DRB CASE ACTION LOG - BLUE SHEET Preliminary/Final Plat [FP] Site Plan - Subdivision [SPS] Site Plan - Building Permit [SBP]

This sheet <u>must</u> accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.

Project #: 1001770	70152
Project Name: LANDS OF JOEL P TAYLOR	
Agent: CONSENSUS PLANNING Phone #:	
Your request was approved on \(\sum_{\text{L}} \sum_{\text{L}} \) by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed)
ETRANSPORTATION: Gd Ness compress	
	
	
□ ABCWUA:	_
□ CITY ENGINEER / AMAFCA:	
	-
	•
□ <u>PARKS / CIP</u> :	_
	•
PLANNING (Last to sign): AMARCA / des 19 inco	_
	• —-
DI ATC.	
PLATS: ☐ Planning must record this plat. Please submit the following items:	
-The original plat and a mylar copy for the County Clerk.	
-The original plat and a mysal copy for the County ClerkTax certificate from the County Treasurer.	
-Recording fee (checks payable to the County Clerk). RECORDED DATE:	
-Tax printout from the County Assessor.	
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.	
□、 \ \ Property Management's signature must be obtained prior to Planning Department's signature	! _
(A) (AGIS DXF File approval required.	
☐ Copy of recorded plat for Planning.	
ALL SITE PLANS: ☐3 copies of the approved site plan. Include all pages.	



DEVELOPMENT REVIEW BOARD AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building May 21, 2014 9:00 a.m.

MEMBERS:

Jack Cloud, DRB Chair

Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

1. Project# 1001770

14DRB-70150 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL 14DRB-70151 EPC APPROVED SDP FOR BUILD PERMIT 14DRB-70152 EPC APPROVED SDP FOR SUBDIVISION CONSENSUS PLANNING agent(s) for APPLE INVERTORS GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-A-2-A, 1-A-1-A, LANDS OF JOEL P TAYLOR zoned C-2 (SC), located on COORS BETWEEN MONTANO AND MONTANO PLAZA containing approximately .9076 acre(s). (E-12) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA SIGNATURE.

May 19, 2014

To: Jack Cloud, Chair Development Review Board

From: Maggie Gould, Planner

RE: project 1001770, 14EPC-40007 and 14EPC-40008

The applicant met with staff on April 28th to go over the conditions imposed by EPC.

Staff agreed that the conditions had been met except that the required massing exhibit was not clear. The applicant was asked to revise this exhibit before submitting to DRB. The DRB submittal dated May 6th contains an updated massing exhibit that is clear and shows that the proposed building does not block more that 50% of the view area per the Coors Corridor plan.

The other conditions for the Site Development Plan for Subdivision Amendment and the Site Development Plan for Building Permit have been met.

Site Development Plan for Subdivision

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. *OK*
- 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. The applicant met with staff on April 28th in person and has been in phone and e-mail contact since then.
- 3. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)." **OK**
- 4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC. *OK*
- 5. The site plan notes shall be changed to reflect the proposed changes shown in attachment 1, clarifying that the proposed changes are only for pad sites "D". The applicant will provide an updated sheet with this note.

- 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. *OK*
- 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. The applicant met with staff on April 28th in person and has been in phone and e-mail contact since then.
- 3. Pedestrian walkways shall be minimum 6 feet in width, per §14-16-3-1(H)(1) of the Zoning Code or 8 feet in width where building facades abut parking areas per §14-16-3-1-(H)(4). **OK**
- 4. Dumpster enclosure shall be of similar material to building and shall be a solid wall or fence. **OK**
- 5. Landscaping shall be provided per the zoning code; the applicant may add additional new landscaping or demonstrate that the combination of the existing and proposed landscape meets the requirement. The updated landscaping Plan meets the requirements of the zoning code.
- 6. Buildings colors shall be per the elevations sheet labeled March 11th and the color renderings from March 26th, showing tan stucco finish and golden yellow awnings. The color of the stacked stone will be verified before DRB sign off to ensure that it matches the adjacent property. *The updated elevations meet this condition*.
- 7. Conditions from City Engineer, Municipal Development and NMDOT:
 - A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB). **OK**
 - B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria. *This includes responding to all comments provided in detail under Transportation Comments.
 - C. Provide Cross-Access Agreements.

- D. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." *This was added to the landscape notes*.
- 8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC. **OK**
- 9. The applicant will work with staff to add architectural features and/or landscaping to break up the blank wall of the west elevation that faces Coors Blvd. The applicant has revised the west elevation and added both landscaping and architectural features. The new design meets the requirements of this condition.
- 10. The building height, except the elevator tower, shall comply with the view frame as defined in the Coors Corridor Plan and will be verified by staff prior to DRB sign-off.

 The applicant submitted a revised massing exhibit that shows compliance with the view frame as defined in the Coors Corridor Plan and meets this condition.
- 11. The building massing, including the elevator tower shall comply with the view frame as defined in the Coors Corridor Plan and will be verified by staff prior to DRB Signoff. *See condition 10.*
- 12. The elevator tower height and massing is approved as shown and dimensioned on the building elevation sheets dated March 11th, 2014. The elevator tower is shown on this submittal as it was on the March 14th submittal. The condition is met.

Fred Arfman

From: Sent: To: Rusty Hugg [russhugg@survtek.com] Monday, May 19, 2014 6:39 AM Genny Donart; Fred Arfman

Subject:

FW: Lands of Joel P. Taylor- DRB 1001770

Morning Genny & Fred

Here is the AGIS approval for the Taylor plat

Surv-Tek, Inc.

9384 Valley View Drive, Albuquerque, NM 87114 Phone (505) 897-3366 Fax (505) 897-3377 russhugg@survtek.com Russ P. Hugg NMPS No. 9750

From: Gaulden, Tim H. [mailto:tgaulden@cabq.gov]

Sent: Friday, May 16, 2014 4:51 PM

To: Rusty Hugg; Gricius, Michelle A.; Bradley, Catherine P. **Subject:** RE: Lands of Joel P. Taylor- DRB 1001770

Russ:

The dxf for project 1001770 has been approved.

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov



From: Rusty Hugg [mailto:russhugg@survtek.com]

Sent: Thursday, May 15, 2014 2:46 PM

To: Gaulden, Tim H.; Gricius, Michelle A.; Bradley, Catherine P.

Subject: Lands of Joel P. Taylor- DRB 1001770

Afternoon

Have another plat for your review. DRB 1001770 Bearings are grid and distances are ground Please let me know if you have any questions

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF) SUBDIVISION **ZONING & PLANNING** Major subdivision action Annexation Minor subdivision action Zone Map Amendment (Establish or Change Vacation Zoning, includes Zoning within Sector Variance (Non-Zoning) Development Plans) Adoption of Rank 2 or 3 Plan or similar SITE DEVELOPMENT PLAN for Subdivision Text Amendment to Adopted Rank 1, 2 or 3 for Building Permit Plan(s), Zoning Code, or Subd. Regulations Administrative Amendment/Approval (AA) IP Master Development Plan Street Name Change (Local & Collector) Cert. of Appropriateness (LUCC) APPEAL / PROTEST of... STORM DRAINAGE (Form D) Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other Storm Drainage Cost Allocation Plan PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements. **APPLICATION INFORMATION:** Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: (505) 268-8828 ADDRESS: 128 Monroe Street NE FAX: STATE NM Albuquerque ZIP 87108 E-MAIL: freda@iacivil.com CITY: APPLICANT: Apple Investors Group PHONE: (770) 547-5920 917 Ravenwood Way ADDRESS: FAX: STATE GA ZIP 30115 E-MAIL: Canton CITY: Proprietary interest in site: Owner List all owners: DESCRIPTION OF REQUEST: Approval of Final Sign-Off for EPC Approved SDP for Building Permit and Approval of Minor Subdivsion Preliminary/Final Plat Is the applicant seeking incentives pursuant to the Family Housing Development Program? $_$ Yes. X No. SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY. Lot or Tract No. Parcels 1-A-1-A & 1-A-2-A Block: Unit: Subdiv/Addn/TBKA: Lands of Joel P. Taylor Existing Zoning: C-2 Proposed zoning: Same MRGCD Map No NA Zone Atlas page(s): E-12 UPC Code: 101206229629940207 - Parcel 1-A-1-A 101206229029040206 - Parcel 1-A-2-A CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 14EPC-40007; 14EPC-40008 CASE INFORMATION: Within 1000FT of a landfill? No Within city limits? X Yes 0.9076 No. of existing lots: No. of proposed lots: ____1 Total site area (acres): Montano Plaza Drive NW LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. NW Winter Haven Road NW Between: Check if project was previously reviewed by: Sketch Plat/Plan □ or Pre-application Review Team(PRT) □. Review Date: DATE 05-13-1 SIGNATURE_ (Print Name) Fred C. Arfman Applicant:
Agent: FOR OFFICIAL USE ONLY Revised: 4/2012 INTERNAL ROUTING Application case numbers S.F. Action Fees PSF 14DRB All checklists are complete \$ 8K-00 -70150 <u>SBP</u> All fees have been collected <u>O</u> 14DRB <u>-70151</u> All case #s are assigned 20.00 CMF SPS AGIS copy has been sent -70152 140RB Case history #s are listed Site is within 1000ft of a landfill F.H.D.P. density bonus Total F.H.D.P. fee rebate Hearing date Mau 1001770 5-13-1*U* Project # M

