existing lots: 1

No. of proposed lots: 1

Total site area (acres): 0.5631 acres +/-

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd NE

Between: Camino Azul NW

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

SIGNATURE
(Print Name)  Ronald R. Buchanan.

DATE  12/28/17

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

Checklist is complete
All fees have been collected
All case #s are assigned
AGIS copy has been sent
Case history #s are listed
Site is within 1000ft of a landfill
F.H.D.P. density bonus
F.H.D.P. fee rebate

Action

S.F.

Fees

$850.00

$20.00

$510.00

Project # 1001440

Revised: 11/2014

Hearing date: December 9, 2017

Staff signature & Date 12/28/17
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24” x 36”
☐ IP MASTER DEVELOPMENT PLAN (EPC11) Maximum Size: 24” x 36”

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

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

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24” x 36”
☐ SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM
FACILITY (WTF) (EPC17)
☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
☐ Site Plan and related drawings (folded to fit into an 8.5” by 14” pocket) 20 copies.
☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
☐ Site Plans and related drawings reduced to 8.5” x 11” format (1 copy)
☐ Site Plan for Subdivision and/or Building Permit Checklist
☐ Traffic Impact Study (TIS) form with required signature
☐ Fee (see schedule)
☐ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
☐ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
☐ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
☐ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
☐ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free
standing tower §14-16-3-17(A)(17)
☐ Registered engineer or architect's stamp on the Site Development Plans
☐ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

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

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24” x 36”
☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)

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

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

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

Ronald R. Bohannan
Applicant name (print)
Applicant signature / date

Checklists complete
Fees collected
Case #s assigned
Related #s listed

Application case numbers

17EPC, 40063

Form revised November 2010

Planer signature / date

Project #: 1001440
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. Site Plan (including easements with recording information)
2. Landscaping Plan
3. Conceptual Grading and Drainage Plan (a separate Grading Plan sheet is required for sites > 1 acre)
4. Conceptual Utility Plan (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City’s DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled “N/A.” Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
✓ B. Written project summary. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision
✓ 2. Scale:
   1.0 acre or less  1" = 10'   Over 5 acres  1" = 50'
   1.0 - 5.0 acres  1" = 20'   Over 20 acres 1" = 100'
   [other scales, if approved by staff]
✓ 3. Bar scale
✓ 4. North arrow
✓ 5. Vicinity map
✓ 6. Signature Block (for DRB site dev. plans)
✓ 7. Property lines (clearly identify)
✓ 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
N/A 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
✓ 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

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

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

3. Phasing – This is required information if phasing of project is anticipated
   - Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

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

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

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

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

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

5. Cross Sections
   Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.

6. In addition to the above, the following must be provided for DRB applications:
   A. Conceptual onsite drainage system
   B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information
   ✓ 1. Scale (minimum of 1/8" or as approved by Planning Staff)
   ✓ 2. Bar Scale
   ✓ 3. Detailed Building Elevations for each facade
      ✓ a. Identify facade orientation (north, south, east, & west)
      ✓ b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
      ✓ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
      ✓ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
   ✓ 4. Dimensions, colors and materials of Refuse Enclosure
   ✓ 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage
   ✓ 1. Site location(s)
   ✓ 2. Sign elevations to scale
   ✓ 3. Dimensions, including height and width
   ✓ 4. Sign face area - dimensions and square footage clearly indicated
   ✓ 5. Lighting
   ✓ 6. Materials and colors for sign face and structural elements
   ✓ 7. Verification of adequate sight distance
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West LLC DATE OF REQUEST: 9/13/17 ZONE ATLAS PAGE(S): K-10

CURRENT:
ZONING SU-1 for IP LEGAL DESCRIPTION:
LOT OR TRACT # D-3A BLOCK #

PARCEL SIZE (AC/SQ. FT.) 0.5631 SUBDIVISION NAME Coors Central North

REQUESTED CITY ACTION(S):
ANNEXATION [ ] ZONE CHANGE [ ]: From ______ To ______
SECTOR, AREA, FAC, COMP PLAN [ ] SUBDIVISION* [ ] AMENDMENT [ ]
AMENDMENT (Map/Text) [ ] BUILDING PERMIT [ ] ACCESS PERMIT [ ]

SITE DEVELOPMENT PLAN:

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

ACTION:
NO CONSTRUCTION/DEVELOPMENT [ ] GENERAL DESCRIPTION OF
NEW CONSTRUCTION [✓] # OF UNITS: __________ BUILDING SIZE: 3082 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE __________ DATE 09/13/2017

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

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

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

THRESHOLDS MET? YES [ ] NO [✓] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED [ ]
Notes: (See attached trip generation rate table)

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

TRAFFIC ENGINEER __________ DATE 09-22-17

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

TIS -SUBMITTED ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER DATE
# Pizza Hut (Avalon Rd. / Coors Blvd.)


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<tr>
<th>USE (ITE CODE)</th>
<th>DESCRIPTION</th>
<th>24 HR VOL</th>
<th>A. M. PEAK HR</th>
<th>P. M. PEAK HR</th>
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<td>ENTER</td>
<td>EXIT</td>
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<td>16</td>
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<td>1.88</td>
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<tr>
<td>Shopping Center (820)</td>
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by Terry O. Brown, P.E.
September 19, 2017

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

RE:  TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7  
COORS CENTRAL NORTH  
ZONE ATLAS PAGE: K-10-Z

Dear Chairwoman Hudson

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

Print Name
_____________________
Jeff Collins

Signature
_____________________

Title
Executive Vice President

Date
9/18/17
September 20, 2017

Albuquerque Archaeological Ordinance - Compliance Documentation

1001410
Tierra West, LLC
Alvarado Development LLC

Tract D-3A Plat of TRS: D-1A, D-3A, D-4A, D-5A, D6 & D7 Coors Central North
SU-1
0.5631 acres
K-10

[NMCRIS background check and site inspection]

Site inspection conducted on September 20, 2017

Certificate of No Effect is issued (ref O-07-72 Section 4(B)2; property has been disturbed through previous land use or development)

Ethan Kalosky, MA
Parametrix

Russell Brito, Planning Manager
City of Albuquerque Planning Department
Buffer Map Green: Mailed to Neighbors w/in 100ft area

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

Zone Atlas Page:

K-10-Z

Selected Symbols

- Escarpment
- Design Overlay Zones
- City Historic Zones
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zone
- Petroglyph Mor.