Staff signature & Date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)	Maximum Size: 24" x 36"
Scaled site sketch and related drawings showing proposed land use included adjacent rights-of-way and street improvements, etc. (folded to fit in	
Zone Atlas map with the entire property(ies) clearly outlined	ito an o.5 by 14 pocket) b copies.
Letter briefly describing, explaining, and justifying the request	
List any original and/or related file numbers on the cover application	
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline	. Your attendance is required.
☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Cer	Maximum Size: 24" x 36" tificate of No Effect or Approval
Scaled site plan and related drawings (folded to fit into an 8.5" by 14" p	• •
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 	ad by an agent
Copy of the document delegating approval authority to the DRB	d by all agent
Completed Site Plan for Subdivision Checklist	
Infrastructure List, if relevant to the site plan	
 Fee (see schedule) List any original and/or related file numbers on the cover application 	
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline Your attendance is required.	. Bring the original to the meeting.
☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DR x 36"	B17) Maximum Size: 24"
5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Cer	• •
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) Site Plan for Subdivision, if applicable, previously approved or simultan 	•
Solid Waste Management Department signature on Site Plan	icousiy submitted. • copies.
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 	ad hy an agant
Copy of the document delegating approval authority to the DRB	d by all agent
Infrastructure List, if relevant to the site plan	
 Completed Site Plan for Building Permit Checklist Copy of Site Plan with Fire Marshal's stamp 	
Fee (see schedule)	
List any original and/or related file numbers on the cover application	
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline	. Bring the original to the meeting.
Your attendance is required.	
AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRE Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 1 Zone Atlas map with the entire property(ies) clearly outlined	302) Maximum Size: 24" x 36" copies
 Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application is submitted 	ed by an agent
Infrastructure List, if relevant to the site plan	an agonic
Completed Site Plan for Building Permit Checklist (not required for ame	endment of SDP for Subdivision)
 Fee (see schedule) List any original and/or related file numbers on the cover application 	
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline	. Bring the original to the meeting.
Your attendance is required.	
FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PE	
FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION Site plan and related drawings (folded to fit into an 8.5" by 14" pocket)	
Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" p	ocket) 6 copies
Solid Waste Management Department signature on Site Plan for Building	ng Permit
Zone Atlas map with the entire property(ies) clearly outlined Letter carefully explaining how each EPC condition has been met and	a convert the EDC Notification of Decision
UA Infrastructure List, if relevant to the site plan	a copy of the EPC Nothication of Decision
Copy of Site Plan with Fire Marshal's stamp (not required for SDP for S	Subdivision)
List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday poon filing deadline	Dring the eviginal to the recetive
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline Your attendance is required. I, the applicant, acknowledge that any	
ا, the applicant, acknowledge that any information required but not submitted	Stronie AICP
with this application will likely result in	Applicant name (print)
deferral of actions.	\$13/14
	Applicant signature / date
	rm revised October 2007
Checklists complete Application case numbers	V 10-5-13-14
Fees collected <u>HDRB</u> <u>70/5</u> Z	Planner signature / date
Case #s assigned ————————————————————————————————————	

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

Scaled site sketch an adjacent rights-of Zone Atlas map with Letter briefly describing List any original and/o	W AND COMMENT (DRB2) d related drawings showing produced and street improvements the entire property(ies) clearly on the explaining, and justifying the related file numbers on the cally 8 DAYS after the Tuesday related.	oposed land use income, etc. (folded to fit in outlined e request over application	cluding structures nto an 8.5" by 14'	'pocket) 6 copies.
5 Acres or more & zo Scaled site plan and red Zone Atlas map with red Letter briefly describing Letter of authorization Copy of the document Completed Site Plan Infrastructure List, if red Fee (see schedule) List any original and/or	PLAN FOR SUBDIVISION ned SU-1, IP, SU-2, PC, or Shorelated drawings (folded to fit in the entire property(ies) clearly ong, explaining, and justifying the from the property owner if apply to delegating approval authority for Subdivision Checklist elevant to the site plan or related file numbers on the cely 8 DAYS after the Tuesday rired.	opping Center: Certo an 8.5" by 14" poutlined e request olication is submitted to the DRB	tificate of No Effe ocket) 6 copies ed by an agent	
	PLAN FOR BUILDING PEI	RMIT (DR	B17)	Maximum Size: 24"
Site plan and related Site Plan for Subdivis Solid Waste Manager Zone Atlas map with to Letter briefly describin Letter of authorization Copy of the documen Infrastructure List, if re Completed Site Plan with Copy of Site Plan with Fee (see schedule) List any original and/or	ned SU-1, IP, SU-2, PC, or Shedrawings (folded to fit into an 8 ion, if applicable, previously appendix Department signature on the entire property (ies) clearly on the entire property (ies) clearly on the property owner if apperty owner if apperty owner if apperty approval authority elevant to the site plan for Building Permit Checklist in Fire Marshal's stamp or related file numbers on the cally 8 DAYS after the Tuesday reired.	oproved or simultant Site Plant outlined e request plication is submitted to the DRB	eously submitted by an agent	. 6 copies.
AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36" AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36" Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies 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 Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision) Fee (see schedule) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting. Your attendance is required.				
TINAL SIGN-OFF FOR X Site plan and related of X Approved Grading and X Solid Waste Manager X Zone Atlas map with the X Letter carefully explain NA Infrastructure List, if read X Copy of Site Plan with X List any original and/or X Approved Grading and/or X Solid Waste Manager X Zone Atlas map with the X Letter carefully explain the X Copy of Site Plan with X List any original and/or X List any	Fire Marshal's stamp (not require related file numbers on the colly 8 DAYS after the Tuesday not red. I that any submitted	R SUBDIVISION .5" by 14" pocket) (and 8.5" by 14" pocket) (by 14" pocket) (and 8.5" by 14" by 14	(DRB06) 6 copies ocket) 6 copies ng Permit a copy of the EPC subdivision) Bring the original Applicant nare Applicant signation	Notification of Decision nal to the meeting. ne (print) Ire / date
Checklists complete	Application case numbers	Fo:	rm revised Octob	oer 2007 5- 13~1 <i>い</i>
Fees collected Case #s assigned	<u> </u>	Proje	ct # 1001770	Planner signature / date
Related #s listed				· · · · · · · · · · · · · · · · · · ·

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

Scale drawing of the Site sketch with measure improvements, if Zone Atlas map with Letter briefly describi	proposed subdivision plat (folded surements showing structures, pathere is any existing land use (folded the entire property(ies) clearly outing, explaining, and justifying the for related file numbers on the covered the entire property.	to fit into an 8.5" by 14" parking, Bldg. setbacks, ad olded to fit into an 8.5" by tlined request	jacent rights-of-way and street
required Preliminary Plat redu Zone Atlas map with Letter briefly describing Copy of DRB approve	the entire property(ies) clearly oung, explaining, and justifying the	request	Your attendance is
List any original and/	or related file numbers on the covery plat approval expires after or	er application	
 Proposed Final Plat (Signed & recorded Final Design elevations & de	I FINAL PLAT APPROVAL (I folded to fit into an 8.5" by 14" poinal Pre-Development Facilities Foross sections of perimeter walls the entire property (ies) clearly out for plat to meeting, ensure property of EHD signature line on the Mylator related file numbers on the covery of final plat data for AGIS is real	ee Agreement for Reside 3 copies tlined owner's and City Survey or if property is within a larger application	or's signatures are on the plat
NA 5 Acres or more: Cert X Proposed Preliminary ensure property of NA Signed & recorded Fit NA Design elevations and X Site sketch with meas improvements, if X Zone Atlas map with X Letter briefly describin X Bring original Mylar of NA Landfill disclosure and X Fee (see schedule) X List any original and/of NA Infrastructure list if re-	PRELIMINARY/FINAL PLAT difficate of No Effect or Approval of / Final Plat (folded to fit into an 8) downer's and City Surveyor's signal and Pre-Development Facilities Foldeross sections of perimeter wall discrements showing structures, pattere is any existing land use (for the entire property(ies) clearly out and, explaining, and justifying the re of plat to meeting, ensure property and EHD signature line on the Mylat or related file numbers on the coverage of final plat data for AGIS is received to the plat data for AGIS is received.	3.5" by 14" pocket) 6 copertures are on the plat prior ee Agreement for Residers (11" by 17" maximum) arking, Bldg. setbacks, added to fit into an 8.5" by tlined request owner's and City Survey r if property is within a lander application er)	r to submittal Intial development only Copies Jacent rights-of-way and street 14" pocket) 6 copies Or's signatures are on the plat Indfill buffer
PLEASE NOTE: There a amendments. Significant Proposed Amended Focket) 6 copies pocket) 6 copies Original Preliminary Focket Zone Atlas map with the Letter briefly describing Bring original Mylar of List any original and/or the complex original and/or the	re no clear distinctions between some changes are those deemed by the Preliminary Plat, Infrastructure Lists	significant and minor charge DRB to require public ret, and/or Grading Plan (folded to fit intellined equest owner's and City Surveyer application	notice and public hearing. olded to fit into an 8.5" by 14" to an 8.5" by 14" pocket) 6 copies
I, the applicant, acknowledge information required but not with this application will like deferral of actions.	submitted	Applicar	icant name (print) OS-13-14 It signature / date
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 	$\frac{1}{2}$	Planner signature / date 01770

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemen	ntal Form	(SF)		
S	UBDIVISION		s z	ZONING & PL		
	Major subdivision action Minor subdivision action			Annex	ation	
	Vacation		V		Map Amendment (Es	——————————————————————————————————————
	Variance (Non-Zoning)		-	r, includes Zoning wi opment Plans)	thin Sector
S	ITE DEVELOPMENT PLA	N	P		on of Rank 2 or 3 PI	an or similar
-,	for Subdivision X for Building Permit				mendment to Adopto), Zoning Code, or S	r
	X for Building Permit Administrative Amender	ment/Approval (AA)		riaii(s), Zoning Code, or S	ubu. Regulations
_	IP Master Developmer		D	Street	Name Change (Loc	al & Collector)
	Cert. of Appropriatene	ss (LUCC)	L A	APPEAL / PR	OTEST of	
S	TORM DRAINAGE (Form I Storm Drainage Cost A	•			on by: DRB, EPC, Ll or, ZEO, ZHE, Board	•
ODINIT O	~		. aaant n			• •
Planning I	R TYPE IN BLACK INK OF Department Development S	Services Center, 600 2	agent n ^{id} Street	nust submit the NW, Albuquerqu	completed applica le. NM 87102.	tion in person to the
-	t be paid at the time of app			•	-	
APPLICATI	ON INFORMATION:					
Profes	sional/Agent (if any): saacs	on & Arfman, P.A.			PHONE:	(505) 268-8828
	SS: 128 Monroe Street				FAX:	
CITY:		STATE	NM zic	87108	'	civil com
OIT 1	7 (15 dq d C 1 q d C	SIATE _	<u> </u>	01100	E-WAIL. II COA (WIA)	CIVII.COIII
APPI I	CANT: Apple investors G	roup			PHONE: (770)	547-5920
	ss: 917 Ravenwood V			· · · · · · · · · · · · · · · · · · ·		
				20115	FAX;	
CITY:_					E-MAIL:	
	tary interest in site: Owner					
ESCRIPTION	ON OF REQUEST: Approval	of Final Sign-Off for	EPC A	pproved SDP to	or Building Perm	it and
	Approval	of Minor Subdivsion	Prelimi	nary/Final Plat		
Is the a	pplicant seeking incentives pursu	ant to the Family Housing [Jevelopm _€	ent Program? `	Yes. X No.	
ITE INFOR	MATION: ACCURACY OF THE	EXISTING LEGAL DESCF	RIPTION IS	CRUCIAL! ATTA	CH A SEPARATE SH	EET IF NECESSARY.
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Zone A	tlas page(s):E-12	UPC Code			06 - Parcel 1-A-2	
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		Within 1000FT of a landfil	II? No			
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IGNATURE	Tun Cu	Lucan			DATE 05	5-13-14
	ame) Fred C. Arfman					/
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FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

	SKETCH PLAT REVIEW AND COMMENT (D	•		Maximum Size: 24" x 36"
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	adjacent rights-of-way and street improven	•	to fit into an 8.5"	by 14" pocket) b copies.
	Zone Atlas map with the entire property(ies) cle Letter briefly describing, explaining, and justifying			
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	Completed Site Plan for Subdivision Checklist	_		
	Infrastructure List, if relevant to the site plan			
	Fee (see schedule)			
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	SITE DEVELOPMENT PLAN FOR BUILDING x 36"	PERMIT	(DRB17)	Maximum Size: 24"
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	Site Plan for Subdivision, if applicable, previous	• • •	nultaneously sub	mitted. 6 copies.
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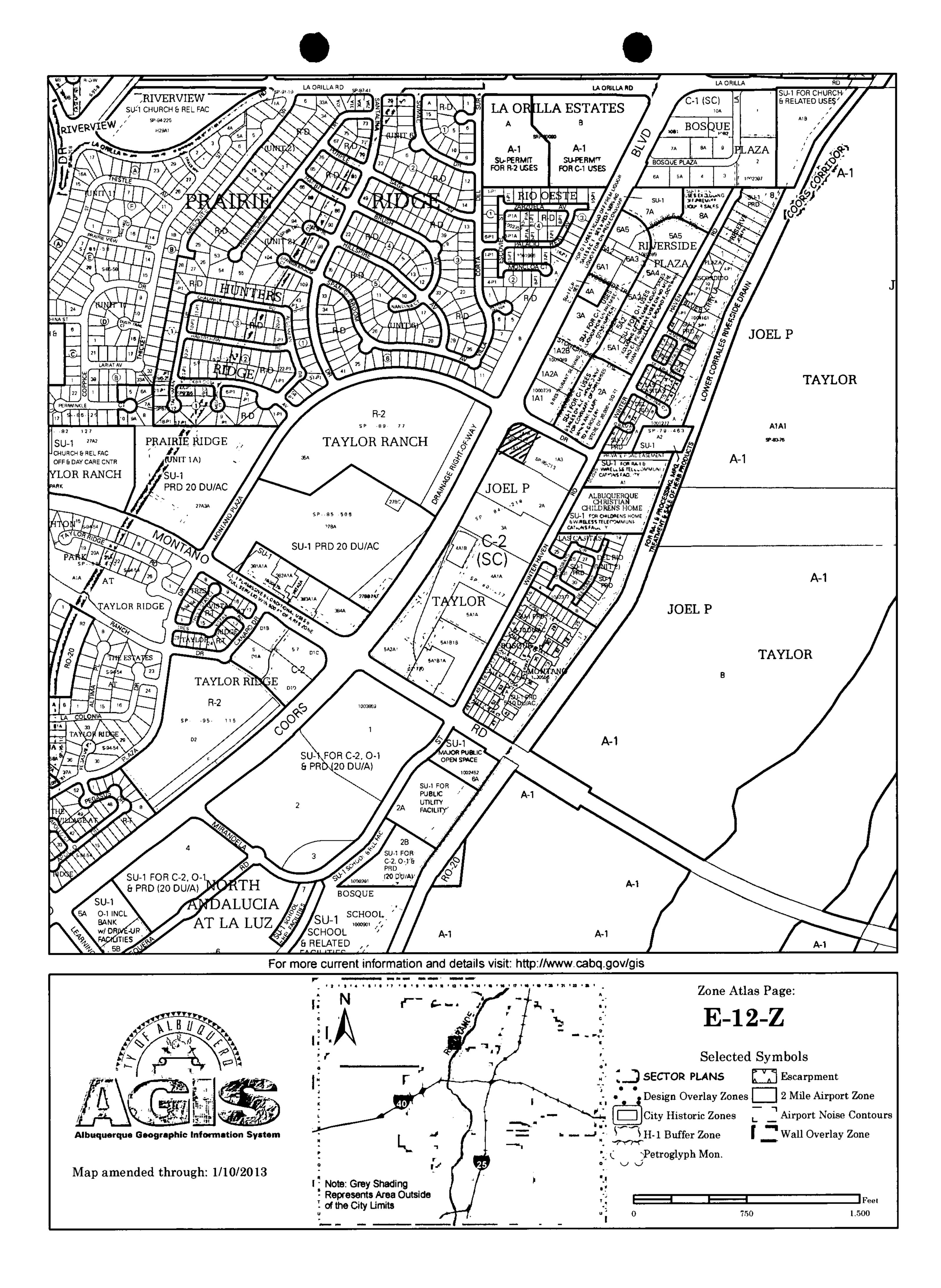
FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