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits
September 26, 2017

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

RE: REQUEST FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND
REQUEST FOR CONDITIONAL USE ADDITION TO EXISTING ZONING AND
REQUEST FOR VARIANCE OF LANDSCAPE BUFFER
TRACT D-3A COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Chairwoman Hudson:

Tierra West, LLC, on behalf of Palo Alto Inc. requests approvals for a Site Development Plan for Building Permit, addition of drive-up service conditional use to the existing zoning, and a variance to an existing landscape buffer for the subject site that is currently undeveloped and vacant. The proposed development for the site is a single-story building with a drive-through service lane and window with two tenant spaces. One tenant space will be for future retail/commercial development that can utilize drive-through services. The second tenant space will be for a Pizza Hut for delivery and carry-out only.

The Landscape Variance Request and the Conditional Use are also required to go through the Zoning Hearing Examiner's (ZHE) process for approval. This EPC application and the ZHE application are being submitted simultaneously to each respective department. The zoning of the site is SU-1 for IP uses which requires that EPC approves any site development plans that fall within a property with this zoning designation.

Site Location and History
The project site is located in the SW quadrant of the metropolitan area just north of the Coors Blvd/Central Ave intersection. The site is 0.563 acres and is bounded by Coors Blvd to the east, Camino Azul to the west, Bluewater Village Apartments to the north, and a Twisters drive-through restaurant to the south. This site falls within the Atrisco Business Park Master Plan as well as the Coors Corridor Plan. A previous Site Development Plan for Building Permit was approved by the EPC in 2001 (Project #1001440) for a Day Care Center, however this project did not go any further on the private development side.

Site Orientation
The site is proposed for one (1) parcel of land. Access to the site will be provided from Camino Azul, directly west of the property. We are not requesting any access from Coors Boulevard. This request is only for the development of Tract D-3A, to construct a new Pizza Hut/retail tenant building with drive-through service on the site.

A new 3,082 square foot building will consist of two tenant spaces. One tenant space will be for a Pizza Hut with delivery/carry-out service only, the second space will be for a future retail/commercial user with access to a drive-through lane and service window. The drive through
lane will begin on the north side of the building, wrap around the west side of the building and end at a service window on the south side of the building. Vehicles that will exit the drive-through cannot exit directly back to Camino Azul, therefore a one-way exit from the site will enter the Twisters property to the south and will allow vehicles to exit through the Twisters parking lot back to Camino Azul. A Shared Access Agreement is currently being worked through by both property owners for this one-way exit.

A new driveway entrance off of Camino Azul will allow vehicular and bicycle access to the site via a 24 foot wide drive aisle. Pedestrian access will come from the Coors Boulevard Right-of-Way and will be graded and designed to meet ADA standards. Parking for the site will be located along the east and south property lines with the required landscape buffering. A trip generation analysis was completed for the intended use of this tract and showed little or no significant impact to require any further traffic study.

Elevations and Signage
The building design finish will be primarily a combination of wood panels and porcelain tiles. The wood panels will consist of both a dark brown color and a light tan color. The porcelain tiles will consist of a dark gray color. The building massing will be broken up vertically by the porcelain tile and wood panel finishes. A small metal awning will be placed over the Pizza Hut entrance with a red metal siding finish above the awning for color accent. Refuse enclosure will consist of HDPE Plastic Lumber Pickets to match the tan color and the wood paneling finish of the building. There will be a free standing pylon sign along the frontage of Coors Boulevard for a Pizza Hut sign. The sign will have an area of 68 square feet, which is less than the allowable 75 square feet, and will stand no taller than 25 feet high.

Grading and Drainage
The drainage for the property is part of an overall master grading and drainage plan (Bluewater Development Hydrology Report, by Red Mountain Engineers, Inc. 12/4/1996) which allows both our site and the Twisters site to the south to drain to the existing retention pond directly west of our site. Both our site and the Twisters site drain from southeast to northwest, with the drainage from Twisters flowing through our site. The developed conditions will continue to pick up flows from the Twisters site and direct towards the landscaped area between the west property line and the drive-through lane. Hydrology has been performed for both our site and the Twisters site; the resulting fully developed runoff flow will allow for free discharge to the existing retention pond. Our site is currently separated from the pond by an existing retaining wall, with the pond being lower than the site. The proposed outfall to the pond on the grading plan will call to create a weir opening in the retaining wall from the onsite landscaped area to the retention pond for free discharge. The weir opening will be a raised outfall to allow for onsite water quality retention to meet the City Drainage Ordinance.

Landscaping
The landscape design was developed to meet the design guideline requirements set forth in the approved Atrisco Business Park Master Plan as well as the Coors Corridor Plan. A 15-foot landscape setback requirement from the Coors Right-of-Way will be enforced on the Site Development Plan.

Landscape Buffer Variance and Drive-Through Conditional Use
There are two parameters of the currently proposed site development plan that do not meet the current requirements of the relevant Sector Plan and Zoning Code. This includes a 20-foot landscape buffer on the west and north side of the property, and a drive-through service use for IP zoning.
The Atrisco Business Park Master Plan states that a 20-foot landscape buffer will be required for any properties zoned IP that abut a residential-zoned property. Our site is abutted by residential-zoned property (The Bluewater Village Apartments) on the west and north sides, meaning this landscape buffer would be required for those sides of the property. We feel that the existing conditions give cause to waive this landscape buffer requirement due to the sizing of the existing drainage ponds east and west of the site.

The apartment buildings to the west are currently separated from the site by 60 feet of landscaping, then 28 feet of roadway (Camino Azul), and then the existing landscaped drainage pond which ranges between 15 feet and 46 feet wide. This gives a total of up to 134 feet of buffering between the apartment buildings and the subject site west property line. There will be an additional 10 foot landscape buffer between the west property line and the proposed drive-through lane plus a steel post fence for additional screening.

The apartment building to the north is currently separated from the site by 65 feet of a landscaped ponding area. The 10 foot landscape buffer and fence screening onsite will also be utilized on this northern side as well to further screening between the apartments and proposed onsite building. These wide distances of landscaping/roadway between the apartments and the subject site already account for any landscape screening that was intended in the Atrisco Business Park Master Plan and therefore gives cause to waive the onsite 20 foot landscape buffering requirement.