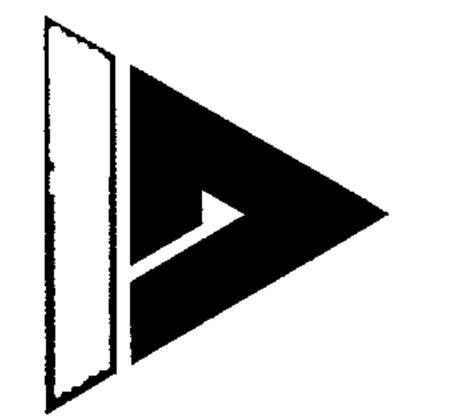
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図 国	Case #s assigned Related #s listed		Project # 100	1770	

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

	Scale drawing of the property Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing	oposed subdivision plat (folder rements showing structures, parents any existing land use (folder e entire property(ies) clearly of parents, and justifying the related file numbers on the co	d to fit into an 8.5" by 14" arking, Bldg. setbacks, actoled to fit into an 8.5" by utlined request	djacent rights-of-way	and street
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ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Asa Nilsson-Weber, PE

May 5, 2014

Mr. Jack Cloud, DRB Chair City of Albuquerque 600 2nd St NE Albuquerque, NM 87102

RE: Applebee's at Montaño Plaza

Site Development Plan for Building Permit

Legal description: Tracts 1A1A & 1A2A, Joel P Taylor Subdivision

Dear Mr. Cloud;

Isaacson & Arfman, P.A., as agents for AIG, LLC, is submitting an application for site development plan for building permit for the proposed Applebee's at Montaño Plaza. The project includes a restaurant with an occupancy of 297 persons. While the indoor restaurant is one story, a first- and second-story patio provides outdoor seating.

This site is part of the master planned Montaño Plaza development. This single restaurant replaces two planned retail spaces [Shops "D" (1) & (2)] totaling 10,010 square feet. Per the Montaño Plaza master plan, 845 spaces were available for shared parking. The proposed plan reduces the two retail spaces with 23 planned parking spaces on the associated tracts, to one restaurant with 43 proposed parking spaces. By providing 20 parking spaces above the original plan, the 845 shared spaces are increased to 865 spaces total.

The exterior stucco colors and stone have been chosen to coordinate with the existing development's color scheme, as required by the Montaño Plaza master plan. A view site exhibit is included with the submittal to show compliance with the Coors Corridor Plan for sight planes.

See attached, from Consensus Planning, an explanation of how EPC comments were addressed.

A plat shall be submitted for consolidating the property into one tract.

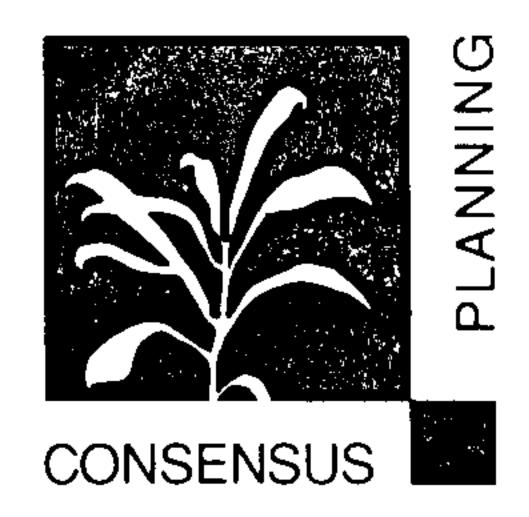
Sincerely,

ISAACSON & ARFMAN P.A.

Fred C. Arfman, P.E.

GD/gld

Attachments



May 6, 2014

Jack Cloud, Chairman **Development Review Board** City of Albuquerque 600 Second Street NW Albuquerque, NM 87102

RE: Project #1000, 14EPC- 400 and 14EPC-400

Landscape Architecture Urban Design Planning Services

Dear Mr. Chairman:

302 Eighth St. NW Albuquerque, NM 87102 The purpose of this letter is to request final sign off and explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project 1000875, Case number 14EPC-40016 a Site Development Plan for Building Permit which was approved on April 10, 2014.

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

CONDITIONS OF APPROVAL – 14 EPC-40007, April 10th, 2014 – Amended Site cp@consensusplanning.com Development Plan for Subdivision

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 mee6t 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.

Agreed.

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

This meeting occurred on Monday, April 28, 2014.

The subdivision of the site shall comply7 with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."

Agreed.

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

Agreed.

PRINCIPALS

Karen R. Marcotte, AICP James K. Strozier, AICP Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



5. The site plan notes shall be 3 changed to reflect the proposed changes shown in attachment 1, clarifying that the proposed changes are only for pad sites "D".

Agreed, this text was added to the amendment.

CONDITIONS OF APPROVAL – 14 EPC 400008, April 10th 2014 Site Development Plan for Building Permit

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.

Agreed.

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.

This meeting occurred on Monday, April 28, 2014.

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

Agreed, the site plan has been to reflect the walkway.

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

Agreed, the material and color have been revised to match the primary building material finish and color.

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

Agreed, the landscape plan has been revised.

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

Agreed.



- 7. Conditions from City Engineer, Municipal Development and NMDOT:
 - A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).

Agreed, all permanent improvements to Coors Boulevard and Montano Plaza Drive are existing.

B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria. *This includes responding to all comments provided in detail under Transportation Comments.

Agreed.

C. Provide Cross-Access Agreements.

Cross Access Agreements are existing, no changes to the interior circulation is proposed with this project. The interior shopping center circulation was established with the original shopping center site plan.

D. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Agreed, this note has been included on the Landscape Plan.

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

Agreed.

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

Agreed, the west elevation has been modified to add new façade treatment for the cooler, additional lights, an additional awning, and highlighted drain pipes.

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

The view frame/massing analysis and updated view photo have been provided. A new sheet has been added to the set per direction from the Case Planner.

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

Agreed, see the response to Condition 10.



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

Agreed.

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,

James K. Strozier, AISP

Principal

CITY OF ALBUQUERQUE

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



OFFICIAL NOTIFICATION OF DECISION

April 10, 2014

Apple Investors Group 917 Ravenwood Way Canton, GA 30115

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

LEGAL DESCRIPTION:

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

Albuquerque

PO Box 1293

On April 10, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project New Mexico 87103 1001770, 14EPC-40007, a request for an Amendment to the Site Development Plan for Subdivision and 14EPC-40008, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS:

www.cabq.gov

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

- 1. This request was continued from the March 13, 2014 hearing to allow the applicant time to provide new color renderings, a massing study and continue to work with the neighbors on concerns about the building design.
- 2. The applicant has amended this request so the proposed changes only apply to pad sites "D".