The site is zoned SU-1 for IP uses, which does not contain a permissive or conditional use for a drive-through service in the City Zoning Code. This area where the property is located consists of many drive-through food service establishments along with other commercial/retail establishment with zoning of SU-1 for IP (i.e. the Twisters Property directly south). We believe that the property in relation to the surrounding area will allow for a conditional use of a drive-through service establishment. Both the Conditional Use Addition to the Zoning and the Landscape Setback Variance will be required to be approved by both EPC and the ZHE, these applications to both entities are being submitted simultaneously for approval request.

**Conclusion**

The request conforms to the existing guidelines set forth in the Atrisco Business Park Master Plan as well as the Coors Corridor Plan. The approved Master Drainage Plan for the Bluewater Development governs drainage parameters for this site, which are currently met with the proposed development as well. A landscape setback variance and conditional use for drive-through service will be required for this proposed development as well. We are requesting approval for a variance to the existing landscape setback as well as a conditional use addition for a drive-through service window. Finally, we are also requesting approval of the Site Development Plan for Building Permit to be delegated to the Development Review Board (DRB).

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Geller – Palo Alto, Inc.
    JN: 2017015
    RRB/vp/jg/djb
November 1, 2017

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

RE: SUPPLEMENTAL LETTER TO ORIGINAL EPC JUSTIFICATION LETTER  
DATED SEPTEMBER 26, 2017  
TRACT D-3A COORS CENTRAL NORTH  
ZONE ATLAS PAGE K-10-Z

Dear Chairwoman Hudson:

Tierra West, LLC, on behalf of Palo Alto Inc. is including this supplemental information to the original EPC justification letter date September 26, 2017 for request for approvals for: Site Development Plan for Building Permit, Conditional Use Approval of Drive-Through, and Variance Request to the Landscape Buffer.

All elements and descriptions of the original EPC justification letter are remaining the same with the exception of the screen fence located on the north and west property lines. The original letter described a black steel post fence for screening, however this is not allowed under the Atrisco Business Park Master Plan. This plan states that the sign has to be opaque. We have updated the Site Development Plans for the fence to be an opaque wooden picket fence and painted the colored tan to match the color accents of the building facades.

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

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Geller – Palo Alto, Inc.  
JN: 20170115  
RRB/vp/jg/djb
June 24, 2005

Alvarado Development, LLC
924 West Colfax Ave. Suite 302
Denver, CO 80204

Re: 303 Coors NW, Albuquerque, NM
Our file no.: 623754-AL01, LMO

Dear Alvarado Development, LLC:

First American Title Insurance Company is pleased to have been selected as settlement agent for your transaction. In connection therewith, we enclose the Commitment to Insure, along with copies of pertinent matters, which affect the title to the property.

In addition you will find the First American Title Insurance Company privacy policy.

Closing will be in accordance with the terms and conditions of your Purchase Agreement and any amendments, thereto.

Please note that your closing funds will need to be in the form of a CASHIER’S CHECK payable to First American Title Insurance Company or in lieu of a check you may arrange to wire your funds to our office. Your Realtor or a First American Title Insurance Company representative will be contacting you a few days prior to closing to set up an appointment, in which you will sign the closing documents and deposit your funds.

If at any time you have any questions or information for us regarding the transaction, please don't hesitate to contact us.

Sincerely,

First American Title Insurance Company

Beatrice Montoya
Escrow Assistant

Enclosures
First American Title Insurance Company

First American Title Insurance Company, a California corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described of referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsements.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 6 months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue policy or policies is not the fault of the Company.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.
SCHEDULE A

File Number: 623754-AL01, LMO

1. Effective Date: June 21, 2005 at 8:00 AM

2. Policy or policies to be issued: AMOUNT
   a. New Mexico Owner’s Policy $245,290.00
      Proposed Insured:
      Alvarado Development, LLC
   b. New Mexico Mortgagee’s Policy $0.00
      Proposed Insured:

   [and/or their successors and assigns as their interest may appear.]

   c. $ Proposed Insured:

3. The estate of interest in the land described or referred to in this Commitment and covered herein is:

   Fee Simple

4. Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in:

   303 Coors LLC, a New Mexico Limited Liability Company

   The land referred to in this Commitment is described as follows:

   Tract lettered "D-3A" of COORS CENTRAL NORTH, (being a replat of Tract D-1, D-3, D-4 and D-5, Coors Central North), City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 25, 1991 in Volume 91C, Folio 154.
I. The following are the requirements to be complied with:

1. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.

2. Instruments in insurable form which must be executed, delivered and duly filed for record.


4. Provide a copy of the Articles of Organization and Operating Agreement of 303 Coors LLC, a New Mexico Limited Liability Company, to First American Title Company for review and evaluation. Upon examination of the required document, additional exceptions and/or requirements may be made.

5. Record a Warranty Deed from 303 Coors LLC, a New Mexico Limited Liability Company to Alvarado Development, LLC, a Colorado Limited Liability Company.
SCHEDULE B, PART II
(Exceptions)

File No. 623754-AL01, MG

General exceptions 1, 2, 3, 4, 6 and/or 7 may be deleted from any policy upon compliance with all provisions of the applicable rules, upon payment of all additional premiums required by the applicable rules, upon receipt of the required documents and upon compliance with the Company's underwriting standards for each such deletion. General exception 5 may be deleted from the policy if the named insured in the case of an Owner's Policy, or the vestee, in the case of a Leasehold or Loan Policy, is a corporation, a partnership, or other artificial entity, or a person holding title as trustee. The policy to be issued pursuant to this Commitment will be endorsed or modified in Schedule B by the Company to waive its right to demand arbitration pursuant to the conditions and stipulations of the policy at no cost or charge to the insured. The endorsement or the language added to Schedule B of the policy shall read: "In compliance with Subsection D of 13.14.18.10 NMAC, the Company hereby waives its right to demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Nothing herein prohibits the arbitration of all arbitrable matters when agreed to by both the Company and the insured.

[6-16-86, 3-1-90, 6-1-97, 6-1-98; 13.14.5.9 NMAC - Rn, 13 NMAC 14.5.9, 5-15-00; A, 8-29-03]

II. Schedule B of the policy or policies to be issued will contain the exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.

4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy).

NOTE: Existing inventory of preprinted forms containing the words "dower, curtesy" in standard exception number 5 may be used without penalty until existing supplies are exhausted or the words "dower, curtesy" may be deleted on preprinted forms by crossing them out.