OFFICIAL NOTICE OF DECISION Project #1001770 April 10, 2014 Page 2 of 11

- 3. The renderings and study were provided to the neighbors on March 28th.
- 4. This is a request for an amendment to a Site development Plan for Subdivision for tract 1-A-2-A and 1-A-1-A of the Lands of Joel Taylor, located on Coors Blvd. between Montaño and Montaño Plaza and containing approximately .9 acres.
- 5. The request will replace the two proposed building footprints, Pad sites "D", with a single building.
- 6. The proposed use is permissive under the existing zoning. The applicant is seeking to amend the Site Plan notes regarding height and color, in order to develop a more contemporary Southwestern style restaurant and to allow an elevator tower to access the proposed rooftop patio.
- 7. The EPC has jurisdiction to review this request because of the underlying SC zone, per §14-16-3-2 of the zoning code.
- 8. The subject is within Established Urban Area of the Comprehensive Plan, The Taylor Ranch Community area of the Westside Strategic Plan, Coors/Montaño Community Activity center, and within Segment 3 of the Coors Corridor plan.
- 9. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
- 10. The request is consistent with the following applicable policies of the Comprehensive Plan: Established Urban Areas
 - a) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
 - The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.
 - b) Policy II.B.5.i: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...
 - The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.
 - c) Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

OFFICIAL NOTICE OF DECISION Project #1001770 April 10, 2014 Page 3 of 11

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

- d) Policy II.B.50: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.
 - The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.0
- e) Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- f) Policy II.D.6.a New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
 - The changes to the Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.
- g) Activity Centers Goal is to "expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities."
- h) Policy II D 7 a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.
 - The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a "park once" atmosphere.
- i) Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.
 - The proposed development is in the Coors/Montaño Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings and a street between the proposed building and the residential development. This request furthers policy II.D.7f.
- 11. The request is consistent with the following applicable policies of the Westside Strategic Plan.
 - a. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

OFFICIAL NOTICE OF DECISION Project #1001770 April 10, 2014 Page 4 of 11

- b. <u>Policy 3.15</u>: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.
- c. <u>Policy 3.16:</u> Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

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

- 12. The request is consistent with the following applicable policies of the Coors Corridor Plan.
 - a. Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.
 - The proposed building will be in an existing commercial area adjacent to Coors Blvd. A patio entrance faces Montaño Plaza drive. The building will mostly be of an appropriate height and will be accessible from other areas of the shopping center.
 - b. Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and complaint with the street tree ordinance.
 - The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd.
 - c. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.
 - The proposed building is near Coors, however due to the grade difference, the site relates more to Montano Plaza Drive than to Coors. The site will utilize the existing street trees along Coors.
- 13. A Site Development Plan for Building Permit is heard concurrently with this request.
- 14. A facilitated Meeting was help on February 27, 2014. Support for the use was expressed. Concerns were expressed regarding the design, color, and style of building, compliance with height regulations of the Coors Corridor Plan and loss of parking for transit users.

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

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

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

- 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 3. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
- 4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
- 5. The site plan notes shall be changed to reflect the proposed changes shown in attachment 1, clarifying that the proposed changes are only for pad sites "D".

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

- 1. This request was continued from the March 13, 2014 hearing to allow the applicant time to provide new color renderings, a massing study and continue to work with the neighbors on concerns about the building design.
- 2. The renderings and study were provided to the neighbors on March 28th
- 3. This is a request for a Site Development Plan for Building Permit for tract 1-A-2-A and 1-A-1-A of the Lands of Joel Taylor located on Coors Blvd. between Montaño and Montaño Plaza and containing approximately .9 acres.
- 4. The proposed use, restaurant is allowed under the existing zone. The applicant is asking for a waiver of the height requirements in the Coors Corridor Plan in order to add an elevator tower to access a roof top patio. The elevator tower allows an exceptional design feature, the roof top patio, which will enhance the enjoyment of the unique views.

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- 5. The EPC has jurisdiction to review this request because of the underlying SC zone, per §14-16-3-2 of the zoning code.
- 6. The subject is within Established Urban Area of the Comprehensive Plan, the Coors/ Montaño Community Activity Center, Taylor Ranch Community area of the Westside Strategic Plan and within Segment 3 of the Coors Corridor plan.
- 7. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
- 8. The request is consistent with the following applicable policies of the Comprehensive Plan: Established Urban Areas
 - a) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
 - The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.
 - b) Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...
 - The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.
 - c) Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

 The proposed building will comply with the Coors Corridor plan, except for the elevator, which will exceed to allowed height, but is only a small portion of the building. The views of the Sandias and Bosque will still be preserved. This request furthers policy 5m.
 - d) Policy II.B.50: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.
 - The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.0
 - e) Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
 - f) Policy II.D.6.a New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

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

- g) Activity Centers Goal is to "expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities."
- h) Policy II D 7 a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.
 - The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a "park once" atmosphere.
- i) Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.
 - The proposed development is in the Coors/Montaño Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings and a street between the proposed building and the residential development. This request furthers policy II.D.7f.
- 9. The request is consistent with the following applicable policies of the Westside Strategic Plan.
 - a) Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.
 - b) Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.
 - c) Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

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

- 10. The request is consistent with the following applicable policies of the Coors Corridor Plan.
 - d. Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.

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

- e. <u>Policy b.4</u> Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and complaint with the street tree ordinance.
 - The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd.
- f. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.
 - The proposed building is near Coors, however due to the grade difference, the site relates more to Montano Plaza Drive than to Coors. The site will utilize the existing street trees along Coors.
- 11. An amendment to the previously approved Site Development Plan for Subdivision is heard concurrently with this request.
- 12. The Site Development Plan for Building Permit deviates from the height requirements of the Coors Corridor Plan. The EPC supports this deviation based on findings 4, 6, 7 and 8.
- 13. A facilitated Meeting was held on February 27, 2014. Support for the use was expressed. Concerns were expressed regarding the design, color, and style of building and compliance with height regulations of the Coors Corridor Plan. Additional concerns were expressed about traffic and loss of parking for transit users.

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

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 3. Pedestrian walkways shall be minimum 6 feet in width, per §14-16-3-1(H)(1) of the Zoning Code or 8 feet in width where building facades abut parking areas per §14-16-3-1-(H)(4).

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- 4. Dumpster enclosure shall be of similar material to building and shall be a solid wall or fence.
- 5. Landscaping shall be provided per the zoning code; the applicant may add additional new landscaping or demonstrate that the combination of the existing and proposed landscape meets the requirement.
- 6. Buildings colors shall be per the elevations sheet labeled March 11th and the color renderings from March 26th, showing tan stucco finish and golden yellow awnings. The color of the stacked stone will be verified before DRB sign off to ensure that it matches the adjacent property.
- 7. Conditions from City Engineer, Municipal Development and NMDOT:
 - A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria. *This includes responding to all comments provided in detail under Transportation Comments.
 - C. Provide Cross-Access Agreements
 - D. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
- 8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
- 9. The applicant will work with staff to add architectural features and/or landscaping to break up the blank wall of the west elevation that faces Coors Blvd.
- 10. The building height, except the elevator tower, shall comply with the view frame as defined in the Coors Corridor Plan and will be verified by staff prior to DRB sign-off.
- 11. The building massing, including the elevator tower shall comply with the view frame as defined in the Coors Corridor Plan and will be verified by staff prior to DRB Sign-off.
- 12. The elevator tower height and massing is approved as shown and dimensioned on the building elevation sheets dated March 11th, 2014.