6. Any titles or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to lands comprising the shores or bottoms of navigable streams, lakes or land beyond the line of the harbor or bulkhead lines established or changed by the United States Government.

7. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

NOTE: Standard Exception 7 may be modified to allow deletion of all language with the exception of the words "water rights, claims or title to water."

8. Taxes or assessments which are not shown as existing liens by the public record.

10. Defects, liens, encumbrances, adverse claims or other matters, if any, cited, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.


12. Covenants, conditions, restrictions, terms, provisions and easements recorded in Book Misc. 373A, page 732, in Book Misc. 389A, page 506, in Book Misc. 681A, page 318, in Book BCR 91-18, page 7805, in Book 9329, page 9337 refiled in Book 944, page 9146, in Book 9623, page 5132 and as noted on recorded Plats Book C37, page 141 and Book 91C, page 154, records of Bernalillo County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

13. Easement reserved across the insured land, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 25, 1991, in Plat Book 91C, Folio 154.

14. Rights of the tenants or occupants under unrecorded rental or lease agreements.
CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these conditions and stipulations.

3. Liability of the Company under this commitment shall be only to the named proposed insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the conditions and stipulations, and the exclusions from coverage of the form of policy or policies committed for in favor of the proposed insured which are hereby incorporated by reference and are made a part of this commitment except as expressly modified herein.

4. Any action or actions or rights of action that the proposed insured may have or may bring against the company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this commitment must be based on and are subject to the provisions of this commitment.
We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;

- Information about your transactions with us, our affiliated companies, or others;

- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American’s Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

© 2001 The First American Corporation • All Rights Reserved
NOTIFICATION &
NEIGHBORHOOD INFORMATION
Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **NEW*** Facilitated Meeting Information – All notification letters must include the following text:

   Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.

   A facilitated meeting request must be received by ADR by: October 9, 2017.

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Neighborhood Notification Checklist

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

1. ONC’s “Notification Inquiry Letter” outlining any affected Neighborhood and/or Homeowner Associations.

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

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.

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

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

   Thank you for your cooperation on this matter.

Getaldine Buffer Map.
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<th>First Name</th>
<th>Last Name</th>
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<td>Ted</td>
<td>Trujillo</td>
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<td>6601 Honeylocust Avenue NW</td>
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<td>Los Volcanes NA</td>
<td>Doug</td>
<td>Cooper</td>
<td><a href="mailto:douglascooper@hotmail.com">douglascooper@hotmail.com</a></td>
<td>6800 Silkwood Avenue NW</td>
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<td>Jerry</td>
<td>Gallegos</td>
<td><a href="mailto:gallegos@wccd.org">gallegos@wccd.org</a></td>
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<td>Steven</td>
<td>Budenski</td>
<td><a href="mailto:stevenbudenski@gmail.com">stevenbudenski@gmail.com</a></td>
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<td>Harry</td>
<td>Hendriksen</td>
<td><a href="mailto:hhien@comcast.net">hhien@comcast.net</a></td>
<td>10592 Rio Del Sole Court NW</td>
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<td>Worrall</td>
<td><a href="mailto:jfworrall@comcast.net">jfworrall@comcast.net</a></td>
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9/28/17

Certified Letters
September 27, 2017

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Ave. NW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Trujillo:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane. A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T

Enclosure/s

cc: Doug Cooper, Los Volcanes NA
    Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
    Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
    Steven Budenski, West Mesa NA
    Frank Gonzales, West Mesa NA
    Harry Hendriksen, Westside Coalition of Neighborhood Associations
    Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/fg
September 27, 2017

Mr. Steven Budenski
West Mesa NA
5732 La Anita Ave. NW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Budenski:

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Vinny Perea, E.I.T

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 27, 2017

Mr. Johnny Pena
South West Alliance of Neighborhoods
6525 Sunset Gardens SW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Pena:

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Vinny Perea, E.I.T.

Enclosure/s

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    Harry Hendriksen, Westside Coalition of Neighborhood Associations
    Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 27, 2017

Mr. Jerry Gallegos
South West Alliance of Neighborhoods
6031 Sunset Gardens SW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Gallegos:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
    Doug Cooper, Los Volcanes NA
    Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
    Steven Budenski, West Mesa NA
    Frank Gonzales, West Mesa NA
    Harry Hendriksen, Westside Coalition of Neighborhood Associations
    Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 27, 2017

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

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7  
COORS CENTRAL NORTH  
ZONE ATLAS PAGE K-10-Z

Dear Mr. Hendriksen:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA  
Doug Cooper, Los Volcanes NA  
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)  
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)  
Steven Budenski, West Mesa NA  
Frank Gonzales, West Mesa NA  
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015  
RRB/vp/jg
September 27, 2017

Mr. Gerald Worrall
West Coalition of Neighborhood Associations
1039 Pinarubo Place NW
Albuquerque, NM 87120

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Worrall:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc:
Ted Trujillo, Los Volcanes NA
Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
Dear Mr. Gonzales:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc:  Ted Trujillo, Los Volcanes NA
     Doug Cooper, Los Volcanes NA
     Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
     Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
     Steven Budenski, West Mesa NA
     Harry Hendriksen, Westside Coalition of Neighborhood Associations
     Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015

RRB/vp/jg
September 27, 2017

Mr. Doug Cooper  
Los Volcanes NA  
6800 Silkwood Ave. NW  
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7  
COORS CENTRAL NORTH  
ZONE ATLAS PAGE K-10-Z

Dear Mr. Cooper:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-through lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc:  Ted Trujillo, Los Volcanes NA  
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)  
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)  
Steven Budenski, West Mesa NA  
Frank Gonzales, West Mesa NA  
Harry Hendriksen, Westside Coalition of Neighborhood Associations  
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015  
RRB/vp/jg
September 27, 2017

City of Albuquerque  
(Bluewater Apartments)  
P.O. Box 1293  
Albuquerque, NM 87103  

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7  
COORS CENTRAL NORTH  
ZONE ATLAS PAGE K-10-Z

Dear City of Albuquerque:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

JN: 2017015  
RRB/vp/jg
September 27, 2017

VKC Delights INC
322 Julie Rivers Rd
Sugar Land, TX 77478-3179

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear VKC Delights Inc.:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

[Signature]

Vinny Perea, E.I.T.

Enclosure/s

JN: 2017015
RRB/vp/jg
September 27, 2017

Ms. Mary Bea Sanchez
6501 Avalon Rd NW
Albuquerque, NM 87105

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Ms. Sanchez:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IPI uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

JN: 2017015
RRB/vp/jg
September 27, 2017

City of Albuquerque
(Tom Tenoria Park & Walkway Blk. Z Lavaland Add.)
P.O. Box 1293
Albuquerque, NM 87103

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear City of Albuquerque:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

JN: 2017015
RRB/vp/jg
9/29/17

Certified Letters
September 29, 2017

Mr. Frank Gonzales
West Mesa NA
9024 Santa Catalina Ave NW
Albuquerque, NM 87105

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Gonzales:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 29, 2017

Mr. Doug Cooper
Los Volcanes NA
6800 Silkwood Ave. NW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Cooper:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissible.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 29, 2017

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Ave. NW
Albuquerque, NM 87121

RE:  SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Trujillo:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

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

Sincerely,

Vinny Perea, E.I.T

Enclosure/s

cc: Doug Cooper, Los Volcanes NA
    Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
    Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
    Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
    Harry Hendriksen, Westside Coalition of Neighborhood Associations
    Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 29, 2017

Mr. Steven Budenski
West Mesa NA
5732 La Anita Ave. NW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Budenski:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at strielett@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

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

Sincerely,

Vinny Perea, E.I.T

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations
Frank Gonzales, West Mesa NA

JN: 2017015
RRB/vp/jg
September 29, 2017

Mr. Johnny Pena
South West Alliance of Neighborhoods
6525 Sunset Gardens SW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Pena:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at strippett@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budeski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 29, 2017

Mr. Jerry Gallegos
South West Alliance of Neighborhoods
6031 Sunset Gardens SW
Albuquerque, NM 87121

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Gallegos:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

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

Sincerely,

Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 29, 2017

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

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

Dear Mr. Hendriksen:

Please find enclosed a request to the Environmental Planning Commission dated September 27, 2017. This request is for approval of a Site Development Plan for Building Permit, approval of a conditional use to current zoning for a drive-through service, and approval of a landscape buffer variance. The site is located west of Coors Blvd NW, east of Camino de Azul, south of the Bluewater Village Apartments, and north of the Twisters restaurant establishment. The site is zoned SU-1 for IP uses and is approximately 0.5631 acres. We will be submitting this EPC application into the City to be heard at the EPC public hearing on Thursday November 9, 2017.

The proposed development is for a single-story building with a drive-through lane for two tenants. One tenant space is for a Pizza Hut while the other space is for a future commercial/retail use that will have access to this drive-thru lane.

A variance is being requested to remove a 20-foot landscape buffer that is required along the north and west property lines. This buffer is already being accounted for by the existing landscaping and ponding in these areas. A Conditional Use addition to the existing zoning is also being requested so that the site will allow for a food establishment with drive-through service to be permissive.

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Vinny Perea, E.I.T.

Enclosure/s

cc: Ted Trujillo, Los Volcanes NA/ Doug Cooper, Los Volcanes NA
Jerry Gallegos, South West Alliance of Neighborhoods (SWAN Coalition)
Johnny Peña, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Gerald Worrall, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/jg
September 29, 2017

Mr. Gerald Worrall
West Coalition of Neighborhood Associations
1039 Pinarubo Place NW
Albuquerque, NM 87120

RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE K-10-Z

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

Sincerely,

Vinny Cerea, E.I.T.

Enclosure/s

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Johnny Pena, South West Alliance of Neighborhoods (SWAN Coalition)
Steven Budenski, West Mesa NA/ Frank Gonzales, West Mesa NA
Harry Hendriksen, Westside Coalition of Neighborhood Associations

JN: 2017015
RRB/vp/g
SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

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

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

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

4. TIME
   Signs must be posted from 10/25/17 to 11/9/17.

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

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

(Applicant or Agent) (Date) 11/9/17

I issued 4 signs for this application, (Date) 11/28/17 (Staff Member)

APPLICATION NUMBER: 1001440
SITE PLAN REDUCTIONS
WEST EXTERIOR ELEVATION
LETTERS ONLY - WITH BACKER

BLACK RETURNS & BACK PLATE

<table>
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<tr>
<th>SIGN TYPE</th>
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<th>NOMINAL SQ. FT.</th>
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<td>7'-6 7/8&quot;</td>
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*SWIRL CHANNEL LETTERS with BACKER SIGN I.D.

RED HALO OPTIONAL
# SWIRL LOGO ONLY - FLAT ALUMINUM HALO LIGHTED WITH BACKER

![Diagram of swirl logo](image)

**Painted PMS-186C Red**

**White Back Plate**

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*FLAT SWIRL with BACKER SIGN I.D.*
CHANNEL LETTER SECONDARY SIGNS

PICK UP  CARRY OUT

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</tr>
<tr>
<td>CARRY OUT</td>
<td>11-8 3/8&quot;</td>
<td>17.5 S.F.</td>
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WHITE ONE HALF INCH ALUMINUM PLATE LETTERS

PIZZA  WINGS  BEER

SALAD  WELCOME

<table>
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<th>LENGTH</th>
<th>NOMINAL SQ. FT.</th>
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</thead>
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<td>4.1 S.F.</td>
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<tr>
<td>WINGS</td>
<td>4′-10 1/16&quot;</td>
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<td>BEER</td>
<td>3′-6 3/4&quot;</td>
<td>3.5 S.F.</td>
</tr>
<tr>
<td>SALAD</td>
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<td>4.3 S.F.</td>
</tr>
<tr>
<td>WELCOME</td>
<td>6′-11 1/4&quot;</td>
<td>6.9 S.F. X1</td>
</tr>
</tbody>
</table>
ADDITIONAL STAFF INFORMATION
Palo Alto, Inc. Jeff Geller

924 West Colfax Ave Suite 302
Denver, Colorado 80204

Email: JGeller@PaloAltoInc.com

Tierra West, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

Email: vperea@tierrawestllc.com

LEGAL DESCRIPTION OF PROPOSED REQUEST—PLEASE PRINT

Coors Blvd NW Albuquerque NM 87121

LOT(S) Tract D-3A

Coors Central North

SUBDIVISION / ADDITION / MGRGD MAP NO 101005748439610117

UNIFORM PROPERTY CODE

CRITERIA FOR DECISION— I have been given the Criteria for Decision requirements.