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

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

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

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

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

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

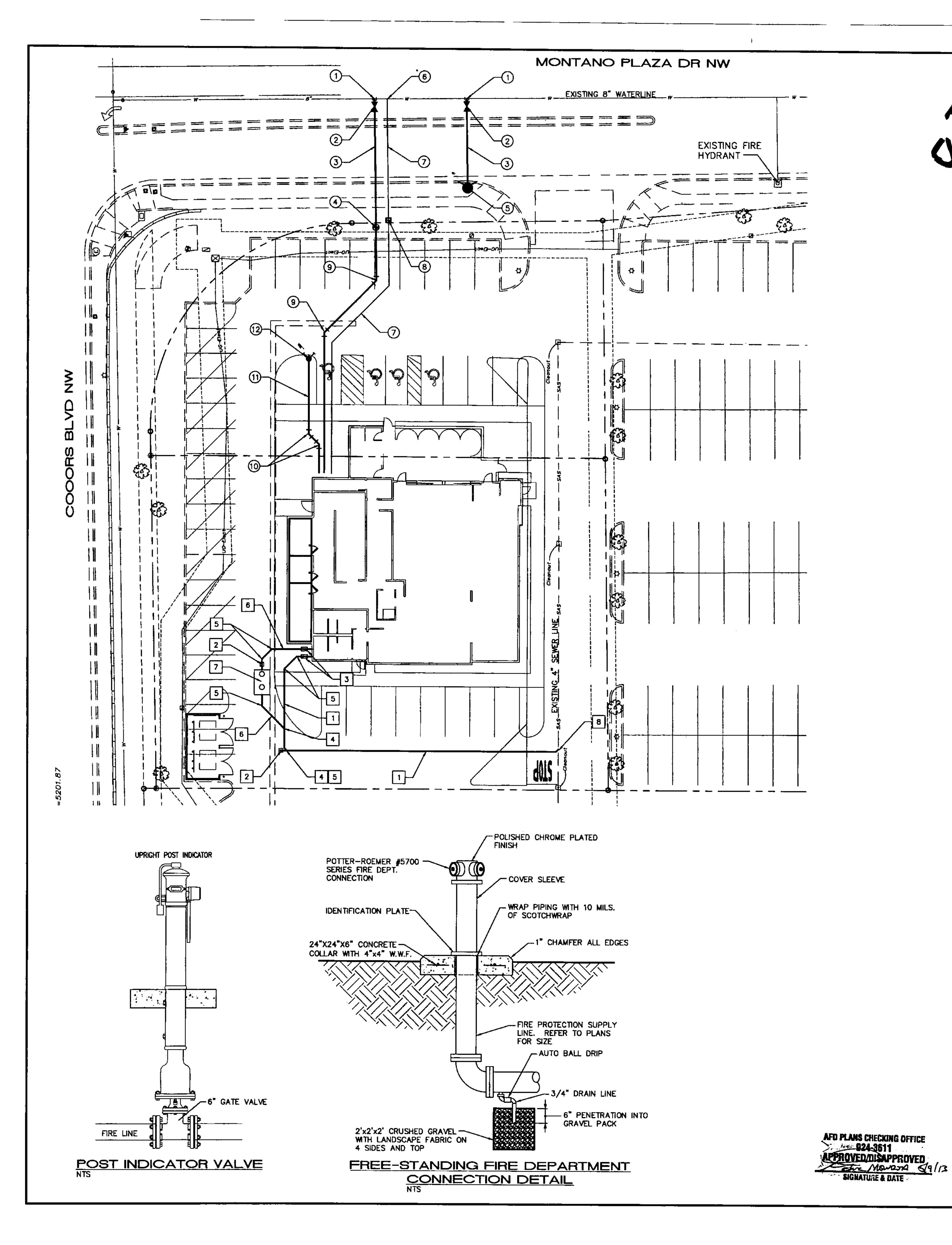
Sincerely,

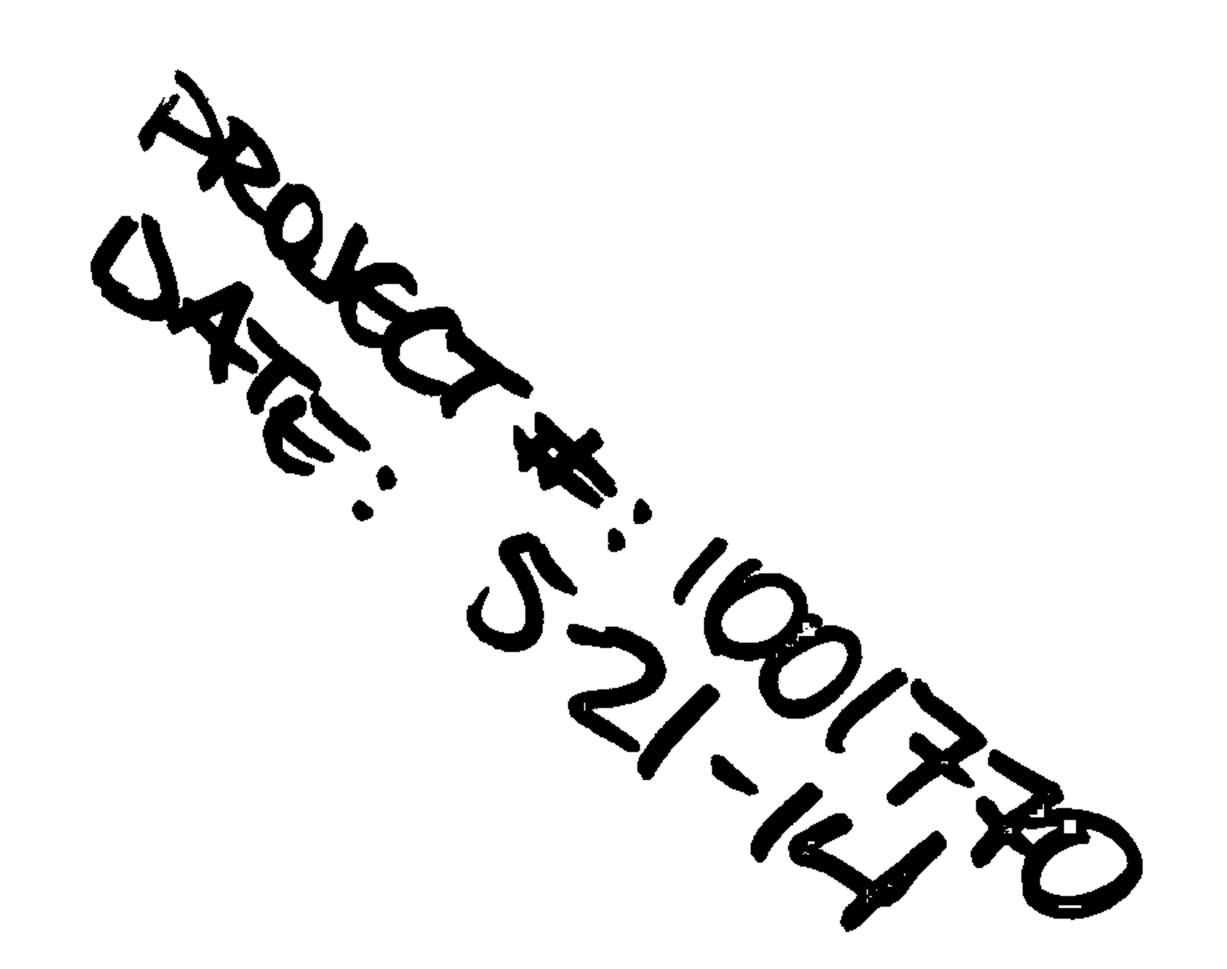
Suzanne Lubar
Planning Director

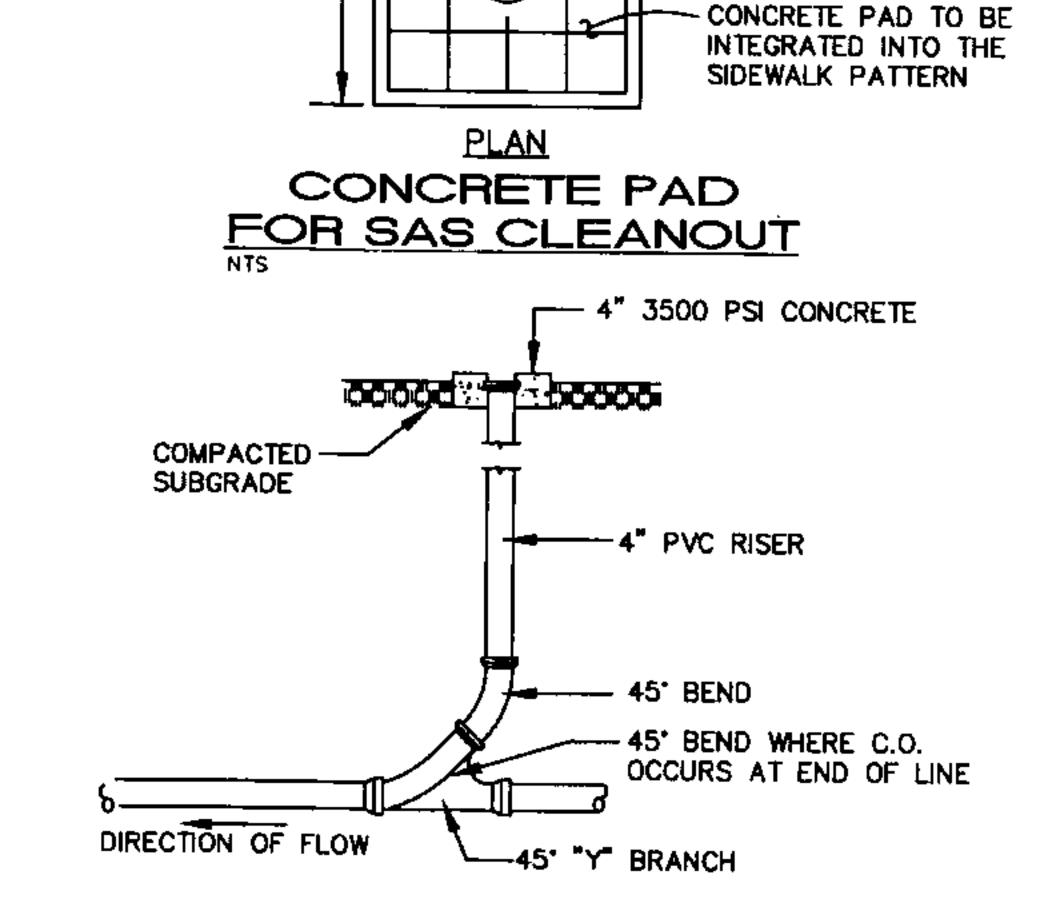
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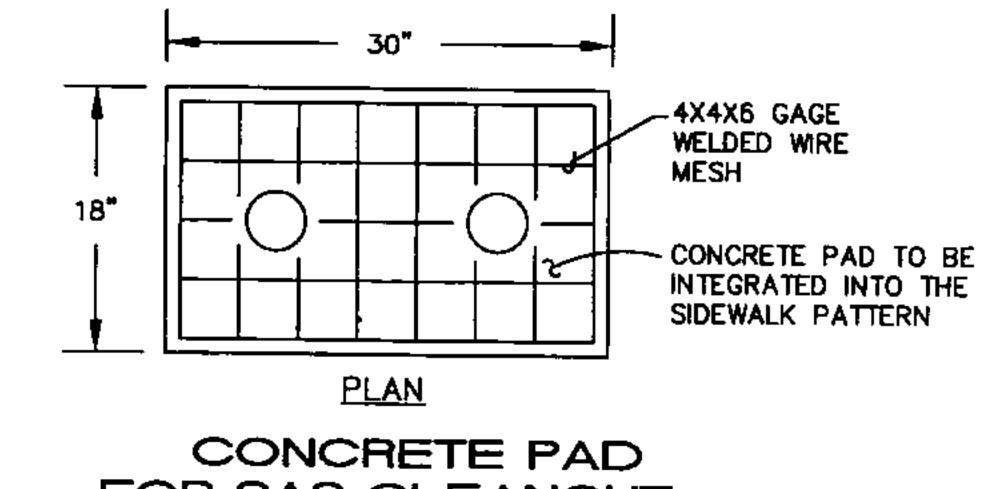




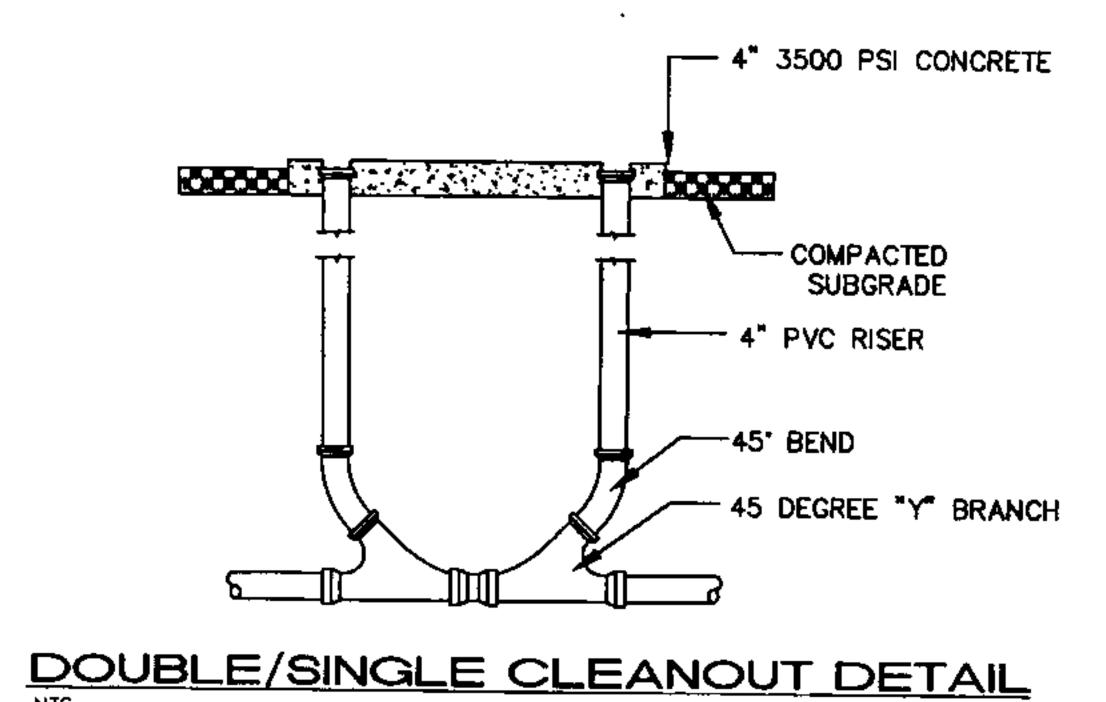
18" ----

_4X4X6 GAGE

SINGLE CLEANOUT DETAIL



FOR SAS CLEANOUT



GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY
- WATER AND/OR SANITARY SEWER IMPROVEMENTS WITHIN A PUBLIC EASEMENT OR RIGHT-OF-WAY SHALL BE BUILT BY SEPARATE, PUBLIC WORK ORDER, PLANS.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- 4. SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- . ALL WATER FITTING SHALL HAVE JOINT RESTRAINTS.

KEYED NOTES

WATER KEYED NOTES

- PRESSURE CONNECTION W/ 8"X6" TAPPING SLEEVE.
- 2. 6" TAPPING VALVE W/ BOX PER COA STD. DWGS. 2326 & 2329.
- 3. 6" WATERLINE.
- 4. POST INDICATOR VALVE (PIV).
- 5. FIRE HYDRANT PER COA STD. DWG 2340.
- 6. 2" SERVICE PER COA STD. DWG. 2261 & 2363.
- 7. 2" WATER SERVICE LINE.
- METER BOX PER COA STD. DWG. 2367.
- 9. 6" 45° BEND.
- 10. 4" 45' BEND.
- 11. 4" FIRE LINE.
- 12. FIRE DEPT. CONNECTION (FDC).

SEWER

- 1. NEW 4" SAS SERVICE LINE AT 2% MIN. SLOPE.
- 2. SINGLE CLEANOUT PER DETAIL THIS SHEET.
- 3. DOUBLE CLEANOUT PER DETAIL THIS SHEET.
- 4. 4" WYE.
- 5. 4" 45° BEND,
- 6. 4" GREASE LINE
- 7. 1500 GALLON GREASE INTERCEPTOR.
- 8. CONNECT NEW SEWER LINE TO EXISTING PER COA STD. DWG. 2125.