EXPLANATION OF REQUEST— On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

DRAWINGS OF REQUEST— ATTACH THREE (3) COPIES. Please follow instructions on the back of this form and attach the appropriate drawings.

ACKNOWLEDGEMENT— I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case. I hereby acknowledge that I am the owner of this property and if not I will submit a letter of authorization before the hearing.

SIGNATURE DATE

--- ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY ---

Category Code 900 Permit Number: 2017080243

PROJECT #: L01I4X APPLICATION #: ZHE 8202Y3

APPLICATION FOR: (CHECK AS APPROPRIATE) ☐ (ZHE04) Variance:
☐ (ZHE01) Conditional Use ☐ Distance ☐ Setback
☐ (ZHE02) Expansion of a NonConforming Use ☐ Height ☐ Parking
☐ (ZHE03) NonConforming Use / Status Established Building ☐ Size ☐ Other
☐ (ZHE06) Solar Rights

SECTION NO. 14/16/22/41/4/16/22/41/16/22/41/16/22

LEGAL ACTION DESCRIPTION A new 10-foot landscape buffer along a residential zone

SECTOR DEVELOPMENT AREA:

ZONED: SII-I Play Ind/Pr ZONE MAP PAGE: K-10
NO. OF SIGNS ISSUED: 1

DATE OF PUBLIC HEARING 10/03/17 APPLICANT RECEIVED BY Z.E.O. (PRINT FULL NAME)

DATE 10/03/17 FEE: $90.00
APPLICATION

INSTRUCTIONS

A. Pre-Application Discussion
While it is not a requirement, discussion of the proposed application with the Zoning Enforcement Officer or Zoning Enforcement Office is strongly recommended prior to application filing. The purpose of the discussion is to advise the applicant of the relevant facts and criteria. The Zoning Hearing Examiner cannot comment on the merits of an application prior to the public hearing.

B. Criteria For Decision
By Ordinance, the Zoning Hearing Examiner may not approve a Special Exception unless the applicant demonstrates that certain criteria have been met. The Zoning Enforcement Office will provide the requirements for your Special Exception request.

C. Drawings & Photos
1. Submit three (3) copies of an accurate site plan, building development plan, sketch drawing of other related information on reproducible paper no smaller than 8 ½ inches by 14 inches and using a scale of at least 1 inch = 20 feet.
2. The submitted drawing shall show the following:
   a. All dimensions of property and buildings and all structures on adjoining lots that are within 25 feet of the proposed Special Exception.
   b. If the Special Exception requested is a variance, please show clearly the point of variance and the height, width, and any appropriate dimensions of structures and/or parking spaces
   c. A “north” directional arrow and scale.
3. Applicant is strongly encouraged to provide photos of the site and any existing structures. Failure to supply appropriate drawings & photos could result in deferral or denial.

D. Public Hearing Schedule
Contact the Zoning Hearing Examiner’s office at 924-3894 for a schedule of public hearings. This information is also provided on the City of Albuquerque Website www.cabq.gov. Additional information on application procedures is available from the Zoning Enforcement Office at 924-3857.

SIGN POSTING

A. The applicant is responsible for posting and maintaining one or more signs as instructed by the Zoning Enforcement Office.
B. Signs shall be posted for fifteen (15) days prior to the hearing.
C. The applicant is responsible for removing such signs within five (5) days after the completion of the public hearing.
D. The sign shall be conspicuously located within twenty (20) feet of the public sidewalk or edge of public street.
E. The face of the sign shall be parallel to the street and the bottom of the sign shall be two (2) to seven (7) feet off the ground. No barrier shall prevent a person from coming within five (5) feet of the sign in order to read it.
F. Failure to properly post and maintain sign(s) is grounds for deferral. Replacement signs for those lost or damaged are available from the Zoning Enforcement Office at a charge of $3.00 each.

ZONING HEARING EXAMINER’S PUBLIC HEARING

A. The purpose of the public hearing is to give the general public and/or adjacent property owners an opportunity to discuss and speak for or against the request and to elicit additional information which may have bearing on the request. The applicant and/or agent must be present at the hearing to speak on behalf of the request and respond to questions.
B. Decision by the Zoning Hearing Examiner may be deferred if additional information or advertising is determined to be necessary.
C. All front and side yard wall requests are required to be reviewed by the Traffic Analysis Supervisor prior to the public hearing. Applicants are responsible to obtain comments from the Traffic Analysis Supervisor prior to the public hearing.
D. The Zoning Hearing Examiner may reach a decision either at the public hearing or within fifteen (15) days of the public hearing. In either case, the applicant and all interested parties will receive a Notice of Decision through the mail.
E. The Zoning Hearing Examiner’s decision on the request may be to approve, approve with conditions, defer, continue, withdraw or deny.
F. The decision is final unless appealed to the Board of Appeals within fifteen (15) days of the date listed on the Notice of Decision. Further appeal is to the City Council. No building permit may be issued until all appeal periods have expired.
G. Approval of a Special Exception application is void after one (1) year from the date of approval listed on the Notice of Decision if the rights and privileges granted have not been used.

CONSTRUCTION PERMIT

A. Approval of an application for a Special Exception does not constitute approval of plans for a construction permit.
B. The Notice of Decision must accompany the construction permit application.
October 5, 2017

Mr. Christopher Graeser, Esq.
Zoning Hearing Examiner
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: REQUEST FOR SPECIAL EXCEPTION
LANDSCAPE SETBACK VARIANCE
TRACT D-3A COORS NORTH CENTRAL

Dear Mr. Graeser:

Tierra West, LLC, on behalf of our client, Palo Alto Inc., requests a Special Exception Variance to reduce the existing landscape setback width required on the subject property. The property is located in the southwest quadrant of the metropolitan area just north of the Coors Boulevard & Central Avenue intersection. The site is bounded by Coors Boulevard to the east, Camino Azul and a detention pond to the west, a detention pond for the Bluewater Village Apartment complex to the north, and a Twisters drive-through restaurant south of the property. The property falls within the Atrisco Business Park Master Plan as well as the Coors Corridor Plan. The site is zoned SU-1 for IP uses.

The property is currently undeveloped and is intended for a single-story building for two tenant spaces. One space will be for a Pizza Hut with delivery and carry-out services only. The second space will be for a future retail/commercial user, to be determined, that will have access to a drive-through lane and service window.

The special Exception Variance request is to reduce the width of the existing landscape setback required in the Atrisco Business Park Master Plan, which states that any property zoned for IP uses shall have a 20-foot landscape buffer along any property lines that adjoin a residential-zoned property. This requires a 20-foot landscape buffer along the north and west property lines of the subject site, we are requesting to reduce this setback to 10 feet wide. This variance request meets the following bolded criteria outlined in the City Zoning Code:

(a) The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;

The site is currently screened from the Bluewater Village Apartments buildings by landscaped detention pond areas on both the north and south sides of the property. The western boundary is further screened by an existing two-lane roadway, Camino Azul. Because the proposed site includes a drive-through lane, there will be further screening utilized by installing a steel-post fence on the north and west property lines to be 6 feet in height.

The apartment buildings to the west are currently separated from the site by 69 feet of landscaping, then 28 feet of roadway (Camino Azul), and then the existing landscaped drainage pond which ranges between 20 feet and 51 feet wide. This gives a total of up to 148 feet of buffering between the apartment buildings and the subject site's west property...
line. There will be an additional 10 foot landscape buffer between the west property line and the proposed drive-through lane plus a steel post fence for additional screening.

The apartment building to the north is currently separated from the site by 66 feet of landscaped ponding area. The 10 foot landscape buffer and fence screening onsite will also be utilized on this northern side as well to further screening between the apartments and proposed onsite building. These wide distances of landscaping/roadway between the apartment and the subject site already account for any landscape screening that was intended in the Atrisco Business Park Master Plan and therefore is not contrary to public interest or injurious to the surrounding community and properties.

(b) There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;
Because this property is fronted along the Coors Boulevard right-of-way, this site falls within the Coors Corridor Plan (CCP). The CCP furthers the restrictions to the site by requiring a 15-foot landscape setback along the property line adjoining the Coors Right-of-Way. This restriction does not apply to most of the sites zoned for IP uses within the Atrisco Business Park Master Plan, as many of these sites do not front Coors Boulevard.

The property shape is oddly configured as well due to re-platting of the site. The Coors Central North Plat created the tract D-3A which is the subject property. This plat also created a small tract, Tract D-7 located near the NE corner of the site, which was dedicated to the City of Albuquerque for an intended driveway off of Coors Boulevard. A portion of Tract D-7 should be a part of the subject site Tract D-3A, however is not and created an oddly shaped boundary line which impacts the restrictions for traffic circulation through the site. Unfortunately this Tract D-7 cannot be utilized for its intended use as a driveway due to NMDOT driveway spacing restrictions. The spacing between a driveway at this location and the next southern driveway access does not meet the minimum spacing requirements outlined in the NMDOT State Access Management Manual.

This oddly shaped property boundary, along with site the falling within the CCP restrictions and this particular site being the smallest within the Atrisco Business Park (0.56 acres) strongly restricts the site requirements more than any other property within this Master Plan.

(c) Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (14-16-1-3) and the applicable zoning district;
The Coors North Central Plat that dedicated Tract D-7 as right-of-way to the city was created and recorded in July 1991, two years prior to the approval of the Atrisco Business Park Master Plan, April 1993. This shows that our particular tract had a disconnect in its platting action and master planning which further restricted the site for setbacks on three-quarters of the property boundaries. A variance to at least one of these restrictive landscape setbacks will help to promote development and economic growth for the site, and the intent of the landscape setback set by the Atrisco Business Park Master Plan is already accounted for by the existing landscaped drainage ponds.
(d) Substantial justice is done.
This site has been vacant and undeveloped in large part due to these setback restrictions and size/shape of the property. All other sites in the surrounding area are fully developed so this site would be infill development, which is encouraged and promoted in the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Geller – Palo Alto, Inc.
JN: 2017015
RRB/vp/jg/djb
October 5, 2017

Mr. Christopher Graeser, Esq.
Zoning Hearing Examiner
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: REQUEST FOR SPECIAL EXCEPTION
CONDITIONAL USE FOR DRIVE-THROUGH SERVICE WINDOW
TRACT D-3A COORS NORTH CENTRAL

Dear Mr. Graeser:

Tierra West, LLC, on behalf of our client, Palo Alto Inc., requests a Special Exception for Conditional Use to allow a drive-through service window or future commercial use. The property is located in the southwest quadrant of the metropolitan area just north of the Coors Boulevard & Central Avenue intersection. The site is bounded by Coors Boulevard to the east, Camino Azul and a detention pond to the west, a detention pond for the Bluewater Village Apartment complex to the north, and a Twisters drive-through restaurant south of the property. The property falls within the Atrisco Business Park Master Plan as well as the Coors Corridor Plan. The site is zoned SU-1 for IP uses.

The property is currently undeveloped and is intended for a single-story building for two tenant spaces. One space will be for a Pizza Hut with delivery and carry-out services only. The second space will be for a future retail/commercial user, to be determined, that will have access to a drive-through lane and service window.

This request is for approval of the conditional use of a drive-through service window that is outlined in the City of Albuquerque Zoning Code. This request meets the following bolded criteria outlined in the Zoning Code:

1) The use proposed will not be injurious to the adjacent property, the neighborhood, or the community;

The drive-through lane functionality has been integrated into the site design so that any queuing of cars in the lane will not impact the traffic circulation through the site. Vehicles would have to travel through the lane around the north and west sides of the building before reaching the service window on the south side of the building. This gives a total queuing length through the drive-through of 180 feet; this exceeds the minimum required 100 feet length set for in the City Development Process Manual (DPM). A trip generation analysis was performed at this site for an additional drive-through service in conjunction with the existing drive-through site to the south and showed no significant impact to traffic circulation in this area. The service window will be located approximately 175 feet from the nearest existing residential use (Bluewater Village Apartment building to the west), exceeding the 75-foot minimum requirement. The drive-through lane will also be screened from the apartments with a 6-foot high steel post fence that will be placed along the north and west property lines.
2) The use proposed will not be significantly damaged by surrounding structures or activities. Damage will be minimized due to site design meeting the DPM guidelines, including proper signage and pavement markings to guide vehicles circulating the site. The layout has also been checked for car-turn movements through drive-through lane to make sure that a drive can easily guide through lane without hitting the building or the curb.