LEGEND

WATER METER & BOX ------ WATER SERVICE LINE

SAS SINGLE CLEANOUT

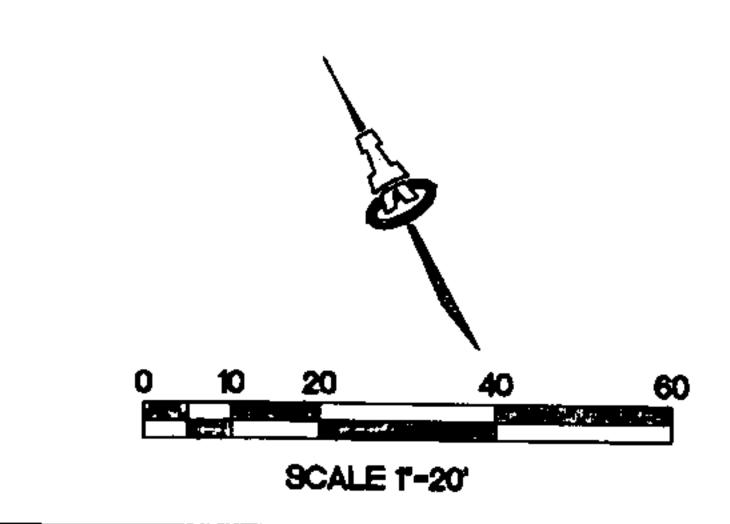
----- SAS SERVICE LINE

SAS DOUBLE CLEANOUT

NEW GAS METER

--- WL--- EXISTING WATERLINE

---SAS-- EXISTING SEWER LINE





THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision as an instrument of service and is intended for use only on this project. All Drawings, Specifications, ideas and designs, including the overall layout, form, arrangement, and composition of spaces and elements partrayed, assumble the original, unpublished Work of the Architect. Any reproduction, use, or disclosure of the information contained herein eithout the written consent of the Architect is strictly prohibited. © 2013 N.C. NOVER ANOTHER THE APOSTECT RESCLASES responsibility for the existing building structure, site conditions, existing construction elements, or any documents, drawings or other instruments used for any part of this Project which do not bear the Architect's seal. The Architect's services are undertaken only in the alterest of the Project Owner. No abligation is assumed by the Architect for the benefit of any other extinguishing is assumed by the Architect for the benefit of any other extinguishing the architecture.

RELATED DOCUMENTS: This Drowing is a single component of an elementary set of Construction Recurrents. General and Supplementary Constructs of the Construct, General Requirements, Specifications and other Drowings may affect the Park described. Feature to review and adequate the design intent of the whate of the Construction Decuments does and select the Constructor from providing a complete Project. CONFLY Mile of thes, certes, and means and requiring with confluctes income promision and with represents of the Landard, if equipolities the said with which are provided approved are obtained.

VENUTY ACTUAL CONDITICALS and demensions prior to construction. Commencement of work constitutes restriction and acceptance of all existing conditions. Application of a meterial or apparent item to Mark installed by others constitutes acceptance of that litals, and assumption of responsibility for satisfactory installation. 040000 90% or is last less of a material unless afterwise extends

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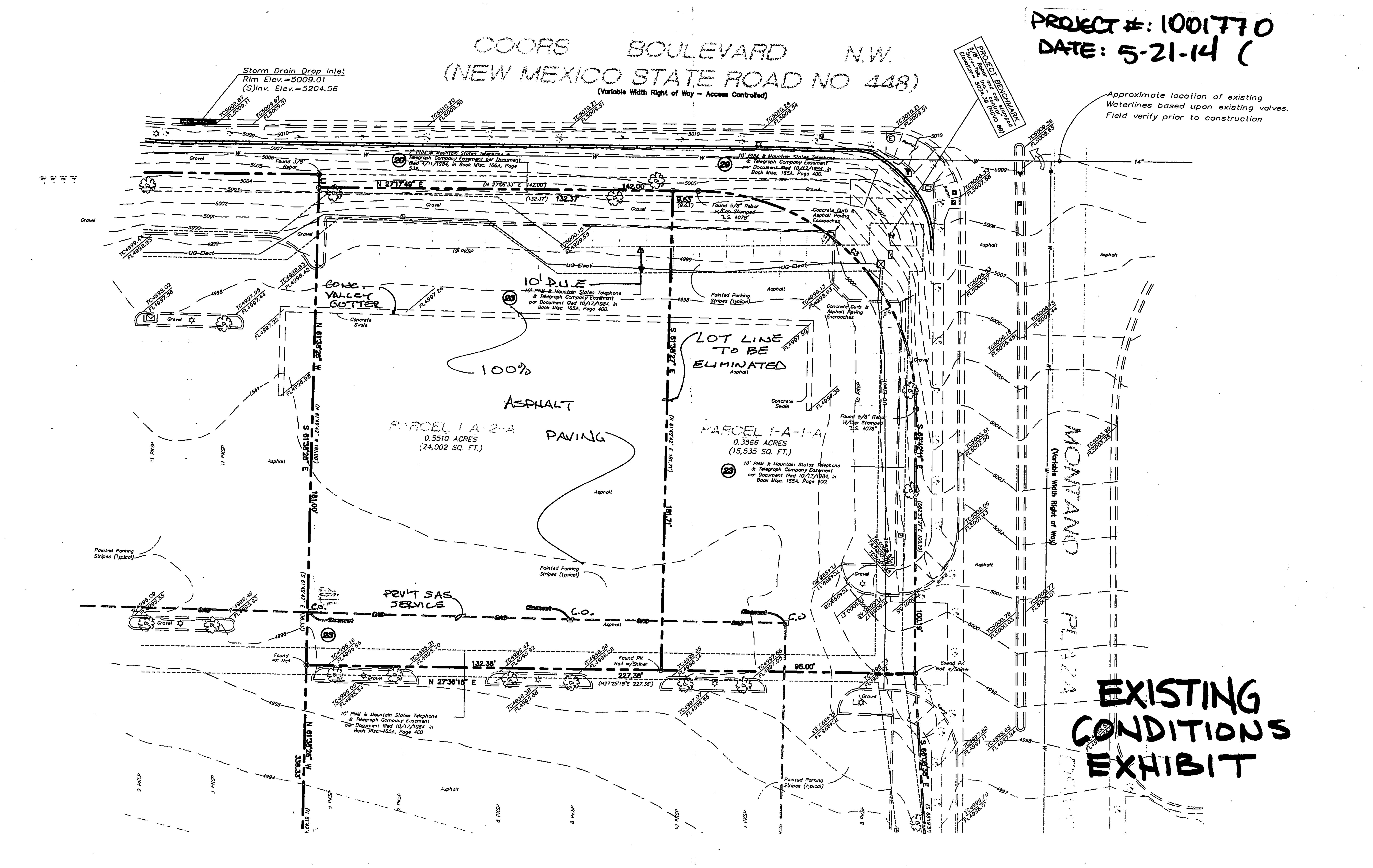


project number 13024.016 **drawing**issuance

BID / PERMIT 05.31.2013 drawing revisions

professional seal

drawing number





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

	PROJECT NO.	1001770
TO: XALL MEMBERS	Application No.	14DRB-70150; 14DRB-70151; 14DRB-70152
Jack Cloud, DRB Chairr	man, Planning Departn	
Curtis Cherne, P.E., Hyd — Kristal Metro, P.E., Tran — Allan Porter, P.E., Albuq — Carol Dumont, Parks/Mu	Irology sportation Developme Juerque/ Bernalillo Co.\	nt
NEXT HEARING DATE: May	<u>/ 21, 2017</u>	
BEGINNING OF THE AGENDA. BOT THE ADMINISTRATIVE ASSISTANT I THE BOARD WILL DISCUSS AND	H PARTIES MUST AGREE UP MUST RECEIVE A LETTER, MAKE A DECISION AT THE IF THE APPLICANT IS NOT F	SCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE PON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. E HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE
SUBMITTAL DESCRIPTION:_	Site Development Pla	n relocated motorcycle space because of grading constraint
adjacent to sidewalk.		
		MAY 2 0 2014 LAND DEVELOPMENT SECTION
CONTACT NAME: Fred C	C. Arfman	DATE: May 20, 2014

__EMAIL: ___freda@iacivil.com

TELEPHONE: 268-8828