We request that you consider the drive-through service conditional use approval as it will not be injurious to the surrounding neighborhood nor have any impacts to the traffic circulation to the surrounding area and street network. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Geller – Palo Alto, Inc.
JN: 2017015
RRB/vp/jg/djb

2017015 10-03-17 ZHE Letter_ConditionalUse.docx
September 19, 2017

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

RE: TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7
COORS CENTRAL NORTH
ZONE ATLAS PAGE: K-10-Z

Dear Chairwoman Hudson

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

Jeff
Print Name

Title
9/18/17
Date
§ 14-16-2-22 SU-1 SPECIAL USE ZONE.

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

(A) Procedure.

(1) Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. An application for a change to SU-1 zoning shall state the proposed use and must be accompanied by a plan including, at a minimum, all the elements of a Site Development Plan for Subdivision Purposes. As part of the zone amendment action, a Site Development Plan may be approved; alternatively a plan may be approved later. If an approved Site Development Plan is a specified condition of zone change approval, such plan must be approved within the time period specified in § 14-16-4-1(C)(11) of this Zoning Code. No building permit shall be approved unless it is consistent with a complete site development plan for building permit and landscaping plan for the lot in question, approved by the Planning Commission or its designee; at the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit.

(2) A decision implementing a change to the zone map to SU-1 zoning shall designate the specific use permitted, and a building permit shall be issued only for the specific use and in accordance with an approved Site Development Plan. The specific use shall be recorded on the zone map.

(3) In approving an application, the Planning Commission may impose requirements as may be necessary to implement the purpose of this Zoning Code. However, for an adult amusement establishment or adult store on an SU-1 zoned site, no conditions may be imposed on the adult uses that would prevent them from existing on the site if the uses are allowed under the applicable Zoning Code distance requirements.

(4) A certified copy of the Site Development Plan shall be kept in the Planning Department records so that it may be reviewed against an application for a building permit for any part or all of a special use.

(5) The Planning Commission may review the application, plan, and progress of development at least every four years until it is fully implemented to determine if it should be amended.

(6) The Planning Director may approve minor changes to an approved Site Development Plan or Landscaping Plan if it is consistent with the use and other written requirements approved by the Planning Commission, if the buildings are of the same general configuration, if the total building square footage is not greater than 10% than the approved plan, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered plan. If the Planning Director believes there might be a person substantially aggrieved by the altered plan or if the total building square footage would be increased more than 2%, he shall give mailed notice of the proposed change to owners of adjacent property and to neighborhood associations entitled to notice of zone change proposals there.

(7) The Planning Director or a designee may approve site plans for temporary park-and-ride facilities.
PART 2: ZONING DISTRICTS

§ 14-16-2-19 IP Industrial Park Zone.

2-84

(27) Swimming pool.
(28) Warehouse.
(29) Wholesaling.
(30) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of this Zoning Code are met, and as specifically allowed below:

(a) A concealed wireless telecommunications facility, up to 65 feet in height.
(b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.
(c) A face-mounted wireless telecommunications facility.
(d) A roof-mounted free-standing wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed.
(e) A wireless telecommunications facility, the antennas of which are all mounted on an existing vertical structure.

(B) Conditional Uses. Uses permissive or conditional in the M-1 zone and not permissive in this zone, except not Community residential program, Emergency shelter, or dwelling unit other than caretaker or watchman premises on the premises of the commercial or industrial use.

(C) Height.

(1) Structure height and width shall fall within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.

(2) Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code and, for sign height, in division (A) of this section.

(D) Lot Size. Minimum lot area shall be one-half acre. Minimum lot width shall be 100 feet. No more than 50% of the surface of any lot or site shall be covered with buildings.

(E) Setback. The following regulations apply, except as provided in § 14-16-3-3 of this Zoning Code:

(1) There shall be a front-yard setback of not less than 20 feet.
(2) There shall be a side-yard setback of not less than ten feet.
(3) There shall be a rear-yard setback of not less than ten feet.
(4) No setback will be required on sides abutting rail trackage or rail easements.

(F) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) Outside Storage. All outdoor storage and trash collection areas shall be visually screened from all property lines by a solid wall or fence or by an evergreen hedge at least six feet high.

(H) General Requirements.
EPC Case No. Z-92-57

Approved by the City of Albuquerque Environmental Planning Commission on October 16, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.

2. All future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscape buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading or trash receptacles may be located adjacent to the residential zoning. The landscape buffer shall be consistent with the requirement as stated on Sheet 3, Landscape Standards, Buffer #12. A solid 8 foot high opaque wall or fence shall be required along any property line abutting and separating a residential zone from an industrial zone (chain link fence with slats shall not constitute acceptable screening).


5. Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).
PART 2: ZONING DISTRICTS

§ 14-16-2-20 M-1 Light Manufacturing Zone

(17) Uses which must be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which is maintained in a state of good repair and which must be solid when it faces or abuts land not zoned C-2, C-3, M-1, or M-2:

(a) Concrete or cement products manufacturing, batching plant, processing of stone.

(b) Gravel, sand, or dirt removal, stockpiling, processing, or distribution.

(c) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.

(B) Conditional Uses.

(1) If so approved, the following uses may be conducted in an area not completely enclosed by a wall or fence:

(a) Air separation plant not otherwise allowed as a permissive use.

(b) Animal raising, other than those animals which are permissive in this section.

(c) Building material storage or sales.

(d) Concrete or cement products manufacturing, batching plant, processing of stone.

(e) Contractor's equipment storage, or contractor's plant.

(f) Feed or fuel storage or sales.

(g) Gravel, sand, or dirt removal activity, stockpiling, processing, or distribution.

(h) Rental, sales, display, and repair of operative contractor's and heavy farm equipment.

(i) Salvage yard for storage and sale of used material provided the yard is enclosed on all sides by a solid wall or fence at least six feet high.

(j) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.

(2) Community residential corrections program: up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(3) Community residential program for substance abusers with up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(4) Public utility structure which is not permissive.

(5) Retailing which is not permissive, provided retailing shall not include the sale of alcoholic drink for consumption off premises within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space if the alcoholic drink is in a broken package or in the following package except the retailing of alcoholic drink, for on or off premise consumption, within 500 feet of a community residential program or hospital for treatment of substance abusers, is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994 and further provided that such sales shall not include: